

# GLENN COUNTY



GENERAL PLAN UPDATE

## PLANNING COMMISSION STAFF REPORT

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<b>DATE:</b>	Wednesday, June 21, 2023
<b>SUBJECT:</b>	General Plan Update and Environmental Impact Report No. GPA-2023-001: A Comprehensive General Plan Update, including Housing Element, to address the requirements of California Government Code Section 65000 et seq. and California Resources Code Section 21000 et seq.
<b>LOCATION:</b>	Countywide
<b>REQUEST:</b>	Consider Adoption of Planning Commission Resolution 2023-001, Recommending the County Board of Supervisors Adopt the General Plan Update and Housing Element to Replace the Adopted General Plan and Housing Element, and to Certify the General Plan Environmental Impact Report.
<b>APPLICANT:</b>	County of Glenn

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### **Project Summary and Recommendation:**

State planning and zoning law (California Government Code Section 65000 et seq.) requires all counties and cities to prepare and maintain a general plan for the long-term growth, development, and management of the land within the jurisdiction's planning boundaries. The general plan acts as a "constitution" for development and is the jurisdiction's lead legal document in relation to growth, development, and resource management issues. Development regulations (e.g., zoning and subdivision standards) are required by law to be consistent with the general plan.

General plans must address a broad range of topics, including, at a minimum, the following mandatory elements: land use, circulation, housing, conservation, open space, noise, and safety. General Plans must also address the topics of environmental justice, climate change, and resiliency planning, either as separate elements or as part of other required elements.

At the discretion of each jurisdiction, the general plan may combine these elements and may add optional elements relevant to the physical features of the jurisdiction.

General plans must also be comprehensive, internally consistent, and plan for the long term. The general plan should be clearly written, easy to administer, and available to all those concerned with the community's development.

State planning and zoning law also establishes that zoning ordinances are required to be consistent with the general plan and any applicable specific plans, area plans, master plans, and other related planning documents. When amendments to the general plan are made, corresponding changes in the zoning ordinance may be required within a reasonable time to ensure consistency between the revised land use designations in the general plan (if any) and the permitted uses or development standards of the zoning ordinance (Gov. Code Section 65860, subd. [c]).

The County of Glenn, as lead agency, determined that the Glenn County General Plan Update is a "Project" within the meaning of the California Environmental Quality Action (CEQA). CEQA requires the preparation of an environmental impact report (EIR) prior to approving any project that may have a significant impact on the environment. For the purposes of CEQA, the term "Project" refers to the whole of an action, which has the potential for resulting in a direct physical change or a reasonably foreseeable indirect physical change in the environment (CEQA Guidelines Section 15378[a]).

The EIR has been prepared according to CEQA requirements to evaluate the potential environmental impacts associated with the implementation of the General Plan. The EIR has been prepared in accordance with CEQA, California Resources Code Section 21000 et seq.; the Guidelines for the California Environmental Quality Act (California Code of Regulations, Title 14, Chapter 3); and the rules, regulations, and procedures for implementing CEQA as adopted by the County of Glenn.

An EIR must disclose the expected direct and indirect environmental impacts associated with a project, including impacts that cannot be avoided, growth-inducing effects, impacts found not to be significant, and significant cumulative impacts, as well as identify mitigation measures and alternatives to the proposed Project that could reduce or avoid its adverse environmental impacts. CEQA requires government agencies to consider and, where feasible, minimize significant environmental impacts of proposed development.

Staff recommends that the Planning Commission consider adoption of Resolution 2023-001 recommending the County Board of Supervisors adopt the General Plan Update and Housing Element to replace the existing adopted General Plan and Housing Element, and certify the General Plan Environmental Impact Report.

### **Project Background and Proposed General Plan Update:**

In 2019, Glenn County embarked on multi-year process to update the County's General Plan. The General Plan is the overarching policy document that guides land use, housing, transportation, infrastructure, and other policy decisions. State law requires every city and county in California to prepare and maintain a general plan planning document.

The Glenn County General Plan identifies the community's vision for the future and provides a framework to guide decisions on growth, development, and conservation of open space and agricultural resources in a manner consistent with the quality of life desired by residents, businesses, and local elected officials.

The General Plan Update is a multi-year process that includes a comprehensive update of the General Plan, which sets a vision for the future of the County, goals and strategies to achieve the County's vision, and an Environmental Impact Report (EIR), which investigates the possible impacts of the General Plan Update policy changes to the surrounding physical environment.

The **General Plan Policy Document** is the essence of the General Plan. It contains the goals and policies that will guide future decisions within the county. It also identifies a full set of implementation programs that will ensure the goals and policies in the General Plan are carried out, and it includes the Land Use Map, which guides development patterns throughout the county.

The State requires that the General Plan contain seven mandatory elements: Land Use, Circulation, Housing, Open Space, Noise, Safety, and Conservation, as well as address issues related to climate change and resiliency planning, and environmental justice either as separate elements or as components of the required element framework. The Glenn County General Plan includes all of the State-mandated topics and elements, as well as optional elements and issue areas, including, Agriculture Resources, Economic Development, and Implementation.

- The **Land Use Element** designates the general distribution and intensity of residential, commercial, industrial, agricultural, open space, public/quasi-public, and other categories of public and private land uses. The element's primary focus is to guide growth within and around the existing communities in Glenn County and to conserve agricultural, open space, and natural resource lands. The Land Use Element includes the Land Use Map, which identifies land use designations for each parcel in the unincorporated County.
- The **Circulation Element** identifies the locations and extent of existing and proposed major thoroughfares, transportation routes, and alternative transportation facilities necessary to support a multi-modal transportation system. This element is intended to facilitate mobility of people and goods throughout unincorporated County by a variety of transportation modes, including bicycle, pedestrian, air and rail, while promoting reductions in vehicle miles traveled.
- The **Housing Element** of the General Plan identifies the County's housing conditions and needs, establishes the goals, policies, and actions that are the

foundation of the housing strategy, and provides an array of programs to create housing opportunities that aim to meet the needs for all segments of the community.

- The **Agricultural Element** is an optional General Plan Element that establishes goals, policies, and actions designed to maintain and enhance the viability of agriculture throughout the county. Policies address issues such as accommodating agricultural uses, supporting ag operations, the conversion of farmland to non-agricultural uses, farmworker needs, and potential land use conflicts.
- The **Economic Development Element** is an optional General Plan Element designed to support and enhance the County's economy, through programs to create jobs and business opportunities, to help maintain the existing workforce, and to improve the business climate. The Economic Development Element seeks to sustain and diversify the county's economy, recognizing the importance of supporting local businesses while broadening and expanding the employment base and economic opportunities within the county.
- The **Conservation and Open Space Element** addresses the conservation and utilization of open space lands and natural resources, including natural habitats, riparian corridors, special-status species, cultural resources, energy, waste, and extractive resources.
- The **Safety Element** establishes policies and programs to protect the community from risk associated with geologic, flood, and fire hazards, hazardous materials, and community resilience and climate adaptation, as well as setting standards for emergency preparedness,
- The **Noise Element** establishes standards and policies to protect the community from the harmful and annoying effects of exposure to excessive noise levels. This element includes strategies to reduce land use conflicts that may result in exposure to unacceptable noise levels.
- The **Implementation Element** is an optional General Plan Element that identifies all of the action items and associated timing for implementation by various County departments or agencies during the life of the General Plan.

Each element of the General Plan contains a series of goals, policies, and actions. The goals, policies, and actions provide guidance to the County on how to direct change, manage growth, and manage resources over the approximate 20-year life of the General Plan. The following provides a description of each and explains the relationship of each:

- A **goal** is a description of the general desired result that the County seeks to create through the implementation of the General Plan.
- A **policy** is a specific statement that guides decision-making as the County works to achieve its goals. Once adopted, policies represent statements of County regulations. The General Plan's policies set out the standards that will be used by County staff, the Planning Commission, and the Board of Supervisors in their



review of land development projects, resource protection activities, infrastructure improvements, and other County actions. Policies are on-going and don't necessarily require specific action on behalf of the County.

- An **action** is an implementation measure, procedure, technique, or specific program to be undertaken by the County to help achieve a specified goal or implement an adopted policy. The County must take additional steps to implement each action in the General Plan. An action is something that can and will be completed.

### **General Plan Advisory Committee**

Development of the General Plan was aided by the General Plan Advisory Committee (GPAC). The GPAC was appointed by the Board of Supervisors, and met approximately nine (9) times over the course of two years to help the project team identify key issues, draft policy recommendations, and review and comment on the work products developed by the project team.

In addition to the General Plan, which is described above, a number of supporting steps and supporting documents were completed as part of the overarching process of updating the County's General Plan. These are described below.

### **Existing Conditions Report**

The Existing Conditions Report (pdf) takes a "snapshot" of Glenn County's current (2019) trends and conditions. It provides a detailed description of a wide range of topics within the county, such as demographic and economic conditions, land use, public facilities, safety constraints, and environmental resources. The Existing Conditions Report provides decision-makers, the public, and local agencies with context for making policy decisions.

### **Opportunities and Constraints Report**

Based on public input from community visioning workshops, information contained in the Existing Conditions Report, stakeholder interviews, and direction from County staff, this report identifies key issues and opportunities to be addressed in the General Plan and summarizes input provided by participants of the visioning workshops. This Opportunities and Constraints Report (pdf) provides the GPAC, the Planning Commission, and the Board of Supervisors with tools and information for the development of the General Plan Policy Document and associated Land Use and Circulation Maps.

### **Community Vision**

The Glenn County General Plan's Community Vision (pdf) is an aspirational statement of what Glenn County wants to become through the implementation of its General Plan. The Vision Statement provides a sense of purpose and mission for the General Plan Update, and sets the tone for the Plan's guiding principles and core values to aid in the development of goals, policies and actions that will guide development in the coming years.

## **Outreach Summary Report**

The Outreach Summary Report (pdf) provides an overview of the outreach activities that have been conducted to date (Visioning Workshops, Online Survey, etc.) and includes a detailed summary of all of the public input received.

## **Environmental Review**

The County of Glenn, as lead agency, determined that the General Plan Update (General Plan, or Project) is a "Project" within the definition of the California Environmental Quality Act (CEQA), and required the preparation of an Environmental Impact Report (EIR).

The **Draft EIR** addresses environmental impacts associated with the Project that are known to the County, raised during the Notice of Preparation (NOP) scoping process, or were raised during preparation of the Draft EIR. The Draft EIR addresses potentially significant impacts associated with aesthetics, agriculture and forest resources, air quality, biological resources, cultural and tribal cultural resources, geology, greenhouse gas emissions and energy, hazards and hazardous materials, hydrology and water quality, land use planning and population/housing, mineral resources, noise, public services and recreation, transportation, utilities and service systems, wildfire, and cumulative impacts.

Glenn County circulated a Notice of Preparation (NOP) of an EIR for the proposed Project on October 28, 2022 to trustee and responsible agencies, the State Clearinghouse, and the public. A scoping meeting was held on November 16, 2022. During the 30-day public review period for the NOP, which ended on November 28, 2022, three written comment letters were received on the NOP. The NOP and all comments received on the NOP are presented in Appendix A of the Draft EIR.

CEQA Guidelines Section 15126.2(b) requires an EIR to discuss unavoidable significant environmental effects, including those that can be mitigated but not reduced to a level of insignificance. The following significant and unavoidable impacts of the General Plan are discussed in Sections 3.2, 3.3, 3.7, and 4.0 of the Draft EIR.

- Impact 3.2-1: General Plan implementation may result in the conversion of farmlands, including Prime Farmland and Unique Farmland, to non-agricultural use.
- Impact 3.2-2: General Plan implementation may result in conflicts with existing Williamson Act Contracts
- Impact 3.3-1: General Plan implementation may conflict with or obstruct implementation of the applicable air quality plan, or result in a cumulatively considerable net increase of criteria pollutants
- Impact 3.7-1: General Plan implementation has the potential to generate GHG emissions that could have a significant impact on the environment and/or conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases
- Impact 4.2: Cumulative impact to agricultural lands and resources

- Impact 4.3: Cumulative impact on the region's air quality
- Impact 4.7: Cumulative impacts related to greenhouse gases, climate change, and energy
- Impact 4.14: Cumulative impacts on the transportation network
- Impact 4.17: Irreversible and adverse effects

### **Final EIR**

The **Final EIR** (FEIR) for the Glenn County General Plan has been prepared in accordance with the California Environmental Quality Act (CEQA) and State CEQA Guidelines. State CEQA Guidelines Section 15132 requires that a FEIR consist of the following:

- the Draft Environmental Impact Report (Draft EIR) or a revision of the draft;
- comments and recommendations received on the Draft EIR, either verbatim or in summary;
- a list of persons, organizations, and public agencies commenting on the Draft EIR;
- the responses of the lead agency to significant environmental concerns raised in the review and consultation process; and
- any other information added by the lead agency.

In accordance with State CEQA Guidelines Section 15132(a), the Draft EIR is incorporated by reference into the Final EIR.

The County received one written comment on the Draft EIR, which was included in the Final EIR, along with detailed written responses from the County. No new significant environmental impacts or issues, beyond those already covered in the Draft EIR for the General Plan Environmental Impact Report (DEIR), were raised during the comment period. Responses to comments received during the comment period do not involve any new significant impacts or add “significant new information” that would require recirculation of the Draft EIR pursuant to CEQA Guidelines Section 15088.5.

CEQA Guidelines Section 15088.5 states that: *New information added to an EIR is not “significant” unless the EIR is changed in a way that deprives the public of a meaningful opportunity to comment upon a substantial adverse environmental effect of the project or a feasible way to mitigate or avoid such an effect (including a feasible project alternative) that the project’s proponents have declined to implement.*

The FEIR has been prepared in accordance with CEQA, California Resources Code Section 21000 et seq.; the Guidelines for the California Environmental Quality Act (California Code of Regulations, Title 14, Chapter 3).

The County Board of Supervisors will review and consider the FEIR. If the Board finds that the FEIR is “adequate and complete,” the Board may certify the FEIR in accordance with CEQA. The rule of adequacy generally holds that a FEIR can be certified if:

- The EIR shows a good faith effort at full disclosure of environmental information; and
- The EIR provides sufficient analysis to allow decisions to be made regarding the proposed project in contemplation of environmental considerations.

Upon review, consideration, and certification of the FEIR, the Board may take action to approve, revise, or reject the Project. A decision to approve the Glenn County General Plan, for which the FEIR identifies significant environmental effects, must be accompanied by written findings in accordance with State CEQA Guidelines Sections 15091 and 15093.

### **Mitigation Monitoring and Reporting Program**

The Glenn County General Plan has been prepared to be a self-mitigating document. The policies and actions provided in the General Plan minimize the potentially significant and significant environmental impacts, to the extent feasible. No additional mitigation is available, as described in the Findings of Fact. The annual report on General Plan status required pursuant to the Government Code will serve as the monitoring and reporting program for the project. Given this, the Planning Commission and Board of Supervisors will not need to adopt a Mitigation Monitoring and Reporting Program in accordance with Public Resources Code Section 21081.6(a) and CEQA Guidelines Section 15097 for mitigation measures that have been incorporated into or imposed upon the project to reduce or avoid significant effects on the environment.

### **Findings of Fact and Statement of Overriding Considerations**

The California Environmental Quality Act (CEQA) requires the County Board of Supervisors, as the CEQA lead agency, to complete and adopt the following:

- Make written findings when approving a project for which an EIR was certified; and
- Identify overriding considerations for significant and unavoidable impacts identified in the EIR.

The findings explain how the County, as the lead agency, approached the significant and potentially significant impacts identified in the environmental impact report prepared for the Glenn County General Plan (the Project).

The statement of overriding considerations identifies economic, social, technological, and other benefits of the Project that override any significant environmental impacts that would result from the Project.

### **Public Notice**

A Notice of Public Hearing was published in the local newspaper on June 3, 2023. Staff also mailed the public hearing notice to all individuals that have requested to receive notice of actions taken by the County relative to the General Plan. In addition, the meeting agenda was posted at the designated posting locations in the County.

**Comments on the General Plan Policy Document**

Comments were received on the Draft General Plan during the public review and comment period which extended from January 31, 2023 to March 17, 2023.

Table-1 below lists the comments on the Draft General Plan that were submitted to the County of Glenn (County) during the public review period for the Draft General Plan. The assigned comment letter or number, letter date, letter author, and affiliation, if presented in the comment letter or if representing a public agency, are also listed. Letters received are coded with letters (A, B, etc.). Full comments and response are included as an attachment of this report.

**TABLE 1: LIST OF COMMENTERS ON THE DRAFT GENERAL PLAN POLICY DOCUMENT**

<i>RESPONSE LETTER</i>	<i>INDIVIDUAL OR SIGNATORY</i>	<i>AFFILIATION</i>	<i>LETTER DATE</i>
A	Rick Massa	Orland Unit Water Users Association	March 17, 2023
B	Kandi Manhart-Belding	Glenn County RCD	March 17, 2023
C	N. Arnold	Glenn County Resident	March 13, 2023
D	Jack Cavier	Artois Fire Protection District/ Board member and an Artois Volunteer fireman	ND
E	Laverne Bill, B.S., M.B.A. Cultural Resources Manager	Paskenta Band of Nomlaki Indians	March 14, 2023
F	Susie Smith, Doris Vickers, Kristi Tumble, Gee Singh	Attendees Glenn County General Plan EIR Meeting Orland, GCOE Conf. Rm., March 16, 2023, 5 p.m.	March 16, 2023
G	Greg Conant	Glenn County Resident	March 16, 2023
H	Mathew Romano	Orland Resident	March 17, 2023
I	David Vodden	Thunderhill Raceway	

After review of the comments received on the Public Review Draft General Plan the General Plan update team has made the following recommended changes to the Draft General Plan in order to provide additional clarity and policy guidance. Changes are provided in revision marks with underline for new text and ~~strike-out~~ for deleted text. These proposed minor revisions are incorporated into the General Plan document proposed for adoption.

## **Proposed Revisions and Updates to the Public Review Draft General Plan:**

A new Action to explore fire impact fees for new development projects:

- Action CSF-5e: Work with Fire Districts to explore the development of a fire impact fee program to ensure development projects pay their fair share of the costs of new or expanded services necessary to serve the new development projects.

Updates to the Land Use Element Policies 3-5 and 3-6 for consistency with the Housing Element Update and State housing law.

- **LU 3-5** With the exception of farmworker, and senior housing, limit residential development on agricultural parcels to a single-family primary home, and second unit consistent with state housing laws for a relative, caretaker, or employee.
- ~~**LU 3-6** Limit development of farmworker housing and second units to agricultural parcels that comply with the Unified Development Code's minimum parcel size requirements.~~

Updates to the Land Use Element to define Planning Area Boundaries:

### **Call out Box**

**Urban Limit Lines (ULL):** Reflects the boundary around cities and unincorporated communities within which urban development will be directed. These lines represent those areas where growth can be accommodated because urban services and infrastructure sufficient to serve development is either available or can be made available within the planning period. ULL's are included for the Cities of Willows, and Orland, and the unincorporated communities of Hamilton City, Artois, Butte City and Elk Creek.

**Sphere of Influence (SOI):** A Sphere of Influence (SOI) is the probable physical boundary and service area of a local agency, as adopted by a Local Agency Formation Commission (LAFCO). An SOI may include both incorporated and unincorporated areas within which a city or special district will have primary responsibility for the provision of public facilities and services.

**RECOMMENDATIONS:**

Staff recommends that the Planning Commission consider all information presented at the public hearing, and if determined to be appropriate, adopt Resolution 2023-001 (as attached) recommending the County Board of Supervisors adopt the General Plan Update to replace the existing adopted General Plan, and certify the General Plan Environmental Impact Report.

**Attachments:**

1. Resolution 2023-001 recommending the County Board of Supervisors adopt the Comprehensive General Plan Update to address the requirements of California Government Code Section 65000 et seq. and certify the Final EIR to address the requirements of California Resources Code Section 21000 et seq.
2. Exhibit A to Planning Commission Resolution – Final EIR for the Glenn County General Plan Update, May 2023
3. Exhibit B to Planning Commission Resolution – Findings and Statement of Overriding Consideration for the Glenn County General Plan Update, May 2023
4. Glenn County General Plan Update Draft EIR (SCH# 2022100620)
5. Glenn County General Plan Update, May 2023
6. Comments received on the Draft Public Review General Plan
7. Glenn County 6<sup>th</sup> Cycle Housing Element, May 2023



**COUNTY OF GLENN**

**PLANNING COMMISSION RESOLUTION NO. 2023-001**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE COUNTY OF GLENN  
RECOMMENDING THAT THE COUNTY BOARD OF SUPERVISORS ADOPT THE  
GENERAL PLAN UPDATE AND HOUSING ELEMENT TO REPLACE THE  
ADOPTED GENERAL PLAN AND HOUSING ELEMENT, AND CERTIFY THE  
GENERAL PLAN ENVIRONMENTAL IMPACT REPORT.**

**WHEREAS**, Section 65300 et seq. of the California Government Code requires each County to prepare and adopt a comprehensive, long-term general plan for the physical development of the county; and

**WHEREAS**, the County's current General Plan was last comprehensively updated in 1993.

**WHEREAS**, in 2019, the County initiated a multi-year process to comprehensively update the General Plan by approving a work plan and budget, hiring consultants, and conducting a public workshop; and

**WHEREAS**, the County held three visioning and outreach workshops in May and June of 2019 to provide the community with opportunities for input and comment on the General Plan contents and community needs; and

**WHEREAS**, the County held community outreach workshops on November 16, 2022, and February 16, 2023, as well as, March 13, 14, and 16, 2023, to present a Draft General Plan to provide the community with opportunities for input and comment on the Draft General Plan; and

**WHEREAS**, the County Board of Supervisors and Planning Commission received periodic briefings from County staff and the consultant team to review input and receive information relevant to the specific topics addressed in the General Plan Update, and to provide direction and guidance to staff and the consultant team regarding land use opportunities in development of the preferred land use map; and

**WHEREAS**, in accordance with Government Code Section 65302, a comprehensive update to the County's General Plan has been prepared to address the mandatory elements and topics required by state law; and

**WHEREAS**, the General Plan Update includes goals, policies, and actions regarding each of these General Plan elements; and

**WHEREAS**, the General Plan Update is a countywide document that provides an integrated and internally consistent statement of the official land use policy for the County of Glenn; and

**WHEREAS**, the County sent the draft General Plan Update to affected public entities and agencies in compliance with State law (Government Code Sections 65302(g)(7), 65302.5, 65302.7, 65352, 65352(a)(9) and Public Utilities Code Section 21676), and in accordance with Government Code Sections 65352.3 contacted California Native American tribes that are on the contact list maintained by the Native America heritage Commission to invite those tribes to consult on the proposed Draft General Plan Update; and

**WHEREAS**, the County released the Public Review Draft General Plan Update in January 2023 and invited comments by the public from beginning on January 31, 2023 and ending on March 17, 2023; and

**WHEREAS**, the County of Glenn has determined that an Environmental Impact Report (EIR) should be prepared to analyze both the potential impacts and any necessary mitigation measures for the General Plan Update project; and

**WHEREAS**, the EIR evaluates impacts, mitigation, and alternatives at a program-level for the General Plan Update project; and

**WHEREAS**, a Notice of Preparation (NOP) of an EIR for the proposed project was circulated on October 28, 2022 to trustee and responsible agencies, the State Clearinghouse, and the public; and

**WHEREAS**, a scoping meeting was held on November 16, 2022, to allow public or agency comments on the NOP related to the EIR analysis; and

**WHEREAS**, during the 30-day public review period for the NOP, which ended on November 28, 2022, four written comment letters were received on the NOP, and the NOP comments are provided in Appendix A of the Draft EIR; and

**WHEREAS**, a Notice of Availability (NOA) of the Draft EIR was circulated to the State Clearinghouse, all relevant agencies, and interested parties for a 45-day public comment period, beginning on January 31, 2023 and ending on March 17, 2023; and

**WHEREAS**, a total of one (1) written comment was received during the public review period for the Draft EIR, and written responses to those comments have been prepared and included as part of the Final EIR, pursuant to the CEQA Guidelines; and

**WHEREAS**, a notice of public hearing was published in the Sacramento Valley Mirror Newspaper on June 03, 2023, in accordance with County policies and Government Code Section 65090; and

**WHEREAS**, the Planning Commission held a duly noticed public hearing on June 21, 2023 regarding the General Plan Update, including the EIR, at which time all interested persons were given an opportunity to be heard; and

**WHEREAS**, the Planning Commission has reviewed and considered all evidence submitted in connection with the General Plan Update, including the staff report, public testimony, and all other documents and evidence that are part of the County administrative record for these actions.

**NOW, THEREFORE, BE IT RESOLVED** the Planning Commission of the County of Glenn does hereby make the following findings:

1. That the Environmental Impact Report for the General Plan Update project, which consists of the Draft EIR and the Final EIR (collectively the EIR), has been completed in accordance with the requirements of the California Environmental Quality Act (CEQA) and the State CEQA Guidelines; and
2. That the EIR was prepared, published, circulated, and reviewed in accordance with the requirements of CEQA and the State CEQA Guidelines, and constitutes an adequate, accurate, objective, and complete Final Environmental Impact Report in full compliance with the requirements of CEQA and the State CEQA Guidelines; and
3. That the EIR has been presented to it, that the Planning Commission has reviewed the EIR and has considered the information contained in the EIR prior to acting on the proposed project, and that the EIR reflects the Planning Commission's independent judgment and analysis; and
4. Pursuant to CEQA Guidelines Sections 15091 and 15093, and in support of its approval of the project, the Planning Commission recommends that the Glenn County Board of Supervisors certify the Final EIR (Exhibit "A") and adopt the Findings of Fact and Statement of Overriding Considerations (Exhibit "B") in support of approval of the project; and
5. The Planning Commission recommends that, upon approval of the project, the County's Planning and Community Development Services Agency file a notice of determination with the County Clerk of Glenn; and
6. Pursuant to CEQA Guidelines Section 15091(e), the documents and other materials that constitute the record of proceedings upon which the Planning Commission has based its recommendation are located in, and may be obtained from, the Glenn County Glenn County Planning and Community Development Services Agency at 225 N. Tehama Street Willows, California 95988.
7. The above recitals are true and correct and constitute the facts supporting the findings made by the Planning Commission in approving this Resolution.
8. The Planning Commission has utilized its independent judgment in considering the information contained in this resolution, in the staff report and attachments and other exhibits, and in written and oral testimony during the public hearing.

**BE IT FURTHER RESOLVED** that based on the Findings included herein, substantial evidence in the administrative record of proceedings, including the staff report, attachments to the staff report, attachments to this resolution and documents listed or referenced herein, and input provided during the public hearing; the Planning Commission of the County of Glenn hereby recommends that the County Board of Supervisors adopt the Comprehensive General Plan Update to address the requirements of California Government Code Section 65000 et seq. and certify the Final EIR to address the requirements of California Resources Code Section 21000 et seq.

**PASSED AND ADOPTED** by the Planning Commission of the County of Glenn at this regular meeting on the 21<sup>st</sup> day of June, 2023, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

COUNTY OF GLENN:

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William Carriere, Chair  
Planning Commission Glenn  
County, California

ATTEST:

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



FINAL  
ENVIRONMENTAL IMPACT REPORT

FOR THE

GLENN COUNTY GENERAL PLAN UPDATE  
(SCH: 2022100620)

MAY 2023

*Prepared for:*

Glenn County  
Planning & Community Development Services  
225 N Tehama Street  
Willows, California 95988

*Prepared by:*

De Novo Planning Group  
1020 Suncastr Lane, Suite 106  
El Dorado Hills, CA 95762

D e N o v o P l a n n i n g G r o u p

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A Land Use Planning, Design, and Environmental Firm





FINAL  
ENVIRONMENTAL IMPACT REPORT

FOR THE  
GLENN COUNTY GENERAL PLAN UPDATE  
(SCH: 2022100620)

MAY 2023

*Prepared for:*

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Planning & Community Development Services  
225 N Tehama Street  
Willows, California 95988

*Prepared by:*

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1020 Suncast Lane, Suite 106  
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FINAL EIR

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## INTRODUCTION

The County of Glenn (County) has determined that a program-level environmental impact report (EIR) is required for the proposed General Plan (General Plan, or Project) pursuant to the requirements of the California Environmental Quality Act (CEQA). CEQA requires the preparation of an EIR prior to approving any project, which may have a significant impact on the environment. For the purposes of CEQA, the term "Project" refers to the whole of an action, which has the potential for resulting in a direct physical change or a reasonably foreseeable indirect physical change in the environment (CEQA Guidelines Section 15378[a]).

A Program EIR is an EIR which examines the environmental impacts of an agency plan, policy, or regulatory program, such as a general plan update. Program EIRs analyze broad environmental impacts of the program, with the acknowledgement that site-specific environmental review may be required for particular aspects of the program, or particular development projects that may occur in the future.

Glenn County circulated a Notice of Preparation (NOP) of an EIR for the proposed project on October 28, 2022 to trustee and responsible agencies, the State Clearinghouse, and the public. A scoping meeting was held on November 16, 2022 at the Glenn County Planning & Community Development Services 225 N Tehama Street Willows California 95988.

Subsequently, the County published a public Notice of Availability (NOA) for the Draft EIR on January 31, 2023, inviting comment from the general public, agencies, organizations, and other interested parties. The NOA was filed with the State Clearinghouse (SCH# 2022100620) and was published in the Glenn County Clerk's office and the local newspaper, pursuant to the public noticing requirements of CEQA. The Draft EIR was available for public review from January 31, 2022 through March 17, 2023. The Public Draft General Plan was also available for public review and comment during this time period.

This Final EIR was prepared to address comments received in response to the Draft EIR. The County has prepared a written response to the Draft EIR comments, and made any required textual changes to the Draft EIR where warranted. The responses to the comments are provided in this Final EIR in Section 2.0, and any changes to the text of the Draft EIR are summarized in Section 3.0. Responses to comments received during the comment period for the Draft EIR do not involve any new significant impacts or "significant new information" that would require recirculation of the Draft EIR pursuant to CEQA Guidelines Section 15088.5.

## PROJECT DESCRIPTION

The Glenn County General Plan is the overarching policy document that guides land use, housing, transportation, open space, public safety, community services, and other policy decisions throughout the county. The General Plan includes the seven elements mandated by State law, to the extent that they are relevant locally, including: Circulation, Conservation, Housing, Land Use, Noise, Open Space, and Safety. Additionally, the General Plan includes topics of local importance as

standalone elements which include: Agriculture, Economic Development, and Community Services and Facilities.

The overall purpose of the General Plan is to create a policy framework that articulates a vision for the County's long-term physical form and development, while preserving and enhancing the quality of life for residents and increasing opportunities for local job growth and housing options. The key components of the General Plan will include broad goals for the future of Glenn County, and specific policies and actions that will help implement the stated goals.

Refer to Chapter 2.0 (Project Description) of the Draft EIR for a more comprehensive description of the details of the proposed Project.

## ALTERNATIVES TO THE PROPOSED PROJECT

Section 15126.6 of the CEQA Guidelines requires an EIR to describe a reasonable range of alternatives to the project or to the location of the project which would reduce or avoid significant impacts, and which could feasibly accomplish the basic objectives of the proposed project. The alternatives analyzed in this EIR are briefly described as follows:

- **Alternative 1: No Project Alternative.** Under Alternative 1, the County would not adopt the General Plan Update. The existing General Plan would continue to be implemented and no changes to the General Plan, including the Land Use Map, Circulation Diagram, goals, policies, or actions would occur. Subsequent projects, such as amending the County Code (including the zoning map), would not occur. The Existing General Plan Land Use Map is shown on Figure 5.0-1.
- **Alternative 2: Modified Project Alternative.** Under Alternative 2, the County would adopt the updated General Plan policy document, but would retain the existing land use map. This alternative would result in the same growth as the existing General Plan and Alternative 1, but would implement the updated goals, policies, and actions found in the General Plan Update. This Alternative would result in less residential and non-residential growth than the proposed Project. This alternative was developed to potentially reduce the severity of significant impacts related to agriculture, irreversible impacts, and further reductions in less than significant impacts related to biological resources, noise, public services, and utilities.
- **Alternative 3: Infill Development Agriculture Protection Alternative.** Under this alternative, the proposed Project would be developed in such a way as to protect lands currently identified as prime farmland and farmland of statewide importance, by reducing the overall footprint of the developable areas and focus development on infill opportunities and locations within existing unincorporated community SOIs and ULLs. For the purposes of this analysis it is assumed that future development buildout would generally exclude approximately 15 percent of the development footprint on lands designated as prime or farmlands of statewide importance that may currently be development with urban type uses. This Alternative would result in the least amounts of overall developable area, and would reduce overall development levels by approximately 15 percent when compared to the existing General Plan and Alternative 2.

Alternatives are described in detail in Section 5.0 of the Draft EIR. As summarized in Chapter 5.0 of the Draft EIR, Alternative 3 is the environmentally superior alternative, as it is the most effective in terms of overall reductions of impacts compared to the proposed General Plan and all other alternatives. As such, Alternative 3 is the environmentally superior alternative for the purposes of this EIR analysis. Information related to alternatives and their respective impacts are described in Chapter 5.0 of this DEIR.

## COMMENTS RECEIVED

The Draft EIR addresses environmental impacts associated with the proposed project that were known to the County, raised during the Notice of Preparation (NOP) process, or raised during preparation of the Draft EIR. The Draft EIR discusses potentially significant impacts associated with aesthetics, agriculture and forest resources, air quality, biological resources, cultural and tribal cultural resources, geology, greenhouse gas emissions and energy, hazards and hazardous materials, hydrology and water quality, land use planning and population/housing, mineral resources, noise, public services and recreation, transportation, utilities and service systems, wildfire, and cumulative impacts.

### **NOP Comments**

The County received four written comment letters on the NOP. The County received comment letters from the following organizations and agencies:

- California Department of Transportation (Caltrans)
- California Department of Fish and Wildlife (CDFW)
- California Department of Toxic Substances (DTSC)
- Native American Heritage Commission (NAHC)

Copies of these letters are provided in Appendix A of the Draft EIR.

### **Draft EIR Comments**

During the Draft EIR review process, the County received comments from the following public agencies, organizations, or individuals:

- Robert Hosea, California Department of Fish and Wildlife (March 10, 2023)

Acting as lead agency, the County of Glenn has prepared a response to the Draft EIR comments. The responses to the comments are provided in this Final EIR in Section 2.0 (Comments on Draft EIR and Responses) and all changes to the text of the Draft EIR are summarized in Section 3.0 (Errata).

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This Final Environmental Impact Report (FEIR) was prepared in accordance with the California Environmental Quality Act (CEQA) and the State CEQA Guidelines (Section 15132). The County of Glenn is the lead agency for the environmental review of the Glenn County General Plan (General Plan, General Plan Update, or Project) and has the principal responsibility for approving the Project. This FEIR assesses the expected environmental impacts resulting from approval and adoption of the General Plan and responds to comments received on the Draft EIR.

The Glenn County General Plan is the overarching policy document that guides land use, housing, transportation, open space, public safety, community services, and other policy decisions throughout the county. The General Plan includes the seven elements mandated by State law, to the extent that they are relevant locally, including: Circulation, Conservation, Housing, Land Use, Noise, Open Space, and Safety. Additionally, the General Plan includes other relevant topics that are locally important as standalone elements including: Agriculture, Economic Development and Community Services and Facilities. The General Plan sets out the goals, policies, and actions in each of these areas, serves as a policy guide for how the County will make key planning decisions in the future, and guides how the County will interact with local cities and other local, regional, State, and Federal agencies.

The General Plan contains the goals and policies that will guide future decisions within the county. It also identifies implementation programs, in the form of actions, that will ensure the goals and policies in the General Plan are carried out. As part of the General Plan Update, the County and the consultant team prepared several support documents that serve as the building blocks for the General Plan and analyze the environmental impacts associated with implementing the General Plan.

Refer to Chapter 2.0 (Project Description) of the Draft EIR for a more comprehensive description of the details of the proposed project.

## 1.1 PURPOSE AND INTENDED USES OF THE EIR CEQA REQUIREMENTS FOR A FINAL EIR

This FEIR for the Glenn County General Plan has been prepared in accordance with the California Environmental Quality Act (CEQA) and State CEQA Guidelines. State CEQA Guidelines Section 15132 requires that an FEIR consist of the following:

- the Draft Environmental Impact Report (Draft EIR) or a revision of the draft;
- comments and recommendations received on the Draft EIR, either verbatim or in summary;
- a list of persons, organizations, and public agencies commenting on the Draft EIR;
- the responses of the lead agency to significant environmental concerns raised in the review and consultation process; and
- any other information added by the lead agency.

In accordance with State CEQA Guidelines Section 15132(a), the Draft EIR is incorporated by reference into this Final EIR.

## 1.0 INTRODUCTION

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An EIR must disclose the expected environmental impacts, including impacts that cannot be avoided, growth-inducing effects, impacts found not to be significant, and significant cumulative impacts, as well as identify mitigation measures and alternatives to the proposed Project that could reduce or avoid its adverse environmental impacts. CEQA requires government agencies to consider and, where feasible, minimize environmental impacts of proposed projects, and obligates them to balance a variety of public objectives, including economic, environmental, and social factors.

### PURPOSE AND USE

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The County of Glenn, as the lead agency, has prepared this Final EIR to provide the public and responsible and trustee agencies with an objective analysis of the potential environmental impacts resulting from approval and implementation of the General Plan. Responsible and trustee agencies that may use the EIR are identified in Chapter 1.0 of the Draft EIR.

The environmental review process enables interested parties to evaluate the proposed Project in terms of its environmental consequences, to examine and recommend methods to eliminate or reduce potential adverse impacts, and to consider a reasonable range of alternatives to the Project. While CEQA requires that consideration be given to avoiding adverse environmental effects, the lead agency must balance adverse environmental effects against other public objectives, including the economic and social benefits of a project, in determining whether a project should be approved.

This EIR will be used as the primary environmental document to evaluate all subsequent planning and permitting actions associated with the proposed Project. Subsequent actions that may be associated with the proposed project are identified in Chapter 2.0 (Project Description) of the Draft EIR. This EIR may also be used by agencies within Glenn County, including the Local Agency Formation Commission (LAFCO), which may use this EIR during the preparation of environmental documents related to annexations, Municipal Service Reviews, and Sphere of Influence decisions in the Planning Area.

## 1.2 ENVIRONMENTAL REVIEW PROCESS

The review and certification process for the EIR has involved, or will involve, the following general procedural steps:

### NOTICE OF PREPARATION

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Glenn County circulated a Notice of Preparation (NOP) of an EIR for the proposed Project on October 28, 2022 to trustee and responsible agencies, the State Clearinghouse, and the public. A scoping meeting was held on November 16, 2022. During the 30-day public review period for the NOP, which ended on November 28, 2022, three written comment letters were received on the NOP. The NOP and all comments received on the NOP are presented in Appendix A of the DEIR.

### NOTICE OF AVAILABILITY AND DRAFT EIR

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Glenn County published a public Notice of Availability (NOA) for the Draft EIR on January 31, 2023, inviting comment from the general public, agencies, organizations, and other interested parties. The NOA was filed with the State Clearinghouse (SCH# 2022100620) and was published in the Glenn



County Clerk's office and the local newspaper, pursuant to the public noticing requirements of CEQA. The Draft EIR was available for public review from January 31, 2023 through March 17, 2023. The Public Draft General Plan was also available for public review and comment during this time period.

The Draft EIR contains a description of the project, description of the environmental setting, identification of project impacts, and mitigation measures for impacts found to be significant, as well as an analysis of Project alternatives, identification of significant irreversible environmental changes, growth-inducing impacts, and cumulative impacts. The Draft EIR identifies issues determined to have no impact or a less than significant impact, and provides detailed analysis of potentially significant and significant impacts. Comments received in response to the NOP were considered in preparing the analysis in the Draft EIR.

## RESPONSE TO COMMENTS/FINAL EIR

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The County of Glenn received one comment letter regarding the Draft EIR from public agencies, organizations, and members of the public during the 45-day review period. During the public comment period, the County also received comments on the Draft General Plan, however, the majority of these comments did not relate to the EIR or the environmental analysis. As such, General Plan comments are not included or addressed in this Final EIR, but have been summarized and presented to the Planning Commission and Board of Supervisors.

In accordance with CEQA Guidelines Section 15088, this Final EIR responds to the written comments received on the Draft EIR. The Final EIR also contains minor edits to the Draft EIR, which are included in Chapter 3.0 (Errata). This document and the Draft EIR, as amended herein, constitutes the Final EIR.

## CERTIFICATION OF THE EIR/PROJECT CONSIDERATION

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The Glenn County Board of Supervisors (BOS) will review and consider the Final EIR. If the BOS finds that the Final EIR is "adequate and complete," then it may certify it in accordance with CEQA. The rule of adequacy generally holds that an EIR can be certified if:

- 1) The EIR shows a good faith effort at full disclosure of environmental information; and
- 2) The EIR provides sufficient analysis to allow decisions to be made regarding the proposed project in contemplation of environmental considerations.

Upon review and consideration of the Final EIR, the Glenn County BOS may take action to approve, revise, or reject the Project. A decision to approve the General Plan, for which this EIR identifies significant environmental effects, must be accompanied by written findings in accordance with State CEQA Guidelines Sections 15091 and 15093.

Policies and actions to minimize potential environmental impacts have been incorporated into the project, to the extent feasible. No additional mitigation is feasible or available, as described in Chapters 3.1 through 4.0 of the Draft EIR. The annual report on general plan status required

pursuant to the Government Code will serve as the monitoring and reporting program for the Project.

### 1.3 ORGANIZATION OF THE FINAL EIR

This Final EIR has been prepared consistent with Section 15132 of the State CEQA Guidelines, which identifies the content requirements for Final EIRs. This Final EIR is organized in the following manner:

#### CHAPTER 1.0 – INTRODUCTION

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Chapter 1.0 briefly describes the purpose of the environmental evaluation, identifies the lead agency, summarizes the process associated with preparation and certification of an EIR, and identifies the content requirements and organization of the Final EIR.

#### CHAPTER 2.0 – COMMENTS ON DRAFT EIR AND RESPONSES

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Chapter 2.0 provides a list of commenters, copies of written comments made on the Draft EIR (coded for reference), and responses to those written comments.

#### CHAPTER 3.0 – ERRATA

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Chapter 3.0 consists of minor revisions to the Draft EIR in response to comments on the Draft EIR. The revisions to the Draft EIR do not change the intent or content of the analysis or mitigation.

## 2.1 INTRODUCTION

No new significant environmental impacts or issues, beyond those already covered in the Draft EIR for the Glenn County General Plan, were raised during the comment period. Responses to comments received during the comment period do not involve any new significant impacts or add “significant new information” that would require recirculation of the Draft EIR pursuant to CEQA Guidelines Section 15088.5.

CEQA Guidelines Section 15088.5 states that: *New information added to an EIR is not “significant” unless the EIR is changed in a way that deprives the public of a meaningful opportunity to comment upon a substantial adverse environmental effect of the project or a feasible way to mitigate or avoid such an effect (including a feasible project alternative) that the project’s proponents have declined to implement.*

Sections 2.0 and 3.0 of this Final EIR include information that has been added to the EIR since the close of the public review period in the form of responses to comments and revisions.

## 2.2 LIST OF COMMENTERS

Table 2.0-1 lists the comments on the Draft EIR that were submitted to the County of Glenn (County) during the 45-day public review period for the Draft EIR. The assigned comment letter or number, letter date, letter author, and affiliation, if presented in the comment letter or if representing a public agency, are also listed. Letters received are coded with letters (A, B, etc.).

**TABLE 2.0-1 LIST OF COMMENTERS ON DRAFT EIR**

<i>RESPONSE LETTER</i>	<i>INDIVIDUAL OR SIGNATORY</i>	<i>AFFILIATION</i>	<i>LETTER DATE</i>
A	Robert Hosea	California Department of Fish and Wildlife	3/10/23

## 2.3 COMMENTS AND RESPONSES

### REQUIREMENTS FOR RESPONDING TO COMMENTS ON A DRAFT EIR

CEQA Guidelines Section 15088 requires that lead agencies evaluate and respond to all comments on the Draft EIR that regard an environmental issue. The written response must address the significant environmental issue raised and provide a detailed response, especially when specific comments or suggestions (e.g., additional mitigation measures) are not accepted. In addition, the written response must be a good faith and reasoned analysis. However, lead agencies need only to respond to significant environmental issues associated with the project and do not need to provide all the information requested by the commenter, as long as a good faith effort at full disclosure is made in the EIR (CEQA Guidelines Section 15204).

CEQA Guidelines Section 15204 recommends that commenters provide detailed comments that focus on the sufficiency of the Draft EIR in identifying and analyzing the possible environmental impacts of the project and ways to avoid or mitigate the significant effects of the project, and that commenters provide evidence supporting their comments. Pursuant to CEQA Guidelines Section 15064, an effect shall not be considered significant in the absence of substantial evidence.

## 2.0 COMMENTS ON DRAFT EIR AND RESPONSES

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CEQA Guidelines Section 15088 also recommends that revisions to the Draft EIR be noted as a revision in the Draft EIR or as a separate section of the Final EIR. Chapter 3.0 of this Final EIR identifies all revisions to the Draft EIR.

### RESPONSES TO COMMENT LETTERS

Written comments on the Draft EIR are reproduced on the following pages, along with responses to those comments. To assist in referencing comments and responses, the following coding system is used:

Each letter is lettered or numbered (i.e., Letter A) and each comment within each letter is numbered (i.e., comment A-1, comment A-2).

**From:** Hosea, Robert@Wildlife <[Robert.Hosea@Wildlife.ca.gov](mailto:Robert.Hosea@Wildlife.ca.gov)>  
**Sent:** Friday, March 10, 2023 1:57 PM  
**To:** Mardy Thomas <[mthomas@countyofglenn.net](mailto:mthomas@countyofglenn.net)>  
**Cc:** Boyd, Ian@Wildlife <[Ian.Boyd@Wildlife.ca.gov](mailto:Ian.Boyd@Wildlife.ca.gov)>; Wildlife R2 CEQA <[R2CEQA@wildlife.ca.gov](mailto:R2CEQA@wildlife.ca.gov)>; Sheya, Tanya@Wildlife <[Tanya.Sheya@wildlife.ca.gov](mailto:Tanya.Sheya@wildlife.ca.gov)>; Thomas, Kevin@Wildlife <[Kevin.Thomas@wildlife.ca.gov](mailto:Kevin.Thomas@wildlife.ca.gov)>  
**Subject:** CDFW comments on Draft EIR-Glenn County General Plan Update-SCH#-2022100620

Mr. Thomas-

Thank you for the opportunity to review the Draft Environmental Impact Report (DEIR) for the County of Glenn General Plan Update (SCH# 2022100620) and provide comments and recommendations regarding those activities covered in the DEIR that may affect California fish, wildlife, plants, and their habitats. Likewise, we appreciate the opportunity to provide comments regarding those aspects of the DEIR that the California Department of Fish and Wildlife (CDFW), by law, may need to exercise its own regulatory authority under the Fish and Game Code.

A-1

CDFW has reviewed the DEIR and wishes to reiterate those comments provided in a letter dated November 22, 2022 to the County of Glenn at the time of the publication of the Notice of Preparation, located in Appendix A of the DEIR. CDFW recognizes that projects that may be initiated within the County as covered under the proposed General Plan Update, will individually be subject to CEQA review and permitting when applicable.

A-2

In addition, CDFW has noted the following errors in Table 3.4-3 of the DEIR which could compromise analyses based on that incorrect information:

1. The scientific name of at least two species identified in Table 3.4-3 appears to be incorrect or incomplete (Humboldt marten and Bank Swallow) and should be corrected to (*Martes caurina humboldtensis*) (*Riparia riparia*), respectively, as this could lead to legal challenges to any protections of these species or impacts analyses provided through the final EIR.
2. The current status of at least two species: Crotch's bumblebee and Tricolored Blackbird is incorrectly identified. Tricolored Blackbirds are currently listed as Threatened under the California Endangered Species Act (CESA) and Crotch's bumblebee is currently a candidate for Threatened status. As such, both of these species are provided specific protections under CESA.

A-3

CDFW requests that the County of Glenn thoroughly review the scientific names and current listing status, under CESA and the federal Endangered Species Act (FESA), for all plant and animal species identified in Tables 3.4-2 and 3.4-3 and re-analyze any potential impacts the proposed General Plan update may have on any and all special-status species and their habitats, particularly in light of the changes to legal protections provided by listing under CESA and FESA.

Pursuant to Public Resources Code sections 21092 and 21092.2, CDFW requests notification of proposed actions and pending decisions regarding the DEIR for the General Plan Update. Please direct written notifications to: California Department of Fish and Wildlife North Central Region, 1701 Nimbus Road, Rancho Cordova, CA 95670. Email notifications should be directed to CDFW at [r2ceqa@wildlife.ca.gov](mailto:r2ceqa@wildlife.ca.gov). Email notifications are preferred.

A-4

CDFW appreciates the opportunity to comment on the DEIR for the County of Glenn General Plan Update and recommends that the Glenn County Dept. of Planning and Community Development Services address CDFW's comments and concerns. CDFW personnel are available for consultation regarding biological resources and strategies to minimize impacts.

Please reply and verify that you received this email containing CDFW's comments on the DEIR and were able open it.

A-5

If you have any questions regarding the comments provided in this email, or wish to schedule a meeting and/or site visit, please contact me at (530) 708-1199 or by e-mail: [robert.hosea@wildlife.ca.gov](mailto:robert.hosea@wildlife.ca.gov).

Robert Hosea  
Environmental Scientist  
Habitat Conservation Program  
North Central Region  
California Department of Fish and Wildlife

**Response to Letter A: California Department of Fish and Wildlife**

**Response A-1:** *This comment provides an introduction to the comment letter, and presents some summary characteristics and roles of the California Department of Fish and Wildlife.*

No response to this comment is warranted.

**Response A-2:** *The Commenter states that future Projects initiated will individually be subject to CEQA review and permitting when applicable.*

The County is committed to working with the California Department of Fish and Wildlife to address future potential impacts to biological resources and issues. All future Projects will be screened for further environmental review as required, as Projects are proposed.

These comments are noted, and will be forwarded to the County Board of Supervisors for review and consideration. This comment does not address the adequacy of the Draft EIR, and no further response is required. No changes to the Draft EIR text are required.

**Response A-3:** *CDFW has noted the following errors in Table 3.4-2, and 3.4-3*

*The scientific name of two species identified in Table 3.4-3. (Humboldt marten and Bank Swallow) and should be corrected to (Martes caurina humboldtensis) (Riparia riparia).*

*The current status of at least two species: Crotch's bumblebee and Tricolored Blackbird is incorrectly identified.*

*The CDFW requests that the County of Glenn review the scientific names and current listing status, for all plant and animal species identified in Tables 3.4-2 and 3.4-3 and re-analyze any potential impacts the proposed General Plan update may have on any and all special-status species and their habitats, particularly in light of the changes to legal protections provided by listing under CESA and FESA.*

An updated CNDDDB search was completed to reflect the most recent CNDDDB data file (April 2023). The original data was from 2019, which was included/identified at the onset of the project to establish existing environmental conditions. Data, permits and thresholds of compliance and review requirements will change throughout the life of the General Plan. No development is specifically proposed or would be approved as part of the proposed General Plan Update. However, the County understands that resources like the CNDDDB as well as others are continually updated.

As the commenter is aware, adoption of the General Plan Update and certification of the Final EIR would not approve or otherwise entitle any development Project, and no habitat modifications are proposed or would be approved. The details of individual projects and any potential site-specific impacts are not known at this time and each would require project-level review. The Draft EIR includes projections for buildout of the Land Use Map, including future population levels, housing units, jobs, square footage of non-residential development, etc. See Chapter 2.0 of the Draft EIR. In instances where the Draft EIR references General Plan policies or actions that require project-level review of future development applications, the policies and

## 2.0 COMMENTS ON DRAFT EIR AND RESPONSES

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actions identify the performance-based standards that must be used when analyzing future projects.

This represents a cohesive “Program Level” approach to ensuring that future development projects’ impacts are reduced to the greatest extent feasible through the implementation of performance-based measures at the time an application for entitlement is submitted.

Upon review of this portion of the DEIR, the County has made changes to ensure the most recent CNDDDB data file (April of 2023) is included. These changes include an updated Figure 3.4-2. (CALIFORNIA NATURAL DIVERSITY DATABASE), and updated tables 3.4-2, and 3.4-3 to reflect the most current data.

These revisions are shown in ~~striketrough~~ and underline format and are include in the Errata Section 3.0 of this FEIR.

The DEIR existing setting including Tables 3.4-2 and 3.4-3 and Figure 3.4-2 have been updated for clarity and correctness per CDFW comments and recommendations to reflect the most recent CNDDDB data files.

These updates provide for the most up to date information. No new impacts, or increased impacts are identified or would be included from these comments or text revisions. The County appreciates these comments and looks forward to working with the CDFW as future development projects are proposed. This change does not involve any new significant impacts or “significant new information” that would require recirculation of the Draft EIR pursuant to CEQA Guidelines Section 15088.5. Section 3.0 Errata presents all text changes warranted by comments, including this text update, and no further response is required.

**Response A-4:** *The commenter references Public Resources Code sections 21092 and 21092.2, CDFW requests notification of proposed actions and pending decisions regarding the DEIR for the General Plan Update. The CDFW requests the County to direct written notifications to: California Department of Fish and Wildlife North Central Region, 1701 Nimbus Road, Rancho Cordova, CA 95670. Email notifications should be directed to CDFW at r2ceqa@wildlife.ca.gov. Email notifications are preferred.*

The County is committed to working with the California Department of Fish and Wildlife to address future potential impacts to biological resources and issues. These comments are noted, and will be forwarded to the County Board of Supervisors for review and consideration. This comment does not address the adequacy of the Draft EIR, and no further response is required. No changes to the Draft EIR text are required.

**Response A-5:** *The commenter states that the CDFW appreciates the opportunity to comment on the DEIR for General Plan Update and recommends that the Community Development Department address CDFW’s comments and concerns. CDFW personnel are available for consultation regarding biological resources and strategies to minimize impacts”.*



The County is committed to working with the California Department of Fish and Wildlife to address future potential impacts to biological resources and issues. These comments are noted, and will be forwarded to the County Board of Supervisors for review and consideration. This comment does not address the adequacy of the Draft EIR, and no further response is required. No changes to the Draft EIR text are required.

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This chapter includes minor edits to the EIR if warranted resulting from responses to comments received during the Draft EIR public review period.

Revisions herein do not result in new significant environmental impacts, do not constitute significant new information, and do not alter the conclusions of the environmental analysis that would warrant recirculation of the Draft EIR pursuant to State CEQA Guidelines Section 15088.5. Changes are provided in revision marks with underline for new text and ~~strike out for deleted text~~.

## 3.1 REVISIONS TO THE DRAFT EIR

### EXECUTIVE SUMMARY

No changes were made to Chapter ES of the DEIR.

#### 1.0 INTRODUCTION

No changes were made to Chapter 1.0 of the DEIR.

#### 2.0 PROJECT DESCRIPTION

No changes were made to Chapter 2.0 of the DEIR

#### 3.1 AESTHETICS AND VISUAL RESOURCES

No changes were made to Section 3.1 of the DEIR.

#### 3.2 AGRICULTURAL AND FOREST RESOURCES

No changes were made to Section 3.2 of the DEIR.

#### 3.3 AIR QUALITY

No changes were made to Section 3.3 of the DEIR.

#### 3.4 BIOLOGICAL RESOURCES

The following changes were made on page 3.4-9 through 3.4-15 of the DEIR to correct a naming error and to include the most recent CNDDDB data file on Tables 3.4-2, and 3.4-3.

### **Special Status Plants**

The search revealed documented occurrences of the ~~38~~ thirty-nine (39) special status plant species within Glenn County. Table 3.4-2 provides a list of special-status plant species that are documented in the region, including the species name, their habitat, and current protective status. Figure 5.2-5 illustrates the location of each documented occurrence.

**TABLE 3.4-2: SPECIAL STATUS PLANTS PRESENT OR POTENTIALLY PRESENT IN GLENN COUNTY**

<u>SPECIES</u>		<u>STATUS</u>			<u>HABITATS</u>
<u>SCIENTIFIC NAME</u>	<u>COMMON NAME</u>	<u>FEDLIST</u>	<u>CALLIST</u>	<u>RPLANTRANK</u>	
<u>Centromadia parryi ssp. parryi</u>	<u>pappose tarplant</u>	<u>None</u>	<u>None</u>	<u>1B.2</u>	<u>Chaparral   Coastal prairie   Marsh &amp; swamp   Meadow &amp; seep   Valley &amp; foothill grassland</u>
<u>Layia septentrionalis</u>	<u>Colusa layia</u>	<u>None</u>	<u>None</u>	<u>1B.2</u>	<u>Chaparral   Cismontane woodland   Ultramafic   Valley &amp; foothill grassland</u>
<u>Cryptantha crinita</u>	<u>silky cryptantha</u>	<u>None</u>	<u>None</u>	<u>1B.2</u>	<u>Cismontane woodland   Lower montane coniferous forest   Riparian forest   Riparian woodland   Valley &amp; foothill grassland</u>
<u>Lepidium latipes var. heckardii</u>	<u>Heckard's pepper-grass</u>	<u>None</u>	<u>None</u>	<u>1B.2</u>	<u>Valley &amp; foothill grassland   Vernal pool</u>
<u>Brasenia schreberi</u>	<u>watershield</u>	<u>None</u>	<u>None</u>	<u>2B.3</u>	<u>Marsh &amp; swamp   Wetland</u>
<u>Stellaria obtusa</u>	<u>obtuse starwort</u>	<u>None</u>	<u>None</u>	<u>4.3</u>	<u>Lower montane coniferous forest   Riparian woodland   Upper montane coniferous forest   Wetland</u>
<u>Atriplex cordulata var. cordulata</u>	<u>heartscale</u>	<u>None</u>	<u>None</u>	<u>1B.2</u>	<u>Chenopod scrub   Meadow &amp; seep   Valley &amp; foothill grassland</u>
<u>Extriplex joaquinana</u>	<u>San Joaquin spearscale</u>	<u>None</u>	<u>None</u>	<u>1B.2</u>	<u>Alkali playa   Chenopod scrub   Meadow &amp; seep   Valley &amp; foothill grassland</u>
<u>Atriplex depressa</u>	<u>brittlescale</u>	<u>None</u>	<u>None</u>	<u>1B.2</u>	<u>Alkali playa   Chenopod scrub   Meadow &amp; seep   Valley &amp; foothill grassland   Vernal pool   Wetland</u>

<u>Atriplex persistens</u>	<u>vernal pool smallscale</u>	<u>None</u>	<u>None</u>	<u>1B.2</u>	<u>Vernal pool   Wetland</u>
<u>Viburnum ellipticum</u>	<u>oval-leaved viburnum</u>	<u>None</u>	<u>None</u>	<u>2B.3</u>	<u>Chaparral   Cismontane woodland   Lower montane coniferous forest</u>
<u>Sedum flavidum</u>	<u>pale yellow stonecrop</u>	<u>None</u>	<u>None</u>	<u>4.3</u>	<u>Broadleaved upland forest   Chaparral   Cismontane woodland   Lower montane coniferous forest   Ultramafic   Upper montane coniferous forest</u>
<u>Arctostaphylos manzanita ssp. elegans</u>	<u>Konocti manzanita</u>	<u>None</u>	<u>None</u>	<u>1B.3</u>	<u>Chaparral   Cismontane woodland   Lower montane coniferous forest</u>
<u>Euphorbia hooveri</u>	<u>Hoover's spurge</u>	<u>Threatened</u>	<u>None</u>	<u>1B.2</u>	<u>Vernal pool   Wetland</u>
<u>Euphorbia ocellata ssp. rattanii</u>	<u>Stony Creek spurge</u>	<u>None</u>	<u>None</u>	<u>1B.2</u>	<u>Chaparral   Riparian scrub   Valley &amp; foothill grassland</u>
<u>Astragalus rattanii var. jepsonianus</u>	<u>Jepson's milk-vetch</u>	<u>None</u>	<u>None</u>	<u>1B.2</u>	<u>Cismontane woodland   Ultramafic   Valley &amp; foothill grassland</u>
<u>Astragalus tener var. ferrisiae</u>	<u>Ferris' milk-vetch</u>	<u>None</u>	<u>None</u>	<u>1B.1</u>	<u>Meadow &amp; seep   Valley &amp; foothill grassland   Wetland</u>
<u>Lupinus antoninus</u>	<u>Anthony Peak lupine</u>	<u>None</u>	<u>None</u>	<u>1B.2</u>	<u>Lower montane coniferous forest   Upper montane coniferous forest</u>
<u>Hesperolinon drymarioides</u>	<u>drymaria-like western flax</u>	<u>None</u>	<u>None</u>	<u>1B.2</u>	<u>Chaparral   Cismontane woodland   Closed-cone coniferous forest   Ultramafic   Valley &amp; foothill grassland</u>

## 3.0

## ERRATA

<u>Hesperolinon</u> <u>tehamense</u>	<u>Tehama County</u> <u>western flax</u>	<u>None</u>	<u>None</u>	<u>1B.3</u>	<u>Chaparral</u>   <u>Cismontane</u> <u>woodland</u>   <u>Ultramafic</u>
<u>Hibiscus</u> <u>lasiocarpus</u> var. <u>occidentalis</u>	<u>woolly rose-</u> <u>mallow</u>	<u>None</u>	<u>None</u>	<u>1B.2</u>	<u>Freshwater marsh</u>   <u>Marsh &amp; swamp</u>   <u>Wetland</u>
<u>Sidalcea keckii</u>	<u>Keck's</u> <u>checkerbloom</u>	<u>Endangered</u>	<u>None</u>	<u>1B.1</u>	<u>Cismontane</u> <u>woodland</u>   <u>Ultramafic</u>   <u>Valley</u> <u>&amp; foothill grassland</u>
<u>Sidalcea oregana</u> <u>ssp. hydrophila</u>	<u>marsh</u> <u>checkerbloom</u>	<u>None</u>	<u>None</u>	<u>1B.2</u>	<u>Meadow &amp; seep</u>   <u>Riparian forest</u>   <u>Wetland</u>
<u>Epilobium nivium</u>	<u>Snow Mountain</u> <u>willowherb</u>	<u>None</u>	<u>None</u>	<u>1B.2</u>	<u>Chaparral</u>   <u>Upper</u> <u>montane</u> <u>coniferous forest</u>
<u>Epilobium</u> <u>oreganum</u>	<u>Oregon</u> <u>fireweed</u>	<u>None</u>	<u>None</u>	<u>1B.2</u>	<u>Bog &amp; fen</u>   <u>Lower</u> <u>montane</u> <u>coniferous forest</u>   <u>Meadow &amp; seep</u>   <u>Ultramafic</u>   <u>Upper</u> <u>montane</u> <u>coniferous forest</u>   <u>Wetland</u>
<u>Eriogonum</u> <u>nervulosum</u>	<u>Snow Mountain</u> <u>buckwheat</u>	<u>None</u>	<u>None</u>	<u>1B.2</u>	<u>Chaparral</u>   <u>Ultramafic</u>
<u>Eriastrum tracyi</u>	<u>Tracy's</u> <u>eriastrum</u>	<u>None</u>	<u>Rare</u>	<u>3.2</u>	<u>Chaparral</u>   <u>Cismontane</u> <u>woodland</u>   <u>Valley</u> <u>&amp; foothill grassland</u>
<u>Navarretia</u> <u>leucocephala</u> ssp. <u>bakeri</u>	<u>Baker's</u> <u>navarretia</u>	<u>None</u>	<u>None</u>	<u>1B.1</u>	<u>Cismontane</u> <u>woodland</u>   <u>Lower</u> <u>montane</u> <u>coniferous forest</u>   <u>Meadow &amp; seep</u>   <u>Valley &amp; foothill</u> <u>grassland</u>   <u>Vernal</u> <u>pool</u>   <u>Wetland</u>
<u>Castilleja</u> <u>rubicundula</u> var. <u>rubicundula</u>	<u>pink creamsacs</u>	<u>None</u>	<u>None</u>	<u>1B.2</u>	<u>Chaparral</u>   <u>Cismontane</u> <u>woodland</u>   <u>Meadow &amp; seep</u>   <u>Ultramafic</u>   <u>Valley</u> <u>&amp; foothill grassland</u>

<u>Chloropyron palmatum</u>	<u>palmate-bracted bird's-beak</u>	<u>Endangered</u>	<u>Endangered</u>	<u>1B.1</u>	<u>Chenopod scrub   Meadow &amp; seep   Valley &amp; foothill grassland   Wetland</u>
<u>Antirrhinum subcordatum</u>	<u>dimorphic snapdragon</u>	<u>None</u>	<u>None</u>	<u>4.3</u>	<u>Chaparral   Lower montane coniferous forest   Ultramafic</u>
<u>Wolffia brasiliensis</u>	<u>Brazilian watermeal</u>	<u>None</u>	<u>None</u>	<u>2B.3</u>	<u>Marsh &amp; swamp   Wetland</u>
<u>Brodiaea rosea</u>	<u>Indian Valley brodiaea</u>	<u>None</u>	<u>Endangered</u>	<u>3.1</u>	<u>Chaparral   Cismontane woodland   Closed-cone coniferous forest   Ultramafic   Valley &amp; foothill grassland</u>
<u>Chlorogalum pomeridianum var. minus</u>	<u>dwarf soaproot</u>	<u>None</u>	<u>None</u>	<u>1B.2</u>	<u>Chaparral   Ultramafic</u>
<u>Fritillaria pluriflora</u>	<u>adobe-lily</u>	<u>None</u>	<u>None</u>	<u>1B.2</u>	<u>Chaparral   Cismontane woodland   Ultramafic   Valley &amp; foothill grassland</u>
<u>Neostapfia colusana</u>	<u>Colusa grass</u>	<u>Threatened</u>	<u>Endangered</u>	<u>1B.1</u>	<u>Vernal pool   Wetland</u>
<u>Orcuttia pilosa</u>	<u>hairy Orcutt grass</u>	<u>Endangered</u>	<u>Endangered</u>	<u>1B.1</u>	<u>Vernal pool   Wetland</u>
<u>Puccinellia simplex</u>	<u>California alkali grass</u>	<u>None</u>	<u>None</u>	<u>1B.2</u>	<u>Chenopod scrub   Meadow &amp; seep   Valley &amp; foothill grassland   Vernal pool</u>
<u>Tuctoria greenei</u>	<u>Greene's tuctoria</u>	<u>Endangered</u>	<u>Rare</u>	<u>1B.1</u>	<u>Vernal pool   Wetland</u>

*SOURCE CNDDDB VERSION 4/1/2023.*

*NOTES: STATUS IS SHOWN FOR (FEDERAL/STATE/CNPS).*

*ABBREVIATIONS:*

FEDLIST: Federal Listing Status:

CALLIST: California State listing

RPLANTRANK: (CNPSLIST) California Rare Plant Rank.

## 3.0 ERRATA

### 1A Plants presumed extinct in California

1B.1 Plants rare, threatened, or endangered in California and elsewhere; seriously threatened in California

1B.2 Plants rare, threatened, or endangered in California and elsewhere; fairly threatened in California

1B.3 Plants rare, threatened, or endangered in California and elsewhere; not very threatened in California

2.1 Plants rare, threatened, or endangered in California, but more common elsewhere; seriously threatened in California

2.2 Plants rare, threatened, or endangered in California, but more common elsewhere; fairly threatened in California

2.3 Plants rare, threatened, or endangered in California, but more common elsewhere; not very threatened in California

3.1 Plants about which we need more information; seriously threatened in California

3.2 Plants about which we need more information; fairly threatened in California

3.3 Plants about which we need more information; not very threatened in California

4.1 Plants of limited distribution; seriously threatened in California

4.2 Plants of limited distribution; fairly threatened in California

4.3 Plants of limited distribution; not very threatened in California

<i>SPECIES</i>	<i>STATUS</i>	<i>HABITAT</i>
<b>PLANTS</b>		
<i>Atriplex persistens</i> Vernal pool smallscale	---;1B	Vernal pools (alkaline). 10-115M.
<i>Centromadia parryi ssp. parryi</i> Pappose tarplant	---;1B	Chaparral, coastal prairie, meadows and seeps, marshes and swamps (coastal salt), valley and foothill grassland (vernally mesic). 0-420M.
<i>Antirrhinum subcordatum</i> dimorphic snapdragon	---;4	Chaparral, lower montane coniferous forest. Generally on serpentine or shale in foothill woodland or chaparral on S. and W. facing slopes. 185-800M.
<i>Brasenia schrebri</i> Watersheid	---;2	Freshwater marshes and swamps. 30-2200M.
<i>Arctostaphylos manzanita ssp. elegans</i> Konocti manzanita	---;1B	Chaparral, cismontane, lower montane coniferous forest. Volcanic soils. 395-1400M.
<i>Astragalus rattanii</i> var. <i>jepsonianus</i> Jepson's milk vetch	---;1B	Cismontane woodland, valley and foothill grassland, chaparral. Commonly on serpentine in grassland or openings in chaparral 320-700M.
<i>Cryptantha crinita</i> Silky cryptantha	---;1B	Gravelly streambeds, cismontane woodland, lower montane coniferous forest, riparian forest, riparian woodland, valley and foothill grassland. 61-1215M.
<i>Atriplex cordulata</i> Heartscale	---;1B	Chenopod scrub, meadows, seeps, Sandy soils in the valley and foothill grasslands (Dry alkaline flats)
<i>Atriplex depressa</i> Brittlescale	---;1B	Chenopod scrub, meadows and seeps, playas, valley and foothill grassland, and vernal pools (Alkaline flats and clay soils)
<i>Atriplex joaquinian</i> San Joaquin spearscale	---;1B	Chenopod scrub, alkali meadow, valley and foothill grassland. In seasonal alkali wetlands or alkali sink scrub 1-250M.
<i>Brodiaea coronaria ssp. rosea</i> Indian Valley brodiaea	---;CE;1B	Closed cone coniferous forest, chaparral, cismontane woodland, valley and foothill grassland, meadows.



SPECIES	STATUS	HABITAT
		Serpentine gravelly creek bottoms, and in meadows and swales. 335-1450M.
<i>Castilleja rubicundula</i> ssp. <i>rubicundula</i> Pink creamsacs	—;—;1B	Chaparral, meadows, and seeps, valley and foothill grassland. Openings in chaparral or grasslands. Serpentine. 20-900M.
<i>Chlorogalum pomeridianum</i> var. <i>minus</i> dwarf soaproot	—;—;1B	Chaparral, valley and foothill grassland. Serpentine. 240-970M.
<i>Cordylanthus palmatus</i> palmate-bracted bird's-beak	FE;CE;1B	Chenopod scrub, valley and foothill grassland. Usually on Pescadero silty clay which is alkaline, with <i>Distichlis</i> , <i>Frankenia</i> , etc. ETC. 5-155M.
<i>Epilobium nivium</i> Snow Mountain willowherb	—;—;1B	Upper montane coniferous forest, chaparral. In crevices of rocky outcrops, and dry talus and shale slopes. 785-2500M.
<i>Euphorbia hooveri</i> Hoover's spurge	FT;—;1B	Vernal Pools. 25-250M.
<i>Eriastrum tracyi</i> Tracy's eriastrum	—;CR;1B	Chaparral, cismontane woodland. Gravelly shale or clay; often in open areas. 315-760M.
<i>Eriogonum nervulosum</i> Snow Mountain buckwheat	—;—;1B	Chaparral. Dry serpentine outcrops, balds, and barrens. 300-2100M.
<i>Euphoria ocellate</i> ssp. <i>rattanii</i> Stony creek spurge	—;—;1B	Chaparral, Riparian scrub (streambank) Valley and foothill grassland (sandy or rocky). 65-800M.
<i>Fritillaria pluriflora</i> Adobe lily	—;—;1B	Chaparral, cismontane woodland, foothill grassland. Usually on clay soils; sometimes serpentine. 55-820M.
<i>Hesperolinon drymarioides</i> Drymaria-like western flax	—;—;1B	Closed-cone coniferous forest, chaparral, cismontane woodland, valley and foothill grassland. Serpentine soils, mostly within chaparral. 390-1000M.
<i>Hibiscus lasiocarpus</i> Woolly rose-mallow	—;—;2	Marshes and swamps (freshwater). Moist, freshwater soaked river banks and low peat islands in sloughs; in California, known from the Delta Watershed. 0-150M.
<i>Hesperolinon tehamense</i> Tehama county western flax	—;—;1B	Serpentinite, chaparral, cismontane woodland. 100-1250M.
<i>Layia septentrionalis</i> Colusa layia	—;—;1B	Chaparral, cismontane woodland, valley and foothill grassland, scattered colonies in fields and grassy slopes in sandy or serpentine soil. 145-1095M.
<i>Lepidium latipes</i> var. <i>heckardii</i> Heckard's pepper-grass	—;—;1B	Valley and foothill grassland (alkaline flats). 2-200M.
<i>Lupinus antoninus</i> Anthony peak lupine	—;—;1B	Rocky, lower montane coniferous forest, upper montane coniferous forest. 1220-2285M.
<i>Navarretia leucocephala</i> ssp. <i>bakeri</i> Baker's navarretia	—;—;1B	Cismontane woodland, meadows and seeps, vernal pools, valley and foothill grassland, lower montane coniferous forest. Vernal pools and swales, adobe or alkaline soils. 5-950M.
<i>Neostapfia colusana</i> Colusa grass	FT;CE;1B	Vernal pools. Usually in large, or deep vernal pool bottoms; adobe soils. 5-110M.
<i>Orcuttia pilosa</i> Hairy Orcutt grass	FE;CE;1B	Vernal pools. 46-200M.
<i>Puccinellia simplex</i> California alkali grass	—;—;1B	Alkaline, vernal mesic; sinks, flats, and lake margins. Chenopod scrub, meadows and seeps, valley and foothill grassland, vernal pools. 2-920M.

## 3.0 ERRATA

SPECIES	STATUS	HABITAT
<i>Sedum laxum ssp. flavidum</i> Pale yellow stonecrop	—;—;4	Serpentinite or volcanic, broadleaved upland forest, chaparral, cismontane woodland, lower montane coniferous forest, upper montane coniferous forest. 455-2000M.
<i>Sidalcea oregana ssp. hydrophila</i> Marsh checkerbloom	—;—;1B	Meadows and seeps, riparian forest. 1100-2300M.
<i>Stellaria obtusa</i> Obtuse starwort	—;—;4	Streambanks, lower montane coniferous forest, riparian woodland, upper montane coniferous forest 150-2290M.
<i>Streptanthus hesperidis</i> Green jewelflower	—;—;1B	Serpentinite, rocky, chaparral (openings), cismontane woodland. 130-760M.
<i>Tropidocarpum capparideum</i> Caper fruited tropidocarpum	—;—;1B	Valley and foothill grassland (alkaline hills). 1-455M.
<i>Tuctoria greenei</i> Greene's tuctoria	FE;CR;1B	Vernal Pools. 30-1070M.
<i>Wolffia brasiliensis</i> Brazilian watermeal	—;—;2	Assorted shallow freshwater marshes and swamps. 20-100M.
<i>Viburnum ellipticum</i> Oval leaved viburnum	—;—;2	Chaparral, cismontane woodland, lower montane coniferous forest. 215-1400M.

SOURCE: CDFW-CNDDDB 2019

NOTES: STATUS IS SHOWN FOR (FEDERAL/STATE/CNPS). (—) INDICATES NO LISTING STATUS.

ABBREVIATIONS:

FE — FEDERAL ENDANGERED

FT — FEDERAL THREATENED

CE — CALIFORNIA ENDANGERED SPECIES

CT — CALIFORNIA THREATENED

CR — CALIFORNIA RARE (PROTECTED BY NATIVE PLANT PROTECTION ACT)

1B — CNPS RARE, THREATENED, OR ENDANGERED

2 — CNPS RARE, THREATENED, OR ENDANGERED IN CALIFORNIA, BUT MORE COMMON ELSEWHERE

4 — CNPS PLANTS OF LIMITED DISTRIBUTION - A WATCH LIST

## Special Status Animals

The search revealed documented occurrences of the ~~35~~ thirty-nine (39) special status animal species within Glenn County including: ~~eight~~ nine invertebrates, four amphibians/reptiles, ~~13~~ thirteen birds, ~~1~~ four fish, and ~~9~~ nine mammals. Table 3.4-3 provides a list of the special-status animal species that are documented in Glenn County, their habitat, and current protective status. Figure 3.4-2 illustrates the location of each documented occurrence.

**TABLE 3.4-3: SPECIAL STATUS ANIMALS PRESENT OR POTENTIALLY PRESENT IN GLENN COUNTY**

<b>SPECIES</b>		<b>STATUS</b>			<b>HABITATS</b>
<b>SCIENTIFIC NAME</b>	<b>COMMON NAME</b>	<b>FEDLIST</b>	<b>CALLIST</b>	<b>CDFWSTATUS</b>	
<i>INVERTEBRATES</i>					
<u>Branchinecta conservatio</u>	<u>Conservancy fairy shrimp</u>	<u>Endangered</u>	<u>None</u>	--	<u>Valley &amp; foothill grassland   Vernal pool   Wetland</u>
<u>Branchinecta lynchi</u>	<u>vernal pool fairy shrimp</u>	<u>Threatened</u>	<u>None</u>	--	<u>Valley &amp; foothill grassland   Vernal pool   Wetland</u>
<u>Linderiella occidentalis</u>	<u>California linderiella</u>	<u>None</u>	<u>None</u>	--	<u>Vernal pool</u>
<u>Lepidurus packardi</u>	<u>vernal pool tadpole shrimp</u>	<u>Endangered</u>	<u>None</u>	--	<u>Valley &amp; foothill grassland   Vernal pool   Wetland</u>
<u>Desmocerus californicus dimorphus</u>	<u>valley elderberry longhorn beetle</u>	<u>Threatened</u>	<u>None</u>	--	<u>Riparian scrub</u>
<u>Anthicus sacramento</u>	<u>Sacramento anthicid beetle</u>	<u>None</u>	<u>None</u>	--	<u>Interior dunes</u>
<u>Anthicus antiochensis</u>	<u>Antioch Dunes anthicid beetle</u>	<u>None</u>	<u>None</u>	--	<u>Interior dunes</u>
<u>Bombus pensylvanicus</u>	<u>American bumble bee</u>	<u>None</u>	<u>None</u>	--	<u>Coastal prairie   Great Basin grassland   Valley &amp; foothill grassland</u>
<u>Bombus crotchii</u>	<u>Crotch bumble bee</u>	<u>None</u>	<u>Candidate Endangered</u>	--	<u>Open Grassland and Scrub</u>
<i>AMPHIBIANS/REPTILES</i>					
<u>Spea hammondii</u>	<u>western spadefoot</u>	<u>None</u>	<u>None</u>	<u>SSC</u>	<u>Cismontane woodland   Coastal</u>

					<u>scrub   Valley &amp; foothill grassland   Vernal pool   Wetland</u>
<u>Rana boylei pop. 1</u>	<u>foothill yellow-legged frog - north coast DPS</u>	<u>None</u>	<u>None</u>	<u>SSC</u>	<u>Aquatic   Klamath/North coast flowing waters   Riparian forest   Riparian scrub   Riparian woodland</u>
<u>Emys marmorata</u>	<u>western pond turtle</u>	<u>None</u>	<u>None</u>	<u>SSC</u>	<u>Aquatic   Artificial flowing waters   Klamath/North coast flowing waters   Klamath/North coast standing waters   Marsh &amp; swamp   Sacramento/San Joaquin flowing waters   Sacramento/San Joaquin standing waters   South coast flowing waters   South coast sta</u>
<u>Thamnophis gigas</u>	<u>giant gartersnake</u>	<u>Threatened</u>	<u>Threatened</u>	<u>==</u>	<u>Marsh &amp; swamp   Riparian scrub   Wetland</u>
<i>BIRDS</i>					
<u>Ardea herodias</u>	<u>great blue heron</u>	<u>None</u>	<u>None</u>	<u>==</u>	<u>Brackish marsh   Estuary   Freshwater marsh   Marsh &amp; swamp   Riparian forest   Wetland</u>
<u>Ardea alba</u>	<u>great egret</u>	<u>None</u>	<u>None</u>	<u>==</u>	<u>Brackish marsh   Estuary   Freshwater marsh   Marsh &amp; swamp   Riparian forest   Wetland</u>
<u>Egretta thula</u>	<u>snowy egret</u>	<u>None</u>	<u>None</u>	<u>==</u>	<u>Marsh &amp; swamp   Meadow &amp; seep   Riparian forest  </u>

					<u>Riparian woodland   Wetland</u>
<u>Nycticorax nycticorax</u>	<u>black-crowned night heron</u>	<u>None</u>	<u>None</u>	<u>--</u>	<u>Marsh &amp; swamp   Riparian forest   Riparian woodland   Wetland</u>
<u>Pandion haliaetus</u>	<u>osprey</u>	<u>None</u>	<u>None</u>	<u>WL</u>	<u>Riparian forest</u>
<u>Haliaeetus leucocephalus</u>	<u>bald eagle</u>	<u>Delisted</u>	<u>Endangered</u>	<u>FP</u>	<u>Lower montane coniferous forest   Oldgrowth</u>
<u>Accipiter gentilis</u>	<u>northern goshawk</u>	<u>None</u>	<u>None</u>	<u>SSC</u>	<u>North coast coniferous forest   Subalpine coniferous forest   Upper montane coniferous forest</u>
<u>Buteo swainsoni</u>	<u>Swainson's hawk</u>	<u>None</u>	<u>Threatened</u>	<u>--</u>	<u>Great Basin grassland   Riparian forest   Riparian woodland   Valley &amp; foothill grassland</u>
<u>Falco mexicanus</u>	<u>prairie falcon</u>	<u>None</u>	<u>None</u>	<u>WL</u>	<u>Inhabits dry, open terrain, either level or hilly breeding sites located on cliffs. Forages far afield, even to marshlands and ocean shores.</u>
<u>Coccyzus americanus occidentalis</u>	<u>western yellow-billed cuckoo</u>	<u>Threatened</u>	<u>Endangered</u>	<u>--</u>	<u>Riparian forest</u>
<u>Athene cunicularia</u>	<u>burrowing owl</u>	<u>None</u>	<u>None</u>	<u>SSC</u>	<u>Coastal prairie   Coastal scrub   Great Basin grassland   Great Basin scrub   Mojavean desert scrub   Sonoran desert scrub   Valley &amp; foothill grassland</u>

## 3.0

## ERRATA

<u>Riparia riparia</u>	<u>bank swallow</u>	<u>None</u>	<u>Threatened</u>	<u>--</u>	<u>Riparian scrub   Riparian woodland</u>
<u>Agelaius tricolor</u>	<u>tricolored blackbird</u>	<u>None</u>	<u>Threatened</u>	<u>SSC</u>	<u>Freshwater marsh   Marsh &amp; swamp   Swamp   Wetland</u>
<u>FISH</u>					
<u>Acipenser medirostris pop. 1</u>	<u>green sturgeon - southern DPS</u>	<u>Threatened</u>	<u>None</u>	<u>--</u>	<u>Aquatic   Estuary   Marine bay   Sacramento/San Joaquin flowing waters</u>
<u>Oncorhynchus mykiss irideus pop. 11</u>	<u>steelhead - Central Valley DPS</u>	<u>Threatened</u>	<u>None</u>	<u>--</u>	<u>Aquatic   Sacramento/San Joaquin flowing waters</u>
<u>Oncorhynchus mykiss irideus pop. 48</u>	<u>steelhead - northern California DPS summer-run</u>	<u>Threatened</u>	<u>Endangered</u>	<u>--</u>	<u>Aquatic   Estuary   Klamath/North coast flowing waters</u>
<u>Oncorhynchus mykiss irideus pop. 49</u>	<u>steelhead - northern California DPS winter-run</u>	<u>Threatened</u>	<u>None</u>	<u>--</u>	<u>Aquatic   Estuary   Klamath/North coast flowing waters</u>
<u>MAMMALS</u>					
<u>Myotis yumanensis</u>	<u>Yuma myotis</u>	<u>None</u>	<u>None</u>	<u>--</u>	<u>Lower montane coniferous forest   Riparian forest   Riparian woodland   Upper montane coniferous forest</u>
<u>Lasionycteris noctivagans</u>	<u>silver-haired bat</u>	<u>None</u>	<u>None</u>	<u>--</u>	<u>Lower montane coniferous forest   Oldgrowth   Riparian forest</u>
<u>Lasiurus cinereus</u>	<u>hoary bat</u>	<u>None</u>	<u>None</u>	<u>--</u>	<u>Broadleaved upland forest   Cismontane woodland   Lower montane coniferous forest   North coast coniferous forest</u>

<u>Lasiurus frantzii</u>	<u>western red bat</u>	<u>None</u>	<u>None</u>	<u>SSC</u>	<u>Cismontane woodland   Lower montane coniferous forest   Riparian forest   Riparian woodland</u>
<u>Eumops perotis californicus</u>	<u>western mastiff bat</u>	<u>None</u>	<u>None</u>	<u>SSC</u>	<u>Chaparral   Cismontane woodland   Coastal scrub   Valley &amp; foothill grassland</u>
<u>Erethizon dorsatum</u>	<u>North American porcupine</u>	<u>None</u>	<u>None</u>	<u>--</u>	<u>Broadleaved upland forest   Cismontane woodland   Closed-cone coniferous forest   Lower montane coniferous forest   North coast coniferous forest   Upper montane coniferous forest</u>
<u>Martes caurina humboldtensis</u>	<u>Humboldt marten</u>	<u>Threatened</u>	<u>Endangered</u>	<u>SSC</u>	<u>North coast coniferous forest   Oldgrowth   Redwood</u>
<u>Pekania pennanti</u>	<u>Fisher</u>	<u>None</u>	<u>None</u>	<u>SSC</u>	<u>North coast coniferous forest   Oldgrowth   Riparian forest</u>
<u>Taxidea taxus</u>	<u>American badger</u>	<u>None</u>	<u>None</u>	<u>SSC</u>	<u>Alkali marsh   Alkali playa   Alpine   Alpine dwarf scrub   Bog &amp; fen   Brackish marsh   Broadleaved upland forest   Chaparral   Chenopod scrub   Cismontane woodland   Closed-cone coniferous forest   Coastal bluff scrub   Coastal</u>

# 3.0 ERRATA

					dunes   Coastal prairie
--	--	--	--	--	-------------------------

SOURCE CNDDDB VERSION 4/1/2023.

ABBREVIATIONS:

CDFWSTATUS

FP FULLY PROTECTED: THIS CLASSIFICATION WAS THE STATE OF CALIFORNIA'S INITIAL EFFORT TO IDENTIFY AND PROVIDE ADDITIONAL PROTECTION TO THOSE ANIMALS THAT WERE RARE OR FACED POSSIBLE EXTINCTION. LISTS WERE CREATED FOR FISH, AMPHIBIANS AND REPTILES, BIRDS AND MAMMALS. MOST OF THE SPECIES ON THESE LISTS HAVE SUBSEQUENTLY BEEN LISTED UNDER THE STATE AND/OR FEDERAL ENDANGERED SPECIES ACTS.

SSC SPECIES OF SPECIAL CONCERN: IT IS THE GOAL AND RESPONSIBILITY OF THE DEPARTMENT OF FISH AND WILDLIFE TO MAINTAIN VIABLE POPULATIONS OF ALL NATIVE SPECIES. TO THIS END, THE DEPARTMENT HAS DESIGNATED CERTAIN VERTEBRATE SPECIES AS "SPECIES OF SPECIAL CONCERN" BECAUSE DECLINING POPULATION LEVELS, LIMITED RANGES, AND/OR CONTINUING THREATS HAVE MADE THEM VULNERABLE TO EXTINCTION. THE GOAL OF DESIGNATING SPECIES AS "SPECIES OF SPECIAL CONCERN" IS TO HALT OR REVERSE THEIR DECLINE BY CALLING ATTENTION TO THEIR PLIGHT AND ADDRESSING THE ISSUES OF CONCERN EARLY ENOUGH TO SECURE THEIR LONG-TERM VIABILITY.

WL WATCH LIST: THE DEPARTMENT OF FISH AND WILDLIFE MAINTAINS A LIST CONSISTING OF TAXA THAT WERE PREVIOUSLY DESIGNATED AS "SPECIES OF SPECIAL CONCERN" BUT NO LONGER MERIT THAT STATUS, OR WHICH DO NOT YET MEET SSC CRITERIA, BUT FOR WHICH THERE IS CONCERN AND A NEED FOR ADDITIONAL INFORMATION TO CLARIFY STATUS.

SPECIES	STATUS	HABITAT
<b>INVERTEBRATES</b>		
<i>Branchinecta lynchi</i> Vernal pool fairy shrimp	FT;--	Endemic to grasslands of the central valley, central coast mtns., and south coast mtns., in astatic rain-filled pools. Inhabit small, clear water sandstone depression pools and grassed swale, earth slump, or basalt flow depression pools.
<i>Branchinecta conservatio</i> Conservancy fairy shrimp	FE;--	Inhabit rather large, cool water vernal pools with moderately turbid water. The pools generally last until June.
<i>Lindieriella occidentalis</i> California lindieriella	--;--	Cold winter waters. Large, clear vernal pools. Typical in Central Valley floristic provinces below 300 m
<i>Lepidurus packardii</i> Vernal pool tadpole shrimp	FE;--	Inhabits vernal pools and swales in the Sacramento Valley containing clear to highly turbid water. Pools commonly found in grass bottomed swales of unplowed grasslands. Some pools are mud bottomed & highly turbid.
<i>Desmocerus californicus dimorphus</i> Valley elderberry longhorn beetle	FT;--	Found on or close to its host plant, red or blue elderberry ( <i>Sambucus</i> species), along rivers and streams. Females lay their eggs on the bark. Larvae hatch and burrow into the stems.
<i>Anthicus sacramento</i> Antioch Dunes anthicid beetle	--;--	Interior sand dunes and sand bars. Commonly collected in pitfall traps in bare, unvegetated sand.



SPECIES	STATUS	HABITAT
<i>Anthicus sacramento</i> Sacramento anthicid beetle	—;—	Interior sand dunes and sand bars. Usually trapped in sandy areas with some vegetative cover.
<i>Bombus crotchii</i> Crotch bumble bee	—;—	Occurs at relatively warm and dry sites, open grassland and scrub
<b>AMPHIBIANS/REPTILES</b>		
<i>Actinemys marmorata</i> western pond turtle	—;CSC	A thoroughly aquatic turtle of ponds, marshes, rivers, streams, and irrigation ditches with aquatic vegetation. Need basking sites and suitable (sandy banks or grassy open fields) upland habitat for egg-laying.
<i>Rana boylei</i> foothill yellow-legged frog	—;CSC	Partly-shaded, shallow streams and riffles with a rocky substrate in a variety of habitats. Need at least some cobble-sized substrate for egg-laying. Need at least 15 weeks to attain metamorphosis.
<i>Spea hammondi</i> western spadefoot toad	—;CSC	Occurs primarily in grassland habitats, but can be found in valley-foothill hardwood woodlands. Vernal pools are essential for breeding and egg-laying.
<i>Thamnophis gigas</i> Giant garter snake	FT;CT	Freshwater marshes, sloughs, ponds, small lakes or low gradient streams with adjacent upland areas. Also has adapted to drainage canals, irrigation ditches, and agricultural wetlands especially flooded rice fields.
<b>BIRDS</b>		
<i>Accipiter gentilis</i> Northern goshawk	—;CSC	North Coast Ranges through Sierra Nevada, Klamath, Cascade, and Warner Mts., in Mt. Pinos and San Jacinto, San Bernardino, and White Mts. Prefers middle and higher elevations, and mature, dense conifer forests. Casual in winter along north coast, throughout foothills, and in northern deserts, where it may be found in pinyon-juniper and low-elevation riparian habitats.
<i>Agelaius tricolor</i> tricolored blackbird	FSC;CSC	Highly colonial species, most numerous in central valley and vicinity. Largely endemic to California. Requires open water, protected nesting substrate, and foraging area with insect prey within a few km of the colony.
<i>Adrea alba</i> Great egret	—;—	Common yearlong resident throughout California, except for high mountains and deserts.
<i>Athene cuniculari</i> Burrowing owl	FSC;CSC	Open, dry annual or perennial grasslands, deserts and scrublands characterized by low-growing vegetation. Subterranean nester, dependent upon burrowing mammals, most notably, the California ground squirrel.
<i>Adrea herodias</i> Great blue heron	—;—	Marshes, mangroves, swamps, lake water or edges, coastal lagoons, ditches, estuaries, shorelines, coastal waters, flooded meadows, and flowing streams.
<i>Buteo swainsoni</i> Swainson's hawk	FSC;CT	Breeds in grasslands with scattered trees, juniper-sage flats, riparian areas, savannahs, and agricultural or ranches. Requires adjacent suitable foraging areas such as grasslands, or alfalfa or grain fields supporting rodent populations.
<i>Coccyzus americanus occidentalis</i> Western yellow-billed cuckoo	FT;CE	Nesting restricted to river bottoms and other mesic habitats where humidity is high.
<i>Egretta thula</i> snowy egret	FSC/ MBTA	Colonial nester, with nest sites situated in protected beds of dense tules. Rookery sites situated close to foraging areas;

SPECIES	STATUS	HABITAT
		marshes, tidal flats, streams, wet meadows, and borders of lakes.
<i>Falco mexicanus</i> prairie falcon	FSC/ MBTA; Raptor	Inhabits dry, open terrain, either level or hilly breeding sites located on cliffs. Forages far afield, even to marshlands and ocean shores.
<i>Haliaeetus leucocephalus</i> bald eagle	FSC/FD; CE/CP	Ocean shore, lake margins, and rivers for both nesting and wintering. Most nests within one mile of water. Nests in large, old-growth, or dominant live three w/open branches especially ponderosa pine. Roosts communally in winter.
<i>Nycticorax</i> black-crowned night heron	MBTA;--	Colonial nester, usually in trees, occasionally in tule patches. Rookery sites located adjacent to foraging areas: lake margins, mud-bordered bays, marshy spots.
<i>Pandion haliaetus</i> osprey	MBTA; Raptor	Ocean shore, bays, fresh water lakes, and larger streams. Large nests built in tree tops within 15 miles of a good fish producing body of water.
<i>Riparia</i> bank swallow	--;CT	Restricted to riparian areas with vertical cliffs and banks with fine textured or sandy soils while breeding.
<b>FISH</b>		
<i>Oncorhynchus mykiss irideus</i> pop. 11 Steelhead – central valley DPS	FT;--	Primarily in cool, clear, fast-flowing waters. They typically thrive in tailwaters of large dams, but also can easily adapt to inhabiting lakes and reservoirs with ample food.
<b>MAMMALS</b>		
<i>Erethizon dorastum</i> North American porcupine	--;	Most common in montane conifer, Douglas-fir, alpine dwarf-shrub, and wet meadow habitats. Less common in hardwood, hardwood-conifer, montane and valley foothill riparian, aspen, pinyon-juniper, low sage, sagebrush, and bitterbrush.
<i>Lasionycteris noctivagans</i> silver-haired bat	--;	Primarily a coastal & montane forest dweller feeding over streams, ponds & open brushy areas. Roosts in hollow trees, beneath exfoliating bark, abandoned woodpecker holes & rarely under rocks. Needs drinking water.
<i>Lasiurus blossevillii</i> western red bat	FSC;CSC	Roosts primarily in trees, 2-40 ft above ground, from sea level up through mixed conifer forests. Prefers habitat at edges & mosaics with trees that are protected from above & open below with open areas for foraging.
<i>Lasiurus cinereus</i> hoary bat	--;--	Prefers open habitat or habitat mosaics, with access to trees for cover & open areas or habitat edges for feeding. Roosts in dense foliage of medium to large trees. Feeds primarily on moths. requires water.
<i>Martes americana</i> <i>humboldtensis</i> Humboldt marten	--;CSC	Occurs only in the coastal redwood zone from the Oregon border south to Sonoma County. Associated with late succession-coniferous forests, prefer forests with low, overhead cover.
<i>Pekania pennanti</i> Fisher – west coast DPS	--;CSC	Coniferous or mixed forests that provide abundant potential den sites, rest sites, and preferred prey species. Key habitat components include relatively large diameter trees, high canopy closure, large trees (hardwood and conifer) with cavities, and large down wood.
<i>Eumops perotis californicus</i> Western mastiff bat	--;CSC	Most frequently encountered in broad open areas. Generally, this bat is found in a variety of habitats, from dry desert

<i>SPECIES</i>	<i>STATUS</i>	<i>HABITAT</i>
		washes, flood plains, chaparral, oak woodland, open ponderosa pine forest, grassland, montane meadows, and agricultural areas
<i>Myotis yumanensis</i> Yuma myotis	FSC;--	Reside in open forests and woodland habitats with sources of water over which to feed. Roost in buildings, mines, caves, and crevices.
<i>Taxidea taxus</i> American badger	--;CSC	Most abundant in drier open stages of most shrub, forest, and herbaceous habitats, with friable soils. Need sufficient food, friable soils and open, uncultivated ground. Prey on burrowing rodents. Dig burrows.

SOURCE: CDFW CNDDDB 2019

NOTES: STATUS IS SHOWN FOR (FEDERAL/STATE). (--) INDICATES NO LISTING STATUS.

ABBREVIATIONS:

FE — FEDERAL ENDANGERED

FT — FEDERAL THREATENED

FC — FEDERAL CANDIDATE

FSC — FEDERAL SPECIES OF CONCERN

FD — FEDERAL DELISTED

MBTA — PROTECTED BY MIGRATORY BIRD TREATY ACT

CE — CALIFORNIA ENDANGERED SPECIES

CT — CALIFORNIA THREATENED

CP — CALIFORNIA FULLY PROTECTED UNDER §3511, 4700, 5050 AND 5515 FG CODE

CSC — CDFW SPECIES OF SPECIAL CONCERN

DEIR Page 3.4-16 has been updated to list sensitive natural communities:

ALKALI SEEP

Meadow & seep | Wetland

DEIR p.g. 3.4-23 has been updated to reflect the most recent CNDDDB data file (April 2023):

~~The search revealed documented occurrences of 35 special status animal species within the region of Planning Area. This includes eight invertebrates, four amphibians/reptiles, 13 birds, 1 fish, and 9 mammals.~~

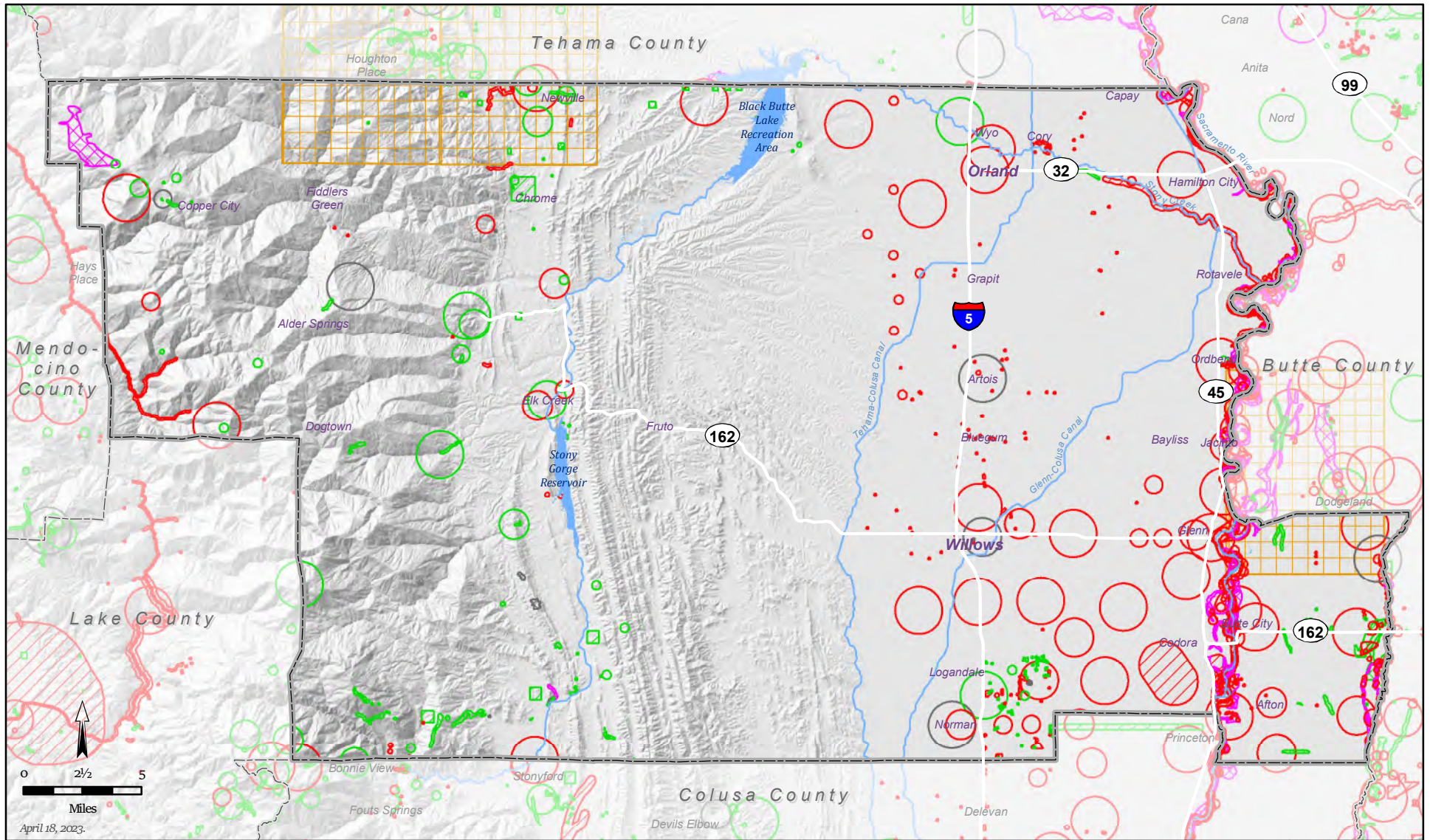
The search revealed documented occurrences of the thirty-nine (39) special status animal species within Glenn County including: nine invertebrates, four amphibians/reptiles, thirteen birds, four fish, and nine mammals. Table 3.4-3 provides a list of the special-status animal species that are documented in Glenn County, their habitat, and current protective status. Figure 3.4-2 illustrates the location of each documented occurrence.

DEIR p.g. 3.4-26 has been updated to reflect the most recent CNDDDB data file (April 2023):

The CNDDDB search revealed seven sensitive natural communities within the search area. The sensitive natural communities within the search area include the aquatic communities of the Coastal and Valley Freshwater Marsh, Great Valley Cottonwood Riparian Forest, Great Valley Mixed Riparian

Forest, The Great Valley Oak Riparian Forest, Great Valley Willow Scrub, Alkali Seep, as well as Valley Needlegrass Grassland.

DEIR Figure 3.4-2 has been updated (included below) to reflect the most recent CNDDDB data file (April 2023):



**Species Occurrences**

- |                      |                              |                                  |
|----------------------|------------------------------|----------------------------------|
| Plant (80m)          | Animal (specific)            | Multiple (80m)                   |
| Plant (specific)     | Animal (non-specific)        | Multiple (specific)              |
| Plant (non-specific) | Animal (circular)            | Multiple (non-specific)          |
| Plant (circular)     | Terrestrial Comm. (specific) | Multiple (circular)              |
| Animal (80m)         | Terrestrial Comm. (circular) | Sensitive EO's (Commercial only) |

CNDDb version 4/1/2023. Please Note: the occurrences shown on this map represent the known locations of the species listed here as of the date of this version. There may be additional occurrences or additional species within this area which have not been surveyed and/or mapped. Lack of information in the CNDDb about a species or an area can never be used as proof that no special status species occur in an area. Basemap: ArcGIS Online World Topographic Map Service.

COUNTY OF GLENN, CALIFORNIA

**FIGURE 3.4-2. CALIFORNIA NATURAL DIVERSITY DATABASE**

### 3.5 CULTURAL AND TRIBAL RESOURCES

No changes were made to Section 3.5 of the DEIR.

### 3.6 GEOLOGY

No changes were made to Section 3.6 of the DEIR.

### 3.7 GREENHOUSE GAS, CLIMATE CHANGE AND ENERGY

No changes were made to Section 3.7 of the DEIR.

### 3.8 HAZARDS AND HAZARDOUS MATERIALS

No changes were made to Section 3.8 of the DEIR.

### 3.9 HYDROLOGY AND WATER QUALITY

No changes were made to Section 3.9 of the DEIR.

### 3.10 LAND USE PLANNING AND POPULATION/HOUSING

No changes were made to Section 3.10 of the DEIR:

#### 3.11 MINERAL RESOURCES

No changes were made to Section 3.11 of the DEIR.

#### 3.12 NOISE

No changes were made to Section 3.12 of the DEIR.

#### 3.13 PUBLIC SERVICES AND RECREATION

No changes were made to Section 3.13 of the DEIR.

#### 3.14 CIRCULATION

No changes were made to Section 3.14 of the DEIR.

#### 3.15 UTILITIES AND SERVICE SYSTEMS

No changes were made to Section 3.15 of the DEIR.

#### 3.16 WILDFIRE

No changes were made to Section 3.16 of the DEIR.

### 4.0 CUMULATIVE/OTHER CEQA-REQUIRED TOPICS

No changes were made to Chapter 4.0 of the DEIR.

---

### 5.0 ALTERNATIVES

No changes were made to Chapter 5.0 of the DEIR.

### 6.0 REPORT PREPARERS

No changes were made to Chapter 6.0 of the DEIR.

### 7.0 REFERENCES

The following references are added to Section 7.0 of the DEIR:

California Dept. of Fish and Wildlife. 2023. California Natural Diversity Database (CNDDDB) data file (April 2023). Available At: <https://wildlife.ca.gov/Data/CNDDDB/Maps-and-Data>



# FINDINGS OF FACT AND STATEMENT OF OVERRIDING CONSIDERATIONS

FOR THE

GLENN COUNTY GENERAL PLAN UPDATE

MAY 2023

*Prepared for:*

Glenn County  
Planning & Community Development Services  
225 N Tehama Street  
Willows, California 95988

*Prepared by:*

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D e N o v o P l a n n i n g G r o u p

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A Land Use Planning, Design, and Environmental Firm







FINDINGS OF FACT AND STATEMENT  
OF OVERRIDING CONSIDERATIONS

FOR THE

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FINDINGS OF FACT AND STATEMENT OF OVERRIDING CONSIDERATIONS

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FINDINGS OF FACT AND STATEMENT OF OVERRIDING CONSIDERATIONS  
FOR THE  
GLENN COUNTY GENERAL PLAN UPDATE  
REQUIRED UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT  
(Public Resources Code, Section 21000 et seq)

I. INTRODUCTION

The California Environmental Quality Act (CEQA) requires the County of Glenn (County), as the CEQA lead agency to: 1) make written findings when it approves a project for which an environmental impact report (EIR) was certified, and 2) identify overriding considerations for significant and unavoidable impacts identified in the EIR.

These findings explain how the County, as the lead agency, approached the significant and potentially significant impacts identified in the environmental impact report (EIR) prepared for the General Plan Update (General Plan, or Project). The statement of overriding considerations identifies economic, social, technological, and other benefits of the Project that override any significant environmental impacts that would result from the Project.

As required under CEQA, the Final EIR describes the Project, adverse environmental impacts of the project, and mitigation measures and alternatives that would substantially reduce or avoid those impacts. The information and conclusions contained in the EIR reflect the County's independent judgment regarding the potential adverse environmental impacts of the Project.

The Final EIR (which includes the Draft EIR, comments on the Draft EIR, responses to comments on the Draft EIR, and any revisions to the Draft EIR) for the Project, examined several alternatives to the Project that were not chosen as part of the approved project (the No Project Alternative, Modified Project Alternative, and the Infill Development Agriculture Protection Alternative).

The Findings of Fact and Statement of Overriding Considerations set forth below ("Findings") are presented for adoption by the Country Board of Supervisors (Board, or BOS) as the County's findings under the California Environmental Quality Act ("CEQA") (Public Resources Code, §21000 et seq.) and the CEQA Guidelines (California Code of Regulations, Title 14, § 15000 et seq.) relating to the Project. The Findings provide the written analysis and conclusions of this Board regarding the Project's environmental impacts, mitigation measures,

alternatives to the Project, and the overriding considerations, which in this Board's view, justify approval of the Glenn County General Plan, despite its environmental effects.

## II. GENERAL FINDINGS AND OVERVIEW

### A. Project Background

In 2019, Glenn County began a multi-year process to update the County's General Plan. State law requires every city and county in California to prepare and maintain a planning document called a general plan. A general plan is a "constitution" or "blueprint" for the future physical development of a county or city. As part of the General Plan Update process, a General Plan Existing Conditions Report was prepared to establish a baseline of existing conditions in the county.

The updated Glenn County General Plan includes a framework of goals, policies, and actions that will guide the community toward its common vision. The General Plan is supported with a variety of maps, including a Land Use Map and Circulation Diagram.

### B. Procedural Background

Glenn County circulated a Notice of Preparation (NOP) of an EIR for the proposed Project on October 28, 2022 to trustee and responsible agencies, the State Clearinghouse, and the public. A scoping meeting was held on November 16, 2022. During the 30-day public review period for the NOP, which ended on November 28, 2022, three written comment letters were received on the NOP. The NOP and all comments received on the NOP are presented in Appendix A of the DEIR.

Glenn County published a public Notice of Availability (NOA) for the Draft EIR on January 31, 2023, inviting comment from the general public, agencies, organizations, and other interested parties. The NOA was filed with the State Clearinghouse (SCH# 2022100620) and was published in the Glenn County Clerk's office and the local newspaper, pursuant to the public noticing requirements of CEQA. The Draft EIR was available for public review from January 31, 2023 through March 17, 2023. The Public Draft General Plan was also available for public review and comment during this time period.

The Draft EIR contains a description of the project, description of the environmental setting, identification of project impacts, and mitigation measures for impacts found to be significant, as well as an analysis of Project alternatives, identification of significant irreversible environmental changes, growth-inducing impacts, and cumulative impacts. The Draft EIR identifies issues determined to have no impact or a less than significant impact, and provides detailed analysis of potentially significant and significant impacts. Comments received in response to the NOP were considered in preparing the analysis in the Draft EIR.

The County of Glenn received one comment letter regarding the Draft General Plan and Draft EIR from public agencies, organizations, and members of the public during the 45-day review period.

In accordance with CEQA Guidelines Section 15088, a Final EIR was prepared that responded to the written comments received, as required by CEQA. The Final EIR document and the Draft EIR, as amended by the Final EIR, constitute the Final EIR.

### **C. Record of Proceedings and Custodian of Record**

For purposes of CEQA and the findings set forth herein, the record of proceedings for the County's findings and determinations consists of the following documents and testimony, at a minimum:

- The NOP, comments received on the NOP, Notice of Availability, and all other public notices issued by the County in relation to the Glenn County General Plan Update EIR.
- The Glenn County General Plan Update Final EIR, including comment letters and technical materials cited in the document.
- All non-draft and/or non-confidential reports and memoranda prepared by the County of Glenn and consultants in relation to the EIR.
- Minutes of the discussions regarding the Project and/or Project components at public hearings held by the County.
- Staff reports associated with Planning Commission and Board of Supervisors meetings on the Project.
- Those categories of materials identified in Public Resources Code Section 21167.6.

The County Clerk is the custodian of the administrative record. The documents and materials that constitute the administrative record are available for review at the County Clerk-Recorder Office 516 West Sycamore Street Willows California 95988.

### **D. Consideration of the Environmental Impact Report**

In adopting these Findings, this Board finds that the Final EIR was presented to this Board, the decision-making body of the lead agency, which reviewed and considered the information in the Final EIR prior to approving the Glenn County General Plan. By these findings, this Board ratifies, adopts, and incorporates the analysis, explanation, findings, responses to comments, and conclusions of the Final EIR. The Board finds that the Final EIR was completed in compliance with the California Environmental Quality Act. The Final EIR represents the independent judgment and analysis of the County.



## E. Severability

If any term, provision, or portion of these Findings or the application of these Findings to a particular situation is held by a court to be invalid, void, or unenforceable, the remaining provisions of these Findings, or their application to other actions related to the Glenn County General Plan, shall continue in full force and effect unless amended or modified by the County.

## III. FINDINGS AND RECOMMENDATIONS REGARDING SIGNIFICANT AND UNAVOIDABLE IMPACTS

### A. Agricultural and Forest Resources

#### 1. General Plan implementation would result in the conversion of farmlands, including Prime Farmland, Unique Farmland, and Farmland of Statewide Importance (EIR Impact 3.2-1)

- (a) **Potential Impact.** The potential for the Project to result in the conversion of farmlands, including important farmlands, to non-agricultural uses is discussed at pages 3.2-8 through 3.2-13 of the Draft EIR.
- (b) **Mitigation Measures.** Minimized to the greatest extent feasible through General Plan Policies and Actions. No feasible mitigation is available.
- (c) **Findings.** Based upon the EIR and the entire record before this Board, this Board finds that:
  - (1) **Effects of Mitigation and Remaining Impacts.** As described on pages 3.2-8 through 3.2-13 of the Draft EIR, the Project includes numerous policies and actions that would reduce the severity of this impact to the extent feasible. The General Plan includes policies and actions to protect and preserve farmland, as well as to reduce potential impacts to agricultural lands. Implementation of the General Plan policies and action items reduce impacts to agricultural resources by managing the pace and location of growth, and protecting, and buffering surrounding agricultural uses. However, the General Plan does allow for development of some agricultural lands. The only mitigation available to fully avoid this impact would be to restrict growth to occur only on non-agricultural lands and to not allow agricultural-support operations on agricultural lands; this limitation of growth would not be consistent with the Project goals and objectives as identified in the EIR and stated throughout the Project.

Therefore, this would represent a significant and unavoidable impact of the Project.

- (2) **Overriding Considerations.** The environmental, economic, social and other benefits of the Project, as stated more fully in the Statement of Overriding Considerations in Section VI, override any remaining significant adverse impact of the Project associated with conversion of farmlands.

**2. General Plan implementation may result in conflicts with existing Williamson Act Contracts (EIR Impact 3.2-2)**

- (a) **Potential Impact.** The potential for the Project to result in conflicts with Williamson Act Contracts is discussed at pages 3.2-13 through 3.2-14 of the Draft EIR.

- (b) **Mitigation Measures.** Minimized to the greatest extent feasible through General Plan Policies and Actions. No feasible mitigation is available.

- (c) **Findings.** Based upon the EIR and the entire record before this Board, this Board finds that:

- (1) **Effects of Mitigation and Remaining Impacts.** As described on page 3.2-13 through 3.2-14 of the Draft EIR, the Project includes numerous policies and actions that are intended to reduce conflicts between existing agricultural and Williamson Act lands with new development as a result of the proposed General Plan. These include policies which help explicitly minimize conflicts between agricultural and urban land uses including promoting the establishment of adequate buffers between agricultural and urban land use, and maintaining County policies to address consistency with the Williamson Act and future amendments. However, the General Plan does allow for developed uses on agricultural lands under Williamson Act Contract within the County. The only mitigation available to fully avoid this impact would be to restrict growth to occur only on non-agricultural lands; this limitation of growth would not be consistent with the Project goals and objectives as identified in the EIR and stated throughout the Project. Therefore, this would represent a significant and unavoidable impact of the Project.

- (2) **Overriding Considerations.** The environmental, economic, social and other benefits of the Project, as stated more fully in the Statement of Overriding Considerations in Section VI, override any

remaining significant adverse impact of the Project associated with Williamson Act Contract conflicts.

## **B. Air Quality**

### **1. General Plan implementation may conflict with or obstruct implementation of the applicable air quality plan, or result in a cumulatively considerable net increase of criteria pollutants (EIR Impact 3.3-1)**

(a) **Potential Impact.** The potential for the Project to conflict with or obstruct implementation of the applicable air quality plan, or result in a cumulatively considerable net increase of criteria pollutants is discussed at pages 3.3-23 through 3.3-28 of the Draft EIR.

(b) **Mitigation Measures.** Minimized to the greatest extent feasible through General Plan Policies and Actions. No feasible mitigation is available.

(c) **Findings.** Based upon the EIR and the entire record before this Board, this Board finds that:

(1) **Effects of Mitigation and Remaining Impacts** As described on pages 3.3-23 through 3.3-28 of the Draft EIR, the Project includes policies and actions that would reduce the severity of this impact to the extent feasible, including numerous goals, policies and implementation actions which would further the fundamental goals of reducing emissions of criteria pollutants associated with vehicle miles traveled, and reducing building energy usage. However, even with implementation of the General Plan policies and actions aimed to reduce criteria pollutant emissions, since the proposed General Plan would allow for new development that would increase overall development and VMT. There are no mitigation measures that can eliminate significant impact while still allowing the County's economy to grow through new development, particularly residential, industrial, and commercial uses. This would represent a significant and unavoidable impact of the Project.

(2) **Overriding Considerations.** The environmental, economic, social and other benefits of the Project, as stated more fully in the Statement of Overriding Considerations in Section VI, override any remaining significant adverse impact of the Project associated with air quality and criteria pollutant emissions.

**C. Greenhouse Gases, Climate Change and Energy**

**1. General Plan implementation has the potential to generate GHG emissions that could have a significant impact on the environment and/or conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases (EIR Impact 3.7-1)**

(a) **Potential Impact.** The potential for the Project to generate GHG emissions that could have a significant impact on the environment and/or conflict with an applicable plan, policy, or regulation is discussed at pages 3.7-21 through 3.7-25 of the Draft EIR.

(b) **Mitigation Measures.** Minimized to the greatest extent feasible through General Plan Policies and Actions. No feasible mitigation is available.

(c) **Findings.** Based upon the EIR and the entire record before this Board, this Board finds that:

(1) **Effects of Mitigation and Remaining Impacts** As described on pages 3.7-21 through 3.7-25 of the Draft EIR, the Project includes policies and actions that would reduce the severity of this impact to the extent feasible, including numerous goals, policies and implementation actions which would further the State's fundamental GHG reduction goals and reduce energy usage, promote renewable and/or alternative energy sources, and encourage alternative modes of transportation. However, even with implementation of the goals, policies, and actions contained in the proposed General Plan, there is no guarantee that the General Plan alone would be sufficient to limit GHGs to the extent required by AB 32 and SB 375, and other federal and state regulations. This would represent a significant and unavoidable impact of the Project.

(2) **Overriding Considerations.** The environmental, economic, social and other benefits of the Project, as stated more fully in the Statement of Overriding Considerations in Section VI, override any remaining significant adverse impact of the Project associated with GHG emissions and impacts.

## D. Cumulative Impacts

### 1. Cumulative impact to agricultural lands and resources. (EIR Impact 4.2)

- (a) **Potential Impact.** The potential for the Project to result in a considerable contribution to the cumulative loss of agricultural land and resources, including important farmlands, significant farmlands, land under the Williamson Act, and other farmlands, is discussed on page 4.0-5 through 4.0-6 of the Draft EIR.
- (b) **Mitigation Measures.** Minimized to the greatest extent feasible through General Plan Policies and Actions. No feasible mitigation is available.
- (c) **Findings.** Based upon the EIR and the entire record before this Board, this Board finds that:
  - (1) **Mitigation and Remaining Impacts.** As described on page 4.0-5 through 4.0-6 of the Draft EIR, the Project includes policies and actions that would reduce the severity of this impact to the extent feasible. However, even with implementation of adopted policies and actions, the General Plan has the potential to considerably contribute to permanent conversion of agricultural land and resources. No feasible mitigation is available to fully reduce the cumulative effect on these resources, or to mitigate the contribution to a less-than-significant level. This would represent a cumulatively considerable contribution by the Project to the significant and unavoidable cumulative impact.
  - (2) **Overriding Considerations.** The environmental, economic, social and other benefits of the Project, as stated more fully in the Statement of Overriding Considerations in Section VI, override any remaining significant adverse impact of the Project associated with cumulative impacts to agricultural lands and resources.

### 2. Cumulative impact on the region's air quality (EIR Impact 4.3)

- (a) **Potential Impact.** The potential for the Project to result in a considerable contribution to the cumulative impact on the region's air quality is discussed at page 4.0-6 of the Draft EIR.
- (b) **Mitigation Measures.** Minimized to the greatest extent feasible through General Plan Policies and Actions. No feasible mitigation is available.
- (c) **Findings.** Based upon the EIR and the entire record before this Board, this Board finds that:

- (1) **Mitigation and Remaining Impacts.** As described on page 4.0-6 of the Draft EIR, the Project includes policies and actions that would reduce the severity of this impact to the extent feasible. However, even with implementation of adopted policies and actions, the General Plan has the potential to considerably contribute to an impact on the region's air quality. No feasible mitigation is available to fully reduce the cumulative effect, or to mitigate the contribution to a less-than-significant level. This would represent a cumulatively considerable contribution by the Project to the significant and unavoidable cumulative impact.
- (2) **Overriding Considerations.** The environmental, economic, social and other benefits of the Project, as stated more fully in the Statement of Overriding Considerations in Section VI, override any remaining significant adverse impact of the Project associated with cumulative impacts on the region's air quality.

**3. Cumulative impacts related to greenhouse gases, climate change, and energy (EIR Impact 4.7)**

- (a) **Potential Impact.** The potential for the Project to result in a considerable contribution to the cumulative impact related to greenhouse gases, climate change, and energy is discussed at pages 4.0-8 and 4.0-9 of the Draft EIR.
- (b) **Mitigation Measures.** Minimized to the greatest extent feasible through General Plan Policies and Actions. No feasible mitigation is available.
- (c) **Findings.** Based upon the EIR and the entire record before this Board, this Board finds that:
  - (1) **Mitigation and Remaining Impacts.** As described on pages 4.0-8 and 4.0-9 of the Draft EIR, the Project includes policies and actions that would reduce the severity of this impact to the extent feasible. However, even with implementation of adopted policies and actions, the General Plan has the potential to considerably contribute to an impact related to greenhouse gases, climate change, and energy. No feasible mitigation is available to fully reduce the cumulative effect, or to mitigate the contribution to a less-than-significant level. This would represent a cumulatively considerable contribution by the Project to the significant and unavoidable cumulative impact.
  - (2) **Overriding Considerations.** The environmental, economic, social and other benefits of the Project, as stated more fully in the

Statement of Overriding Considerations in Section VI, override any remaining significant adverse impact of the Project associated with cumulative impacts to greenhouse gases, climate change, and energy.

**4. Cumulative impacts on the transportation network (EIR Impact 4.14)**

- (a) **Potential Impact.** The potential for the Project to result in a considerable contribution to the cumulative impact related to the transportation network is discussed at pages 4.0-13 of the Draft EIR.
- (b) **Mitigation Measures.** Minimized to the greatest extent feasible through General Plan Policies and Actions. No feasible mitigation is available.
- (c) **Findings.** Based upon the EIR and the entire record before this Board, this Board finds that:
  - (1) **Mitigation and Remaining Impacts.** As described on pages 4.0-13 and of the Draft EIR, the proposed General Plan would result in a similar or decreased VMT per capita when compared to the existing (baseline) condition, and an expected increase in total VMT. This can be concluded based on the general plan land use designations for new growth in areas near current development within community areas and around incorporated cities. The newly designated growth areas are similarly near central areas, close to several job centers, and located along existing transportation corridors. As growth occurs, total VMT will increase but per capita levels will decrease compared to existing conditions. The proposed General Plan includes policies designed to reduce vehicle travel and VMT as detailed in DEIR Chapter 3.14. While policies and actions may result in less-than-significant VMT impacts when considered at an individual project level, they cannot be guaranteed and are not possible to fully quantify or mitigate at a countywide cumulative level as part of a programmatic General Plan. As a result, this is considered a cumulatively considerable and significant and unavoidable impact.
  - (2) **Overriding Considerations.** The environmental, economic, social and other benefits of the Project, as stated more fully in the Statement of Overriding Considerations in Section VI, override any remaining significant adverse impact of the Project associated with cumulative impacts to transportation and circulation.

## **E. Significant Irreversible Effects**

### **1. Irreversible and adverse effects (EIR Impact 4.17)**

- (a) **Potential Impact.** The potential for the Project to result in a significant irreversible effect associated with the consumption of nonrenewable resources and irretrievable commitments/irreversible physical changes is discussed at pages 4.0-20 and 4.0-21 of the Draft EIR.
- (b) **Mitigation Measures.** Minimized to the greatest extent feasible through General Plan Policies and Actions. No feasible mitigation is available.
- (c) **Findings.** Based upon the EIR and the entire record before this Board, this Board finds that:
- (1) **Mitigation and Remaining Impacts.** As described on pages 4.0-20 and 4.0-21 of the Draft EIR, the Project includes policies and actions that would reduce the severity of this impact to the extent feasible. One of the objectives of the proposed General Plan is to be an active steward of the County's vast natural resources. Many of the General Plan's policies and actions, aimed at preserving natural resources, are contained within the Conservation Element, and have been identified throughout this EIR. Additionally, the proposed General Plan directs most new development to areas surrounding existing development and neighborhoods in more urbanized areas of the county. As a result, the proposed General Plan will minimize the potential for impacts to the nonrenewable resources in the Planning Area, including biological resources, water resources, and energy resources, to the greatest extent feasible. More detailed and focused discussions of potential impacts to these nonrenewable resources are contained throughout the Draft EIR. However, the General Plan establishes a Land Use Map that anticipates urbanization and development over an approximate 20-year period. This development is necessary to achieve the economic development goals as well as other goals and objectives of the Project. In summary, the General Plan includes an extensive policy framework that is designed to address land use and environmental issues to the greatest extent feasible while allowing growth and economic prosperity for the County. However, even with the policies and actions that will serve to reduce potential significant impacts, the General Plan will result in significant irreversible changes including development on currently undeveloped site and the use of materials and other



nonrenewable resources as a result of individual project construction and operations. This would represent a cumulatively considerable contribution by the Project to the significant and unavoidable cumulative impact.

- (2) **Overriding Considerations.** The environmental, economic, social and other benefits of the Project, as stated more fully in the Statement of Overriding Considerations in Section VI, override any remaining significant adverse impact of the Project associated with irreversible effects.

#### IV. FINDINGS AND RECOMMENDATIONS REGARDING THOSE IMPACTS WHICH ARE LESS THAN SIGNIFICANT, LESS THAN CUMULATIVELY CONSIDERABLE, OR HAVE NO IMPACT

**A.** Specific impacts within the following categories of environmental effects were found to be less than significant, less than cumulatively considerable, or have no impact as set forth in more detail in the Draft EIR.

**1. Aesthetics and Visual Resources:** The following specific impacts were found to be less than significant, or have no impact:

- a. Impact 3.1-1: General Plan implementation would not have a substantial adverse effect on the existing visual character or quality of public views, or on a scenic vista
- b. Impact 3.1-2: General Plan implementation would not substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a State scenic highway
- c. Impact 3.1-3: Project implementation would not conflict with an applicable zoning or other regulation governing scenic quality within an urbanized area.
- d. Impact 3.1-4: General Plan implementation could result in the creation of new sources of nighttime lighting and daytime glare

**2. Agricultural and Forest Resources:** The following specific impacts were found to be less than significant:

- a. Impact 3.2-3: Conflict with Existing Zoning of Forest or Timber Production.
- b. Impact 3.2-4: Result in the Loss or Conversion of Forest Land.
- c. Impact 3.2-5: General Plan implementation would not 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.

- 3. Air Quality:** The following specific impacts were found to be less than significant:
  - a. Impact 3.3-2: General Plan implementation would expose sensitive receptors to substantial pollutant concentrations
  - b. Impact 3.3-2: General Plan implementation would not expose sensitive receptors to substantial pollutant concentrations.
  - c. Impact 3.3-3: General Plan implementation would not result in other emissions (such as those leading to odors adversely affecting a substantial number of people)
  
- 4. Biological Resources:** The following specific impacts were found to be less than significant:
  - a. Impact 3.4-1: General Plan implementation could 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
  - b. Impact 3.4-2: General Plan implementation could 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 U.S. Fish and Wildlife Service
  - c. Impact 3.4-3: General Plan implementation could have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means
  - d. Impact 3.4-4: General Plan implementation would not 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
  - e. Impact 3.4-5: The General Plan would not conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance
  - f. Impact 3.4-6: General Plan implementation would not conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or State habitat conservation plan

- 5. Cultural Resources:** The following specific impacts were found to be less than significant:
- a.** Impact 3.5-1: General Plan implementation could cause a substantial adverse change in the significance of a historical or archaeological resource pursuant to Section 15064.5
  - b.** Impact 3.5-2: Implementation of the General Plan could lead to the disturbance of any human remains
  - c.** Impact 3.5-3 : Cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code Section 21074, and that is: 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 a resource determined by the lead agency
- 6. Geology, Soils, and Minerals:** The following specific impacts were found to be less than significant:
- a.** Impact 3.6-1: General Plan implementation has the potential to expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving rupture of a known earthquake fault, strong seismic ground shaking, seismic-related ground failure, including liquefaction, or landslides
  - b.** Impact 3.6-2: General Plan implementation has the potential to result in substantial soil erosion or the loss of topsoil
  - c.** Impact 3.6-3: General Plan implementation has the potential to result in development 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
  - d.** Impact 3.6-4: General Plan implementation has the potential to result in development on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property
  - e.** Impact 3.6-5: General Plan implementation does not have the potential to 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
  - f.** Impact 3.6-6: General Plan implementation has the potential to directly or indirectly destroy a unique paleontological resource or site or unique geologic feature

7. **Greenhouse Gases and Climate Change:** The following specific impacts were found to be less than significant:
  - a. Impact 3.7-2: General Plan implementation has the potential to result in a significant impact due to wasteful, inefficient, or unnecessary consumption of energy resources, or conflict with or obstruct a state or local plan for renewable energy or energy efficiency
  
8. **Hazards:** The following specific impacts were found to be less than significant:
  - a. Impact 3.8-1: General Plan implementation has the potential to create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials, or through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment
  - b. Impact 3.8-2: General Plan implementation has the potential to emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school
  - c. Impact 3.8-3: General Plan implementation has the potential to have projects located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5
  - d. Impact 3.8-4: General Plan implementation is not located within an airport land use plan, two miles of a public airport or public use airport, and would not result in a safety hazard for people residing or working in the project area
  - e. Impact 3.8-5: General Plan implementation has the potential to impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan
  - f. Impact 3.8-6: General Plan implementation has the potential to expose people or structures to a significant risk of loss, injury or death involving wildland fires
  
9. **Hydrology and Water Quality:** The following specific impacts were found to be less than significant:
  - a. Impact 3.9-1: General Plan implementation could violate water quality standards or waste discharge requirements or otherwise substantially degrade water quality or obstruct implementation of a water quality control plan

- b. Impact 3.9-2: General Plan implementation could result in the depletion of groundwater supplies, interfere substantially with groundwater recharge or conflict with a groundwater management plan
- c. Impact 3.9-3: General Plan implementation could alter the existing drainage pattern in a manner which would result in substantial erosion, siltation, flooding, impeded flows, or polluted runoff
- d. Impact 3.9-4: General Plan implementation would not release pollutants due to project inundation by flood hazard, tsunami, or seiche

**10. Land Use and Population:** The following specific impacts were found to be less than significant:

- a. Impact 3.10-1: General Plan implementation would not physically divide an established community
- b. Impact 3.10-2: General Plan implementation would not 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
- c. Impact 3.10-3: General Plan implementation would not 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)
- d. Impact 3.10-4: General Plan implementation would not displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere

**11. Mineral Resources:** The following specific impacts were found to be less than significant:

- a. Impact 3.11-1: General Plan implementation would not 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. Impact 3.11-2: General Plan implementation would not 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

**12. Noise:** The following specific impacts were found to be less than significant:

- a. Impact 3.12-1: General Plan implementation may result in exposure to significant traffic noise sources

- b. Impact 3.12-2: General Plan implementation may result in exposure to excessive railroad noise sources
- c. Impact 3.12-3: Implementation of the General Plan could result in the generation of excessive stationary noise sources
- d. Impact 3.12-4: General Plan implementation may result in an increase in construction noise sources
- e. Impact 3.12-5: General Plan implementation may result in exposure to excessive aircraft noise sources
- f. Impact 3.12-6: General Plan implementation may result in construction vibration
- g. Impact 3.12-7: General Plan implementation may result in exposure to groundborne vibration

**13. Public Services and Recreation:** The following specific impacts were found to be less than significant:

- a. Impact 3.13-1: General Plan implementation could result in adverse physical impacts on the environment associated with the need for new governmental facilities or the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts and the provision of public services
- b. Impact 3.13-2: General Plan implementation may result in adverse physical impacts associated with the deterioration of existing parks and recreation facilities or the construction of new parks and recreation facilities

**14. Transportation and Circulation:** The following specific impact was found to be less than significant:

- a. Impact 3.14-1: General Plan implementation may conflict or be inconsistent with the VMT thresholds in the Glenn County SB 743 Implementation Plan.
- b. Impact 3.14-2: General Plan implementation may disrupt existing or conflict with planned transit service and/or bicycle and pedestrian facilities.
- c. Impact 3.14-3: General Plan implementation may increase traffic hazards due to inconsistency with applicable design standards.
- d. Impact 3.14-4: General Plan implementation may cause inadequate emergency access.

- 15. Utilities and Service Systems:** The following specific impact was found to be less than significant:
- a. Impact 3.15-1: General Plan implementation would result in sufficient water supplies available to serve the County and reasonably foreseeable future development during normal, dry and multiple dry years.
  - b. Impact 3.15-2: General Plan implementation may require or result in the construction of new water treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects.
  - c. Impact 3.15-3: General Plan implementation has the potential to 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.
  - d. Impact 3.15-4: General Plan implementation may require or result in the relocation or construction of new or expanded wastewater facilities, the construction or relocation of which could cause significant environmental effects.
  - e. Impact 3.15-5: General Plan implementation may require or result in the relocation or construction of new or expanded storm water drainage facilities, the construction or relocation of which could cause significant environmental effects.
  - f. Impact 3.15-6: General Plan implementation would comply with federal, state, and local management and reduction statutes and regulations related to solid waste, and would not 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.
- 16. Wildfires:** The following specific impacts were found to be less than significant:
- a. Impact 3.16-1: General Plan implementation could substantially impair an adopted emergency response plan or emergency evacuation plan.
  - b. Impact 3.16-2: General Plan implementation would not exacerbate wildfire risks, or thereby expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire.
  - c. Impact 3.16-3: 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.

- d. Impact 3.16-4: 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.

**B.** The project was found to have a less than cumulatively considerable contribution to specific impacts within the following categories of environmental effects as set forth in more detail in the Draft EIR.

1. Impact 4.1: Cumulative degradation of the existing visual character of the region
2. Impact 4.4: Cumulative loss of biological resources, including habitats and special status species
3. Impact 4.5: Cumulative impacts on known and undiscovered cultural resources
4. Impact 4.6: Cumulative impacts related to geology and soils
5. Impact 4.8: Cumulative impacts related to hazardous materials and human health risks
6. Impact 4.9: Cumulative impacts related to hydrology and water quality
7. Impact 4.10: Cumulative impacts related to local land use, population, and housing
8. Impact 4.11: Cumulative impacts related to mineral resources
9. Impact 4.12: Cumulative impacts related to noise
10. Impact 4.13: Cumulative impacts to public services and recreation
11. Impact 4.15: Cumulative impacts related to utilities
12. Impact 4.16: Cumulative impact related to wildfire

**C.** The above impacts are less than significant or less than cumulatively considerable for one of the following reasons:

1. The EIR determined that the impact is less than significant for the Project.
2. The EIR determined that the Project would have a less than cumulatively considerable contribution to the cumulative impact.



## V. PROJECT ALTERNATIVES

### A. Identification of Project Objectives

An EIR is required to identify a “range of potential alternatives to the project [which] shall include those that could feasibly accomplish most of the basic purposes of the project and could avoid or substantially lessen one of more of the significant effects.” Chapter 2.0 of the Draft EIR identifies the Project’s goals and objectives. The Project objectives include:

- Foster a strong sense of community that celebrates the County’s unique identity, agricultural heritage, and rural way of life.
- Provide a high standard of living for citizens through local programs, high quality services, public safety, local amenities, and educational opportunities that are accessible to all residents.
- Improve the County’s ability to be fiscally sustainable and proactively supportive of local businesses through the expansion of commercial activities, retention of existing successful commercial businesses, and redevelopment of underperforming commercial centers.
- Support and encourage the expansion of a variety of businesses that provide high quality employment and opportunities for economic advancement and resiliency, while enhancing the County’s reputation as a prime location for business growth.
- Be an active steward of the County’s vast natural resources in order to ensure that present and future generations have access to these resources for economic and recreational benefit.
- Address new requirements of State law.

## **B. Alternatives Analysis in EIR**

### **1. Alternative 1: No Project Alternative**

Alternative 1: No Project Alternative. Under Alternative 1, the County would not adopt the General Plan Update. The existing General Plan would continue to be implemented and no changes to the General Plan, including the Land Use Map, Circulation Diagram, goals, policies, or actions would occur. Subsequent projects, such as amending the County Code (including the zoning map), would not occur. The Existing General Plan Land Use Map is shown on Figure 5.0-1.

- a. Findings:** The No Project Alternative is rejected as an alternative because it would not achieve the Project's objectives.
- b. Explanation:** Alternative 1 would not include updated policies, particularly those related to additional housing opportunities, greenhouse gases, community health, and mobility for all roadway users, as required by State law. This alternative would not include various policies proposed in the General Plan update to ensure protection of environmental resources, both at a project level and under cumulative conditions, consistent with the objectives of CEQA.

Alternative 1 fails to meet several of the basic General Plan objectives, including addressing new requirements of State law. Therefore, Alternative 1 (No Project) is rejected from further consideration as a CEQA alternative, as it fails to meet a basic Project objective.

### **2. Alternative 2: Modified Project Alternative**

The Modified Project Alternative is discussed on pages 5.0-3, and 5.0-7 through 5.0-19 of the Draft EIR.

Under Alternative 2, the County would adopt the updated General Plan policy document, including the revised goals, policies, and actions; however, the County would retain the existing land use map. Alternative 2 would result in less residential and nonresidential growth than the proposed General Plan, but it would result in the same growth as Alternative 1. Land use designations are summarized in DEIR Table 5.0-2.

The goals, policies, and actions of the General Plan Update would apply to subsequent development, planning, and infrastructure projects under this alternative.

As shown previously in Table 5.0-1, Alternative 2 would result in fewer housing units and fewer residents when compared to the proposed General Plan Land Use Map. Employment opportunities would also be slightly decreased under this alternative.

- a. **Findings:** The Modified Project Alternative is rejected as an alternative because it would not achieve the Project's objectives.
- b. **Explanation:** Like the Proposed Project, Alternative 2 reflects the current goals and vision expressed by the county's residents, businesses, decision-makers, and other stakeholders; through the updated policy document, and addresses new requirements of State law, including housing goals, resource conservation etc. Alternative 2 meets many of the basic Project Objectives. However, without the updated Land Use Map, Alternative 2 provides less opportunities for attainable and high-quality housing options and development opportunities for job creation and economic development throughout the county.

### 3. **Alternative 3: Infill Development Agriculture Protection Alternative**

The Agriculture Protection Alternative is discussed on pages 5.0-3 and 5.0-7 through 5.0-19 of the Draft EIR.

Alternative 3 –Infill Development - Agriculture Protection Alternative provides jobs-creating and residential development land uses focused within infill development locations that are generally focused within current SOI's, and ULL's. Under this alternative, the proposed Project would be developed in such a way to protect lands currently identified as prime farmland and farmland of statewide importance, by reducing the overall footprint of the developable areas and focus on infill development opportunities and locations within existing community SOI's and ULL's. Implementation of this alternative would require implementation of planning mechanisms such as an Ag-transition/preservation overlay to be included on properties surrounding community areas that currently included designated land uses that allow for additional development, while also being locating on lands identified as prime farmland, or farmlands of statewide importance.

- a. **Findings:** The Infill Development - Agriculture Protection Alternative is rejected as an alternative because it would not achieve the Project's housing and development objectives.
- b. **Explanation:** Like the proposed Project, Alternative 3 would satisfy many Project Objectives as it would adopt the updated policy document. However, Alternative 3 provides less options for housing and job creation throughout the planning area. The county will be required to meet the RHNA during each cycle update. The most current RHNA for the county

includes the need to identify parcels to accommodate 229 units within the unincorporated areas of the county during an 8-year housing cycle. These areas identified for development need to be near service areas and in areas and density ranges to serve a variety of needs including higher density and affordable units. The reduced development potential anticipated under Alternative 3 would reduce the overall levels of future development when compared to the proposed Project through reductions in developable areas, and may not provide ample developable areas to meet future RHNAs without increasing density ranges within residential land use designations. Additionally, this alternative would not reduce any significant impacts to a less than significant level.

## VI. STATEMENTS OF OVERRIDING CONSIDERATIONS

Pursuant to CEQA Section 21081(b) and the CEQA Guidelines Section 15093, the County of Glenn has balanced the benefits of the proposed General Plan against the following unavoidable adverse impacts associated with the proposed General Plan and has included all feasible mitigation measures as policies and action items within the General Plan. The County has also examined alternatives to the proposed Project, and has determined that adoption and implementation of the proposed General Plan is the most desirable, feasible, and appropriate action. The other alternatives are rejected as infeasible, failed to meet project objectives, were not able to reduce any significant impacts to a less than significant levels, or increased the severity on significant impacts based on consideration of the relevant factors discussed in Chapter 5.0 of the Draft EIR.

### A. Significant Unavoidable Impacts

Based on the information and analysis set forth in the EIR and reiterated in Section III of these Findings, implementation of the proposed General Plan would result in the following project-specific significant impacts related to: agricultural resources, air quality, GHG, cumulative transportation, and irreversible effects. These impacts are identified below:

- Impact 3.2-1: General Plan implementation may result in the conversion of farmlands, including Prime Farmland and Unique Farmland, to non-agricultural use.
- Impact 3.2-2: General Plan implementation may result in conflicts with existing Williamson Act Contracts
- Impact 3.3-1: General Plan implementation may conflict with or obstruct implementation of the applicable air quality plan, or result in a cumulatively considerable net increase of criteria pollutants
- Impact 3.7-1: General Plan implementation has the potential to generate GHG emissions that could have a significant impact on the environment and/or conflict with an

applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases

- Impact 4.2: Cumulative impact to agricultural lands and resources
- Impact 4.3: Cumulative impact on the region's air quality
- Impact 4.7: Cumulative impacts related to greenhouse gases, climate change, and energy
- Impact 4.14: Cumulative impacts on the transportation network
- Impact 4.17: Irreversible and adverse effects

## **B. Benefits of the Proposed General Plan/Overriding Considerations**

The County of Glenn has (i) independently reviewed the information in the EIR and the record of proceedings; (ii) made a reasonable and good faith effort to eliminate or substantially lessen the impacts resulting from the proposed General Plan to the extent feasible by including policies and actions in the General Plan that effectively minimize or reduce potential environmental impacts to the greatest extent feasible; and (iii) balanced the project's benefits against the project's significant unavoidable impacts.

Adoption and implementation of the Glenn County General Plan would provide the following economic, social, legal, and other considerable benefits:

1. The General Plan promotes environmentally-sustainable development through goals and policies that balance the need for adequate infrastructure, housing, and economic vitality with the need for resource management and conservation, environmental protection, and preservation of quality of life for Glenn County residents.
2. The General Plan provides a land use map and policy document that accounts for existing development, physical constraints, economic development, flood, fire, and other hazards, and incompatible uses and assigns densities and use types accordingly to enhance the safety, livability, and economic vitality of Glenn County.
3. The General Plan improves mobility options through transportation goals, policies, and actions that enhances connectivity, supports community development patterns, limits traffic congestion, promotes public and alternative transportation methods, and supports the goals of adopted regional transportation plans.
4. The General Plan directs the preservation and environmental stewardship of the vast array of agricultural, natural, cultural and historic resources that uniquely define the character and ecological importance of the county and greater region.
5. The General Plan addresses adverse environmental effects associated with climate change by facilitating sustainable development, promoting energy efficiency, and promoting development that reduces emissions.

6. The General Plan enhances the local economy and provides opportunities for future jobs and business development growth.
7. The General Plan is the product of a comprehensive planning effort driven by members of the public, County staff, the Planning Commission and the Board of Supervisors through a series of public meetings, hearings and workshops that resulted in a thoughtful balance of community, economic, and environmental interests.

## VII. CONCLUSION

After balancing the specific economic, legal, social, technological, and other benefits of the proposed project, the Board finds that the unavoidable adverse environmental impacts identified may be considered “acceptable” due to the specific considerations listed above which outweigh the unavoidable, adverse environmental impacts of the proposed Project.

The Glenn County Board of Supervisors has considered information contained in the EIR prepared for the proposed General Plan as well as the public testimony and record of proceedings in which the project was considered. Recognizing that significant unavoidable agricultural resources, air quality, GHG, cumulative transportation, and irreversible effects impacts may result from implementation of the proposed General Plan, the Board finds that the benefits of the General Plan and overriding considerations outweigh the adverse effects of the Project. Having included all feasible mitigation measures as policies and actions in the General Plan, and recognized all unavoidable significant impacts, the Board hereby finds that each of the separate benefits of the proposed General Plan, as stated herein, is determined to be unto itself an overriding consideration, independent of other benefits, that warrants adoption of the proposed General Plan and outweighs and overrides its unavoidable significant effects, and thereby justifies the adoption of the proposed General Plan.

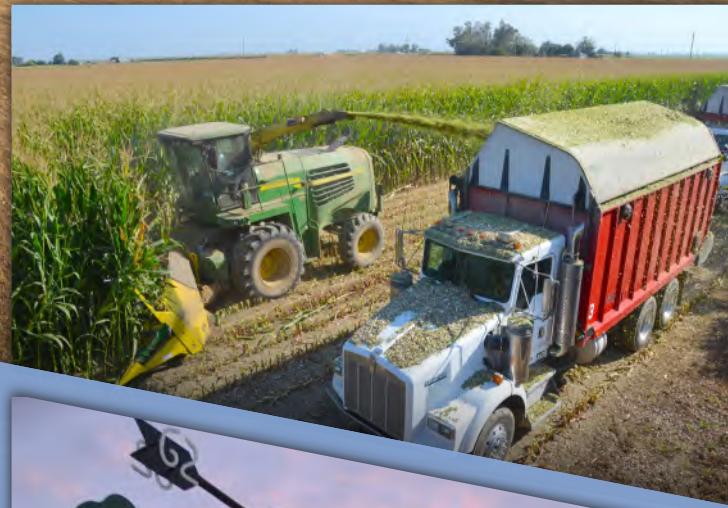
Based on the foregoing findings and the information contained in the record, the Board hereby determines that:

1. All significant effects on the environment due to implementation of the proposed General Plan have been eliminated or substantially lessened where feasible;
2. There are no feasible alternatives to the proposed General Plan which would fully mitigate or substantially lessen the impacts to a less than significant level; and
3. Any remaining significant effects on the environment found to be unavoidable are acceptable due to the factors described in the Statement of Overriding Considerations above.





# GLENN COUNTY GENERAL PLAN UPDATE



# GENERAL PLAN

PUBLIC REVIEW DRAFT

JANUARY 2023

Prepared for  
Glenn County by

De Novo Planning Group

A Land Use Planning, Design, and Environmental Firm







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# Introduction



## INTRODUCTION

In 2019, Glenn County embarked on a multi-year process to update the County's General Plan.

California law requires each county to adopt a comprehensive, long-term general plan for the physical development of the county. The general plan must be an integrated, internally consistent, and compatible statement of policies for the County.

The Glenn County General Plan (General Plan) identifies the community's vision for the future and provides a framework that will guide decisions on growth, development, and conservation of open space and resources in a manner that is consistent with the quality of life desired by the County's residents and businesses. The General Plan supersedes and replaces the previously-adopted General Plan, and has been substantially updated to address current local conditions, community priorities, and goals, and has been reorganized to make the document more user-friendly and straightforward.

This chapter includes the following sections:

- Scope and Content of the General Plan
- Community Participation
- Objectives and Vision
- Applying the General Plan
- Periodic Reporting

# SCOPE AND CONTENT OF THE GENERAL PLAN

State law requires the County to adopt a comprehensive, long-term general plan for the physical development of its planning area. In Glenn County, the planning area includes all lands within the unincorporated county limits. The general plan must include seven state mandated elements including: land use, circulation, housing, conservation, open space, noise, and safety elements, as specified in Government Code Section 65302, to the extent that the issues identified by State law exist in the County’s planning area. Additional elements that relate to the physical development of the County may also be addressed in the general plan. The degree of specificity and level of detail of the discussion of each general plan element need only reflect local conditions and circumstances. The Glenn County General Plan has been prepared consistent with the requirements of State law and addresses the relevant items addressed in Government Code Section 65300 et seq.

The County’s Housing Element was adopted in 2015, and covers the 2015-2023 housing cycle. Concurrent with this General Plan Update, the County will update the Housing Element to cover the 2023-2031 housing cycle.

## The General Plan includes the following elements

1. **Land Use**
2. **Circulation**
3. **Agricultural**
4. **Economic Development**
5. **Conservation & Open Space**
6. **Community Services & Facilities**
7. **Safety**
8. **Noise**
9. **Implementation**

The **General Plan policy** document is the heart of the General Plan. It contains the goals, policies, and actions that support the vision for Glenn County. Two important documents support the General Plan. The **Existing Conditions Report** and the **General Plan Environmental Impact Report (EIR)** are both intended to be used in conjunction with this General Plan and to serve as companions to this policy document. All Project documents associated with the general plan update including outreach summaries, technical documents, and meeting materials can be viewed online through the County’s website: [www.countyofglenn.net](http://www.countyofglenn.net)

## GENERAL PLAN POLICY DOCUMENT

The General Plan policy document contains the goals and policies that will guide future decisions within the County and identifies action items (implementation measures) to ensure the vision and goals of the General Plan are carried out. The General Plan also contains a land use diagram, which serves as a general guide to the distribution of land uses throughout the County. The General Plan addresses all of the elements required by State law, in addition to a range of optional topics and elements that the County has elected to include. The table below identifies the elements included in the General Plan and the corresponding requirement in State law.

Glenn County General Plan Elements	Elements Required by State Law							Optional Topics
	Land Use	Circulation	Conservation	Open Space	Noise	Safety	Housing	
<b>Housing</b>							▲	
<b>Land Use</b>	▲							
<b>Circulation</b>		▲						
<b>Agricultural</b>								▲
<b>Economic Development</b>								▲
<b>Conservation &amp; Open Space</b>			▲	▲				
<b>Community Services &amp; Facilities</b>						▲		▲
<b>Safety</b>						▲		
<b>Noise</b>					▲			
<b>Implementation</b>	▲	▲	▲	▲	▲	▲	▲	▲

## ORGANIZATION OF THE GENERAL PLAN ELEMENTS

Each element (i.e., chapter) of the General Plan is organized into a set of goals, policies, and implementing actions. Each goal is supported by a particular set of policies and actions to implement and achieve that goal. The Implementation Element includes a complete summary of each action that is identified in the various elements, accompanied by the County department responsible for implementing the action and the anticipated timing of implementation.

## COMMUNITY PARTICIPATION

The General Plan was developed with extensive opportunities for public participation, which included input and participation from residents, businesses, local agencies, and other stakeholders.

**PUBLIC WORKSHOPS:** In May and June of 2019, the General Plan Update team held three public visioning workshops to help kick-off the General Plan Update process. County residents and stakeholders attended workshops in Willows, Orland, and Hamilton City. The workshops provided an opportunity for the public to offer its thoughts on what it values about its community and the county, and what important issues should be addressed in updating the General Plan. In August 2021, a series of workshops focused on housing issues were conducted, in order to help focus on key issues to address in the Housing Element. An additional workshop was held near the end up the update process, in xxx 2022, to gather additional public feedback on the Draft General Plan. As noted below, additional public input opportunities were provided throughout the process at GPAC meetings, Board workshops, and public hearings.

**GENERAL PLAN ADVISORY COMMITTEE:** The General Plan Advisory Committee (GPAC), which consisted of residents, business leaders, elected officials, and representatives from various County agencies, collaborated with County staff and the General Plan Update team throughout the development of the General Plan. The Advisory Committee met nine times between November 2019 and xxx 2022 to identify key issues and challenges that Glenn County faces over the next 20 years, refine the County's Land Use Map, and to develop the comprehensive set of goals and policies contained in the General Plan. Each General Plan Advisory Group meeting was open to the public.

**PUBLIC HEARINGS:** The Board of Supervisors received periodic briefings from County Staff and the Consultant team to review input and receive information relevant to the specific topics addressed at the General Plan Advisory Committee group meetings, and provide specific direction and guidance to staff and the consultant team regarding policy direction and development of the preferred land use map. Additional public hearings with the Planning Commission will be held during the Draft General Plan review period, and the Planning Commission will provide input and make recommendations to the Board of Supervisors.

## OBJECTIVES AND VISION

The feedback provided by the community through the outreach process, including public meetings, workshops, and input from the GPAC provides the County with broad overarching objectives and a vision for the development of the General Plan update, and identifies key community values and priorities that should be carefully addressed in the General Plan.

### OBJECTIVES

- Protect and enhance Glenn County’s community character, and sense of community;
- Provide a range of high-quality housing options;
- Attract and retain businesses and industries that provide high-quality and high-paying jobs;
- Support local businesses and provide opportunities for economic advancement;
- Protect the County’s natural resources and agricultural lands;
- Maintain strong fiscal sustainability and continue to provide efficient and adequate public services;
- Address new requirements of State law; and
- Address emerging transportation, housing, and employment trends.

### VISION

*Glenn County is a desirable community to live, work, learn, and recreate. The County has maintained its natural resources, rural character, and agricultural heritage, while supporting new residential and business growth opportunities. The County is healthy, safe and family-oriented, with thriving schools, and abundant recreational opportunities, business opportunities, and is a destination for visitors seeking to experience unique agricultural goods, and outdoor recreational amenities. The County is prosperous and fiscally sound, providing well-maintained infrastructure, and a diverse mix of services and amenities that draws new residents, and dynamic businesses to the County. The County has maintained its reputation as one of the region’s agricultural leaders and has expanded agricultural business and employment opportunities in technology, processing, and manufacturing to support economic advancement, and a diverse and creative workforce.*

## APPLYING THE GENERAL PLAN

The General Plan is intended for use by a broad range of persons, including County decision-makers, County staff, developers, and community members, to serve the following purposes:

- » To identify Glenn County land use patterns, growth, transportation, environmental, economic, and community goals and policies as they relate to land use, conservation, development, and provision of community services and facilities.
- » To articulate a coherent and progressive vision and strategy for the future development of Glenn County and its residents.
- » To enable the Board of Supervisors and the Planning Commission to establish a decision-making framework through the application of long-range land use, transportation, services, conservation and growth goals and policies.
- » To provide a basis for judging whether specific individual development proposals and public improvement projects are consistent with these goals and policies.
- » To inform citizens, developers, decision makers, and other jurisdictions of the policies that will guide development and conservation within Glenn County
- » The General Plan applies to all lands in the unincorporated area of the County, to the extent allowed by Federal and State law. Under State law, many actions, such as development projects, specific plans, master plans, community plans, zoning, subdivisions, public agency projects, and other decisions must be consistent with the General Plan. State law requires that the County's ordinances regulating land use be consistent with the General Plan. The Zoning Ordinance, individual project proposals, and other related plans and ordinances must be consistent with the goals and policies in the General Plan.

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### Key Terms

**Goal:** A description of the general desired condition that the community seeks to create.

**Policy:** A specific statement that guides decision-making as the County works to achieve the various goals. Once adopted, policies represent statements of County regulations.

**Action:** An action, procedure, implementation technique, or specific program to be undertaken by the County to help achieve a specified goal or implement an adopted policy.

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## INTERPRETING THE GENERAL PLAN

In reading the General Plan, it is important to understand that the goals, policies, and actions are limited to the extent that they are financially feasible and appropriate for the County to carry them out and to the extent legally permitted by Federal and State law. For example, policies and measures which indicate that the County will “provide,” “support,” “ensure,” or otherwise require or carry them out do not indicate an irreversible commitment of County funds or staff resources to those activities, but rather, that the County will support them when the County deems that it is financially feasible and appropriate to do so. In some cases, the County will carry out various policies and measures by requiring development, infrastructure, and other projects to be consistent with the policies and actions of the General Plan. In other cases, the County may include General Plan items in the Capital Improvement Program, budget, or other implementation mechanisms, as the County deems appropriate.

## *HOW TO READ GLENN COUNTY’S GENERAL PLAN*

As the guide for future development decisions and desired conditions, residents, property owners, and business owners should familiarize themselves with how to read the General Plan Policy Document. Each element contains a brief introduction, several goals and related policies, and specific actions that the County will undertake to accomplish identified goals.

## *GOALS*

A goal in the General Plan is the broadest statement of community values. It is a generalized ideal which provides a sense of direction for action. They are overall statements of desired future conditions.

## *POLICIES AND IMPLEMENTATION ACTIONS*

The essence of the General Plan is contained within its policies. Policies are statements which further refine the goals, and guide the course of action the County must take to achieve the goals in the plan. It is important to note that policies are guides for decision makers, not decisions themselves.

Policies and implementation actions must be clear to be useful. However, they may range in terms of commitment of resources, importance, and expected results. Therefore, it is important to understand the distinctions between various levels of policy and implementation action.

The following is a list of common terms used in policies and implementation measures, and how to interpret their usage in the General Plan. In cases where other terms are used (and not defined below), an equivalent to the closest applicable term can be used.

*Shall:* Absolute commitment to the policy or action, and indicates that the policy must be adhered to in all cases.

*Should:* Policy will be followed in most cases, but exceptions are acceptable for good reasons.

*Encourage:* Policy is highly recommended and/or desired, and should be pursued when feasible.

*Allow:* Policy will be supported within certain parameters and certain guidelines.

*Coordinate:* Policy will occur in conjunction with another entity, and the County will carry its share of the responsibility.

*Explore:* Effort will be taken to investigate the subject at hand, to discover whether or not further commitment is relevant.

*Consider:* Policy may or may not be followed, depending upon the results of analysis that will be completed.

*Limit:* Effort will be taken to keep the subject within certain limits, or will at least make undesired change more difficult.

*Restrict:* Effort will be taken to keep the undesired action to a minimum.

## *AMENDING THE GENERAL PLAN*

The General Plan is not static, but rather is a dynamic and multi-faceted document that defines and addresses the changing needs of the County. It is based on an on-going assessment and understanding of existing and projected community needs. The County’s decision-makers have broad discretion in interpreting the General Plan and its purposes, and are allowed to weigh and balance the various goals and policies when applying them. Recognizing the need for the General Plan to remain current and reflective of local issues and policies, State law allows the County to periodically amend the General Plan to ensure that it is consistent with the conditions, values, expectations, and needs of its residents, businesses, and other stakeholders. The General Plan may be amended in accordance with State law. While specific findings may be applied on a project-by-project basis, at a minimum the following standard findings shall be made for each proposed General Plan amendment:

1. The amendment is deemed to be in the public interest;
2. The amendment is consistent and/or compatible with the rest of the General Plan;
3. The potential impacts of the amendment have been assessed and have been determined not to be detrimental to the public health, safety, or welfare; and
4. The amendment has been processed in accordance with the applicable provisions of the California Government Code, the California Environmental Quality Act (CEQA), and the County’s Code.

County-initiated amendments, as well as amendments requested by other public agencies, are subject to the same basic process described above to ensure consistency and compatibility with the General Plan. This includes appropriate environmental review, public notice, and public hearings, leading to an official action by the Board of Supervisors.

## *TIMING*

State Mandated elements of the General Plan may be amended up to four times in each calendar year. The Board of Supervisors or any citizen may initiate consideration of a General Plan Amendment. State law further requires that the Housing Element be reviewed and updated at least once every eight years.

## *EXEMPTIONS*

The State Legislature has recognized that occasions arise which require the local jurisdiction to have some flexibility in amending the General Plan. As set forth in the California Government Code, the following are exempt from the General Plan amendment schedule:

- » Amendments to optional elements.
- » Amendments requested and necessary for affordable housing (Section 65358(c)).
- » Any amendment necessary to comply with a court decision in a case involving the legal adequacy of the general plan (Section 65358(d)(1)).
- » Amendments to bring a general plan into compliance with an airport land use plan (Section 65302.3).

## PERIODIC REPORTING

Given the long-term nature of the General Plan, it is critical to periodically evaluate its effectiveness and to document the implementation status of the various policies and actions that it contains. State law provides direction on how cities and counties can maintain the General Plan as a useful policy guide. State law also requires the County to annually report "the status of the plan and progress in its implementation" (California Government Code Section 65400(b)) to the Board of Supervisors. The Implementation Element identifies each measure to be carried out by the General Plan, the timing of the measure, and the responsible County department for addressing implementation.

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# Land Use



## INTRODUCTION

The Land Use Element provides for a development and resource conservation pattern that preserves and fosters the rural and agricultural character of Glenn County, while promoting diverse opportunities for economic development and encouraging the provision of a range of housing options attainable to all income levels. The Land Use Map depicts the County's vision for how open space, agricultural, commercial, industrial, and other uses will occur in the County.

Agriculture is the single most important component of the County's economic base, and forms the cornerstone of the County's heritage and identity. As such, the protection of agricultural land is of great importance in this General Plan. To this end, this Land Use Element includes diverse and comprehensive strategies to protect agricultural lands and to foster the growth and expansion of the agricultural economy, including the myriad supporting uses and operations related to the agricultural economy. These strategies are further emphasized and articulated in the Agricultural Element and the Economic Development Element.

This Chapter includes the following goals:

- LU-1** Balance of Land Uses
- LU-2** Focused Growth
- LU-3** Agricultural Land Use
- LU-4** Commercial Land Use
- LU-5** Architectural Site Planning
- LU-6** Public Health

## INTRODUCTION CONT.

State law requires the Land Use Element to address:

- Proposed general distribution and general location and extent of the uses of the land for housing, business, industry, open space, including agriculture, natural resources, recreation, and enjoyment of scenic beauty, education, public buildings and grounds, solid and liquid waste disposal facilities, and other categories of public and private uses of land;
- Population density and building intensity; and
- Areas subject to flooding.

The Land Use Map (Figure LU-1) identifies the location of land uses by land use designation for all lands in unincorporated Glenn County. Figures LU-2 through LU-7 show the land use designations for the communities of Artois, Glenn, Hamilton City, portions of the I-5 corridor, and the areas around Willows and Orland. Policy LU-2 identifies the extent of uses, including timber production, densities, and building intensities allowed for each land use designation. While Figures 4.4-1 and 4.4-2 of the General Plan Existing Conditions Report identify areas subject to flooding, the review of such areas and the corresponding policies to protect public health and safety are addressed in the Safety Element.

## BACKGROUND

From a land use perspective, this element exhibits the County's strong commitment to ensuring that the County's rural quality of life will be maintained, its agricultural heritage will be preserved, and its economic base will grow. Residential and commercial growth is focused in and around existing communities, while industrial uses will occur near the primary transportation corridors and on agricultural lands, when the industrial uses directly relate to agricultural activities.

Background information regarding land use is provided in the Glenn County General Plan Existing Conditions Report.

## BALANCE OF LAND USES

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### Goal LU-1

Establish a balanced mix of land uses that reflects the needs of County residents and business and offers a broad spectrum of job opportunities, housing types, community facilities, and commercial centers

### POLICIES

**LU 1-1** Ensure that the County designates a supply of developable industrial, commercial, and residential land sufficient to meet projected growth and economic needs over the planning period.

**LU 1-2** Assign the following range of land use designations throughout the County, as shown in the Land Use Map (Figure LU-1):

### AGRICULTURAL DESIGNATIONS

**GENERAL AGRICULTURE (GA)** The General Agriculture (GA) designation identifies areas where it is desirable to retain agriculture as the primary land use. Lands designated General Agriculture are planned to be preserved for agricultural uses and the intent of the designation is to preserve such lands for existing and future agricultural use and protect these lands from the pressures of development.

Examples of uses which are considered appropriate under this designation include, but are not limited to: growing and harvesting field crops, grain and hay crops; growing and harvesting fruit and nut trees, vines and vegetables; pasture and grazing land; and animal raising operations. Agricultural-related industrial support operations shall be permitted on GA-designated lands. Such uses may include, but are not limited to, processing, assembly, distribution and warehousing of agricultural materials and commodities and alternative energy systems that provide energy for on-site uses. Small-scale retail uses, such as farm stands and other activities that promote the sale of agricultural products are allowed, as are other recreational and tourism uses, such as hunting clubs, duck blinds, and ancillary facilities, provided they do not change the primary use of the land from agricultural.

The minimum parcel size shall be twenty (20) acres and building intensity shall not exceed one residential unit per twenty (20) acres.



**INTENSIVE AGRICULTURE (IA)** The Intensive Agriculture (IA) designation is used to identify areas suitable for commercial agriculture which provide a major segment of the county's economic base; to protect the agricultural community from encroachment of unrelated agricultural uses which, by their nature, would be injurious to the physical and economic well-being of the agricultural community; to accommodate lands under Williamson Act contracts; to encourage the preservation of agricultural land, both in production and potentially productive, which contain State-designated Important Farmlands or Locally Significant Farmlands.

Examples of uses which are considered appropriate under this designation include, but are not limited to: growing and harvesting field crops, grain and hay crops; growing and harvesting fruit and nut trees, vines and vegetables; pasture and grazing land; and animal raising operations. Agricultural-related industrial support operations shall be permitted on Intensive Agricultural lands. Such uses may include, but are not limited to, processing, assembly, distribution and warehousing of agricultural materials and commodities and alternative energy systems that provide energy for on-site uses. Small-scale retail uses, such as farm stands and other activities that promote the sale of agricultural products are allowed, as are other recreational and tourism uses, such as hunting clubs, duck blinds, and ancillary facilities, provided they do not change the primary use of the land from agricultural.

The minimum parcel size shall be forty (40) acres and building intensity shall not exceed one residential unit per forty (40) acres.

**FOOTHILL AGRICULTURE/FORESTRY (FA)** The Foothill Agriculture/Forestry (FA) designation is used to preserve foothill areas of the county by providing for areas of intensive and extensive agricultural uses; to protect grazing land; to protect timber and forest lands economically suitable for logging; and to promote and encourage the use of forest lands for multiple purposes such as preserving wildlife, hunting, hiking, or other compatible uses.

Examples of uses which are considered appropriate under this designation include, but are not limited to: grazing; animal raising operations; growing and harvesting timber; uses directly related to growing, harvesting and processing forest products; growing and harvesting agricultural crops; uses directly related to growing, harvesting and processing agricultural products; and hunting lodges, clubs and camps. Large-scale commercial alternative energy production facilities may be considered on a case-by-case basis, provided such uses do not preclude the ongoing agricultural

viability of the land. Water-intensive agricultural practices and operations are strongly discouraged in this designation.

The minimum parcel size shall be one hundred sixty (160) acres and building intensity shall not exceed one permanent residence for every 160 acres.

**AGRICULTURE TRANSITION (AT)** The Agriculture Transition (AT) designation identifies areas intended for long-term rural, agricultural use and can be used to provide a permanent boundary or land use buffer around communities, urban areas, and planned future urban or community development. This designation identifies areas where: 1) agricultural land has already been subdivided into small parcels (less than 40 acres) for ranchettes, part-time farms, and orchards and, 2) to identify areas that may be developed with small-scale agricultural uses, including low intensity agricultural commercial and agricultural industrial uses. The Agriculture Transition designation may serve as a transition zone between urban areas and the large-scale farms and agricultural operations beyond. These lands are intended to remain in agricultural use for the long-term and are not intended for conversion to urban or rural residential uses.

Examples of uses which are considered appropriate under this designation include, but are not limited to: growing and harvesting field crops, grain and hay crops; growing and harvesting fruit and nut trees, vines and vegetables; pasture and grazing land; and animal raising operations. Small-scale retail uses, such as farm stands and other activities that promote the sale of agricultural products are allowed, as are other recreational and tourism uses, such as hunting clubs, duck blinds, and ancillary facilities, provided they do not change the primary use of the land from agricultural.

The minimum parcel size shall be ten (10) acres and building intensity shall not exceed one residential unit per ten (10) acres, except that housing for farm labor and senior citizens in excess of the above standard may be permitted subject to permitting procedures established in the Glenn County Unified Development Code.

**URBAN RESERVE (URA)** The Urban Reserve Area (URA) designation serves as a placeholder for future urban development. Properties shall remain zoned for agriculture or open space use until such a time as conversion to urban uses is deemed appropriate. Agricultural uses are an acceptable and encouraged interim use. Lands designated Urban Reserve Area are not intended to be extensively subdivided or developed with large-scale or intensive uses until it is appropriate to develop the lands

with urban levels of residential, commercial, parks and recreation, and public/semi-public uses to meet the needs of the County.

Intensive uses, such as industrial, alternative energy, and agricultural commercial/industrial uses that may conflict with future urbanization of the area are not allowed. Lands designated Urban Reserve Area shall not be amended to urban land use designations (e.g., residential, commercial, parks and recreation, and public/semi-public uses) in a piecemeal fashion. It is anticipated that most of these parcels will be redesignated under future General Plans when additional lands are needed to accommodate growth.

## *RESIDENTIAL LAND USE DESIGNATIONS*

**RURAL RESIDENTIAL (RR)** The Rural Residential (RR) designation is utilized to identify areas suitable for large lot, low density residential uses that provide for development which is compatible with a rural character and life-style.

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

The minimum parcel size shall be five (5) acres and building intensity shall not exceed one residential unit per five (5) acres.

**SUBURBAN RESIDENTIAL (SR)** The Suburban Residential (SR) designation is utilized for areas suitable for smaller residential parcel sizes in areas that should remain rural in character. This designation provides for development that is compatible with subdivisions in a suburban setting.

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

The minimum parcel size shall be one (1) acre and building intensity shall not exceed one residential unit per acre. For parcels that cannot connect to a municipal wastewater system, the minimum parcel size shall be two (2) acres, with building intensity not exceeding one residential unit per two acres.

**SINGLE FAMILY RESIDENTIAL (SFR)** The Single Family Residential (SFR) designation identifies areas suitable for the development of residential dwelling units intended for occupancy by only one household, and physically independent from other dwelling units or structures.

Examples of uses which are considered appropriate under this designation include, but are not limited to: "traditional" single-family detached housing; mobile home subdivisions; mobile home parks; and planned residential developments.

The SFR designation allows a range of 1 to 8 dwelling units per acre, and the minimum parcel size shall be 5,000 square feet.

**MULTIPLE FAMILY RESIDENTIAL (MFR)** The Multiple Family Residential (MFR) designation identifies areas suitable for the development of structures containing more than one dwelling unit, including duplexes and triplexes.

Examples of uses which are considered appropriate under this designation include, but are not limited to: attached housing; apartments; group housing; condominiums; mobile home parks; and planned residential developments.

The MFR designation allows a range of 9 to 22 dwelling units per acre, and the minimum parcel size shall be 5,000 square feet.

## *COMMERCIAL DESIGNATIONS*

### **HIGHWAY AND SERVICE COMMERCIAL (HSC)**

The Highway and Service Commercial (HSC) designation identifies areas to serve the more intensive commercial needs of County residents, business, visitors, and travelers. This designation provides areas suitable for heavier commercial uses involving outdoor storage, display and work activity, as well as commercial areas adjacent to major roadways where higher levels of vehicular traffic are expected.

Examples of uses which are considered appropriate under this designation include, but are not limited to: travel-related services such as gasoline service stations, truck stops, food and beverage sales, eating and drinking establishments, lodging, automotive-related or heavy equipment services and sales; lumber yards; machine shops; trucking terminals/printing/publishing facilities; and warehousing.

The HSC designation allows floor-area-ratios (FARs) up to 0.75, and the minimum parcel size shall be 8,000 square feet.

**COMMUNITY COMMERCIAL (CC)** The Community Commercial (CC) designation provides for a full range of commercial retail and service establishments. CC areas should satisfy a variety of personal needs as well as those of other nearby businesses.

Examples of uses which are considered appropriate under this designation include, but are not limited to: gasoline service stations; hardware stores; eating and drinking establishments; food and beverage sales; public buildings; general merchandise stores; professional offices; and medical services. CC uses may also include agricultural supply and commodities sales; veterinary services; and other agricultural-related services.

The CC designation allows floor-area-ratios (FARs) up to 0.5, and the minimum parcel size shall be 8,000 square feet.

**MIXED USE (MU)** The Mixed Use (MU) designation establishes areas appropriate for higher density and intensity development, redevelopment, or a broad spectrum of compatible land uses ranging from a single use to a cluster of uses. The MU designation encourages placing housing, jobs, services, and recreational land uses close together within a project site, or on different stories of the same building. This designation is placed primarily in the community centers, downtown districts, and in-fill areas to encourage economic investment and revitalization of these core areas through promoting community-serving retail, office, and residential opportunities in a dense, compact form with opportunities for people to access the project and other destinations through bicycle, pedestrian, and mass transit modes. The MU designation is applied to areas that are or will be serviced by public water and sewer districts.

Examples of uses which are considered appropriate under this designation include, but are not limited to: retail, office, residential, hotel, recreation, public facilities and/or other compatible use. Individual projects may include a combination of both residential and non-residential uses and exclusively residential uses are allowed. Residential uses shall occupy at least 50 percent of the total floor area of a mixed-use project.

The MU designation allows non-residential floor-area-ratios (FARs) up to 0.75 and residential densities ranging from 14 to 25 units per acre. The minimum parcel size shall be 8,000 square feet.

**RURAL SERVICE CENTER (RSC)** The Rural Service Center (RSC) designation identifies areas suitable to provide necessary housing and services in small rural communities. These areas are very small, predominantly residential settlements. Growth potential in these areas is severely limited by the lack of urban services. The Rural Service Center designation anticipates multiple land uses on any given lot, consistent with and supportive of a higher intensity of development in the community area core that will contribute to a prosperous economy and higher quality of life in each of these rural centers. Subdivision or lot splitting into parcels smaller than two acres is prohibited, unless community water and septic/sewer systems can be provided to serve lots smaller than two acres.

## *INDUSTRIAL DESIGNATIONS*

**BUSINESS PARK LIGHT INDUSTRIAL (BPLI)** The purpose of the Business Park Light Industrial (BPLI) designation is to strengthen and enhance industrial and business development potential by designating areas where adequate infrastructure can be provided to support new industries or the relocation of industries, and a "workplace use" environment can be provided.

Examples of uses which are considered appropriate under this designation include, but are not limited to: offices; research and development parks; light industrial parks; warehousing; health clubs and gymnasiums; small proprietary industries; "incubator" businesses and industries; and incidental retail uses.

The BPLI designation allows floor-area-ratios (FARs) up to 0.5, and the minimum parcel size shall be one (1) acre.

**INDUSTRIAL (I)** The purpose of the Industrial (I) designation is to provide for a range of manufacturing operations; the processing of natural resources; and the processing of agricultural products. The intent is to encourage appropriate industrial/manufacturing development that will be compatible with adjacent land uses and will not create adverse environmental impacts.

Examples of uses which are considered appropriate under this designation include, but are not limited to: light manufacturing uses; fabrication shops; large warehouses; equipment storage yards; distribution sales; batch plants; lumber mills; auto wrecking, salvage and junk yards; fuel tank farms; and energy facilities.

The Industrial designation allows floor-area-ratios (FARs) up to 1.0 and the minimum parcel size shall be 10,000 square feet. Outdoor storage shall be completely screened and shall not exceed one hundred percent (100%) of the gross floor area of all structures.

## *RECREATION AND OPEN SPACE DESIGNATIONS*

**OPEN SPACE/PUBLIC LANDS (OSP)** The Open Space/Public Lands (OSP) designation is used to identify areas having open space value as primitive or natural areas; to identify areas in public ownership which are reserved for wilderness use or as a wildlife or nature preserve; to retain certain lands in a natural or undisturbed state; to identify lake recreation areas and to provide for use of these areas for active or passive public recreation purposes.

Examples of uses which are considered appropriate under this designation include, but are not limited to: wildlife or nature preserves; passive, non-intensive recreational uses (such as picnic areas or walking/hiking trails); public campgrounds; public parks; and important natural resource areas.

There is no minimum parcel size for this designation.

**PUBLIC FACILITIES (PF)** The purpose of the Public Facilities (PF) designation is to provide areas for the development of public facilities to meet public needs.

Examples of uses which are considered appropriate under this designation include, but are not limited to: institutional, academic, governmental and community services, either publicly-owned or operated by non-profit organizations, such as fire stations, parks and community centers.

The PF designation allows floor-area-ratios (FARs) up to 0.75 and the minimum parcel size shall be 6,000 square feet.

**RECREATION (R)** The Recreation classification is used to identify areas having open space value for recreation purposes and provide for utilization of these areas for public or private recreational development.

Examples of uses which are considered appropriate under this classification include, but are not limited to: private and public campgrounds; private and public parks or playgrounds; water-related recreation activities; golf courses and/ or driving ranges; restaurants; recreationally-related commercial activity; outdoor theaters; ball parks; and race tracks.

Areas designated as Recreation shall not be utilized for permanent residences. The minimum parcel size shall be five (5) acres. Structures shall not cover more than twenty percent (20%) of the site or be higher than thirty feet (30').

**Table LU-1: General Plan Land Use Designation and Zoning Districts Compatibility**

General Plan Land Use Designation	Existing Zoning Districts and Special or Combining Zones	Future Zoning Districts and Special or Combining Zones
<b>General Agriculture (GA)</b>	Recreation Zone (RZ) Recreation and Planned Motorsports Zone (RPM) Foothill Agricultural/Forestry Zone (FA) Exclusive Agricultural Zone (AE) Agricultural Transitional Zone (AT) Agricultural Preserve Zone (AP) Farmland Security Zone (FS)	Commercial Resort (C-R)
<b>Intensive Agriculture (IA)</b>	Foothill Agricultural/Forestry Zone (FA) Exclusive Agricultural Zone (AE) Agricultural Preserve Zone (AP) Farmland Security Zone (FS)	
<b>Foothill Agriculture/Forestry (FA)</b>	Recreation Zone (RZ) Recreation and Planned Motorsports Zone (RPM) Foothill Agricultural/Forestry Zone (FA) Exclusive Agricultural Zone (AE) Agricultural Transitional Zone (AT) Timberland Preserve Zone (TPZ) Agricultural Preserve Zone (AP) Farmland Security Zone (FS)	Commercial Resort (C-R)
<b>Agriculture Transition (AT)</b>	Foothill Agricultural/Forestry Zone (FA) Agricultural Transitional Zone (AT) Agricultural Preserve Zone (AP) Farmland Security Zone (FS) Rural Residential Estate Zone (RE) Rural Residential Estate Zone- North Willows (RE-NW)	
<b>Urban Reserve Area (URA)</b>	Recreation Zone (RZ) Foothill Agricultural/Forestry Zone (FA) Exclusive Agricultural Zone (AE) Agricultural Transitional Zone (AT)	Commercial Resort (C-R)





**Table LU-1: General Plan Land Use Designation and Zoning Districts Compatibility**

General Plan Land Use Designation	Existing Zoning Districts and Special or Combining Zones	Future Zoning Districts and Special or Combining Zones
	Agricultural Preserve Zone (AP) Farmland Security Zone (FS) Rural Residential Estate Zone (RE) Rural Residential Estate Zone- North Willows (RE-NW)	
<b>Rural Residential (RR)</b>	Rural Residential Estate Zone (RE) Rural Residential Estate Zone- North Willows (RE-NW) Planned Development Residential District (PDR)	
<b>Suburban Residential (SR)</b>	Single Family Residential Zone (R-1) Planned Development Residential District (PDR)	
<b>Single Family Residential (SFR)</b>	Single Family Residential Zone (R-1) Planned Development Residential District (PDR)	
<b>Multiple Family Residential (MFR)</b>	Multiple Residential Zone (R-M) Planned Development Residential District (PDR) Planned Mobile Home Parks (MHP)	
<b>Highway and Service Commercial (HSC)</b>	Commercial Zone (C) Service Commercial Zone (SC) Highway and Visitor Commercial District (HVC) Planned Development Commercial District (PDC)	
<b>Community Commercial (CC)</b>	Local Commercial District (LC) Community Commercial District (CC) Commercial Zone (C) Planned Development Commercial District (PDC)	
<b>Mixed Use (MU)</b>	Multiple Residential Zone (R-M) Local Commercial District (LC) Community Commercial District (CC)	Mixed Use Zone (MU)

**Table LU-1: General Plan Land Use Designation and Zoning Districts Compatibility**

General Plan Land Use Designation	Existing Zoning Districts and Special or Combining Zones	Future Zoning Districts and Special or Combining Zones
	Commercial Zone (C) Planned Development Residential District (PDR) Planned Development Commercial District (PDC)	
<b>Rural Service Center (RSC)</b>	Rural Residential Estate Zone (RE) Single Family Residential Zone (R-1) Multiple Residential Zone (R-M) Planned Development Residential District (PDR) Local Commercial District (LC) Community Commercial District (CC) Commercial Zone (C) Service Commercial Zone (SC) Highway and Visitor Commercial District (HVC) Planned Development Commercial District (PDC) Planned Mobile Home Parks (MHP)	
<b>Business Park Light Industrial (BPLI)</b>	Industrial Zone (I) Planned Development Commercial District (PDC) Industrial Park District (MP)	
<b>Industrial (I)</b>	Industrial Zone (I) Industrial Park District (MP)	
<b>Open Space/Public Lands (OSP)</b>	Recreation Zone (RZ) Timberland Preserve Zone (TPZ)	Commercial Resort (C-R)
<b>Public Facilities (PF)</b>	Recreation Zone (RZ) Airport Zone (AV)	Commercial Resort (C-R)

- LU 1-3** Locate lands designated for future development based on constraints associated with natural features, such as soil, slope, and drainage, preservation of the County’s resources, including agriculture, open space, and scenic views, and by public service availability, such as sewer and water capability.
- LU 1-4** Provide for a variety of residential options through the Unified Development Code in order to accommodate the housing needs of all segments of the county’s population.
- LU 1-5** Require development projects to provide adequate and appropriately located land, easements, or in-lieu fees for recreational uses, including neighborhood parks, existing and planned trails, and connections to existing or planned trails and other recreational resources.
- LU 1-6** Locate new County government buildings and other public and quasi-public uses, such as hospitals, meeting halls, and private schools, in existing urbanized areas in convenient, central locations that provide maximum access for the maximum number of residents.
- LU 1-7** Encourage future schools to be located in areas throughout the community in close proximity to the areas they are intended to serve.
- LU 1-8** Schools are an allowed land use within all residential, commercial, and mixed-use designations.

## ACTIONS IN SUPPORT OF GOAL LU-1

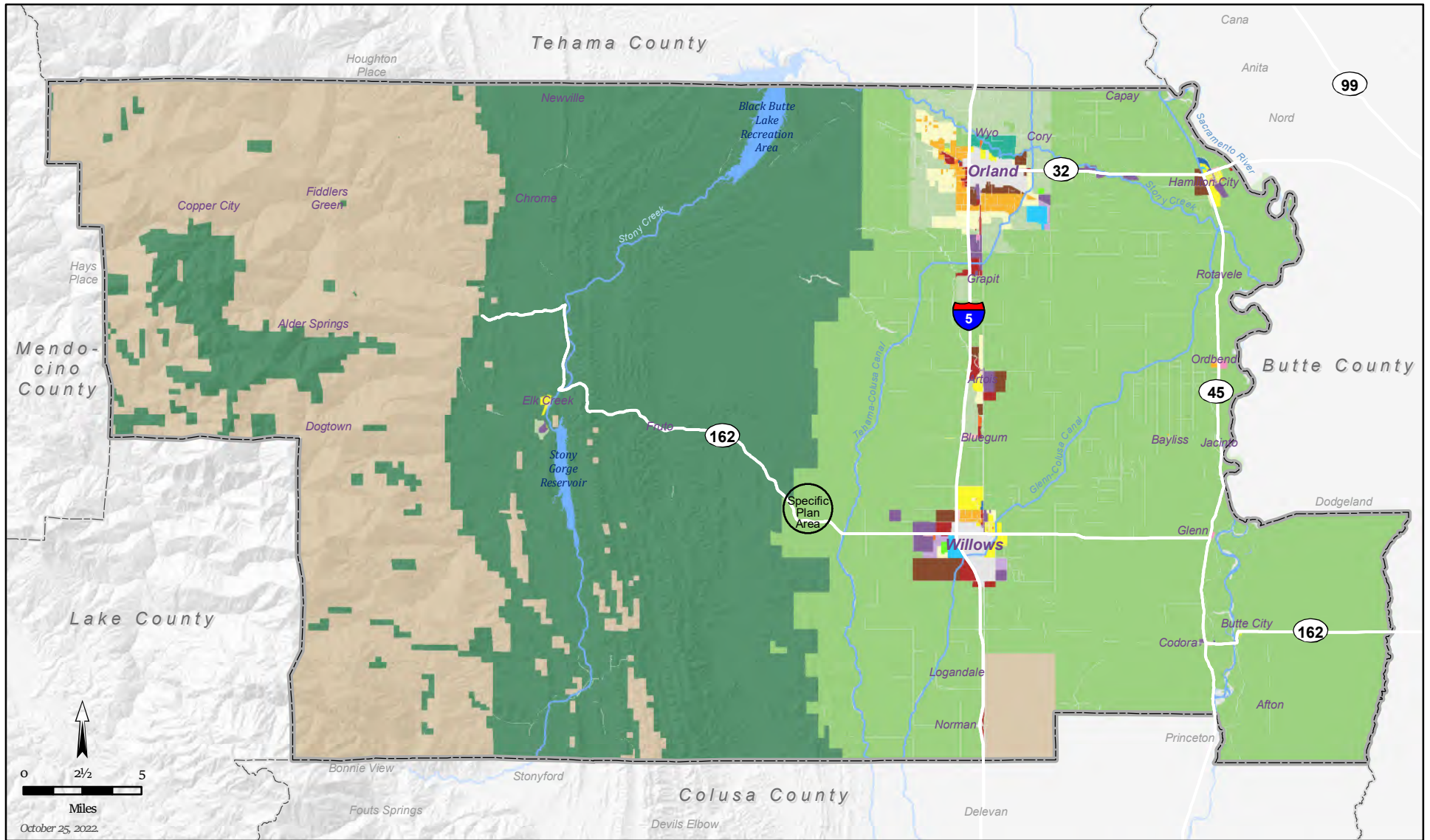
**Action LU-1a** *Following the adoption of this plan, review and revise the County Unified Development Code, development standards, and zoning maps to conform to the updated General Plan.*

**Action LU-1b** *Update the Glenn County Development Code to add the following new zoning districts:*



- *Commercial Resort (C-R) Zoning District. The C-R zone is intended to provide opportunities for a mix of commercial uses oriented towards tourists and other visitors to the County, including but not limited to, agriculturally based tourism, sports fishing, hunting, marinas, lodging, and other related uses.*
- *Mixed Use (MU) Zoning District. The MU zone is intended to provide for a mix of both commercial and residential uses at residential*

*densities similar to the MFR zoning district.*

- Action LU-1c** *Regularly review the General Plan to ensure that its policies and actions still reflect public sentiment about the desired character of communities, that adequate policies are in place to protect the County's important resources, and that adequate land is identified to accommodate high-quality employment-generating uses and associated housing demand.*
- Action LU-1d** *Refer applications for General Plan Amendments which would, in the judgment of the Director of Planning and Community Development Services, represent a substantive departure from the direction of the General Plan, to the Board of Supervisors for consideration prior to full review, including compliance with the California Environmental Quality Act, and processing. The Board of Supervisors shall be asked to determine whether: (a) the application may proceed, or (b) the application should be immediately scheduled for denial.*
- Action LU-1e** *Through the development review and permit process, ensure that residential developments meet the minimum density requirement stipulated on the Land Use Map in order to ensure that Glenn County has an ample number of housing units to meet all of its housing needs.*
- Action LU-1f** *Calculate residential densities by gross acre, as outlined in Policy LU 1-2 of this Land Use Element.*
- Action LU-1g** *Through the development review and permit process, screen development proposals for land use compatibility, including potential conflicts with adjacent uses and operations.*
- Action LU-1h** *Collaborate and coordinate with the local school districts to assist in the identification of suitable future school sites, and provide assistance through land use and zoning actions to aid the school districts in the procurement and entitlement of future school sites.*



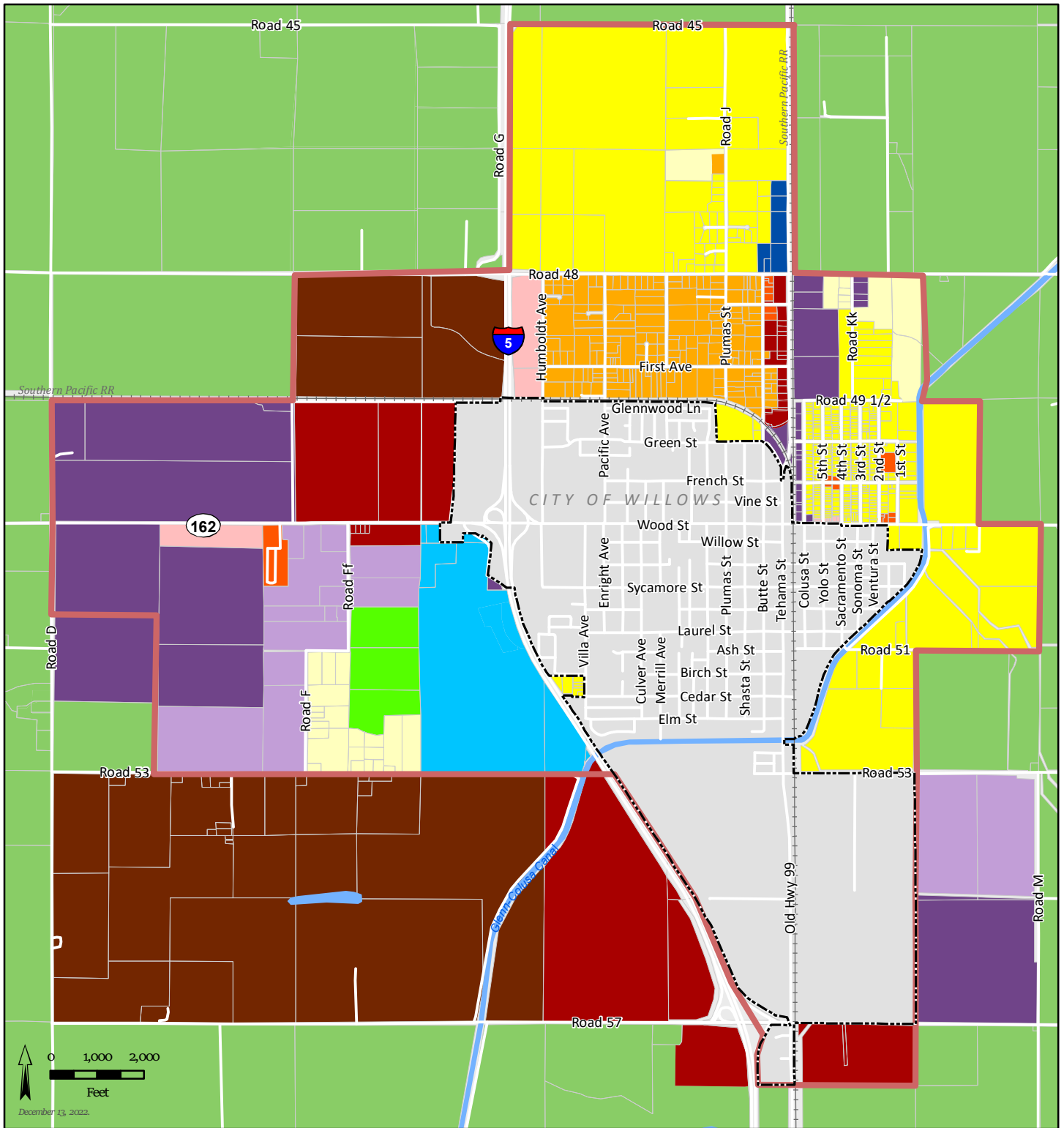
**General Plan Designations**

- |  |  |  |
|--|--|--|
|  Foothill Agriculture/Forestry |  Single Family Residential      |  Rural Service Center           |
|  General Agriculture           |  Suburban Residential           |  Business Park Light Industrial |
|  Intensive Agriculture         |  Multiple Family Residential    |  Industrial                     |
|  Agricultural/Residential      |  Urban Reserve                  |  Mixed Use                      |
|  Ag Transition                 |  Community Commercial           |  Public Facilities              |
|  Rural Residential             |  Highway and Service Commercial |  Recreation                     |

COUNTY OF GLENN, CALIFORNIA

**FIGURE LU-1.**  
**LAND USE MAP - COUNTYWIDE**

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**LEGEND**

City of Willows Willows Sphere of Influence

**General Plan Designations**

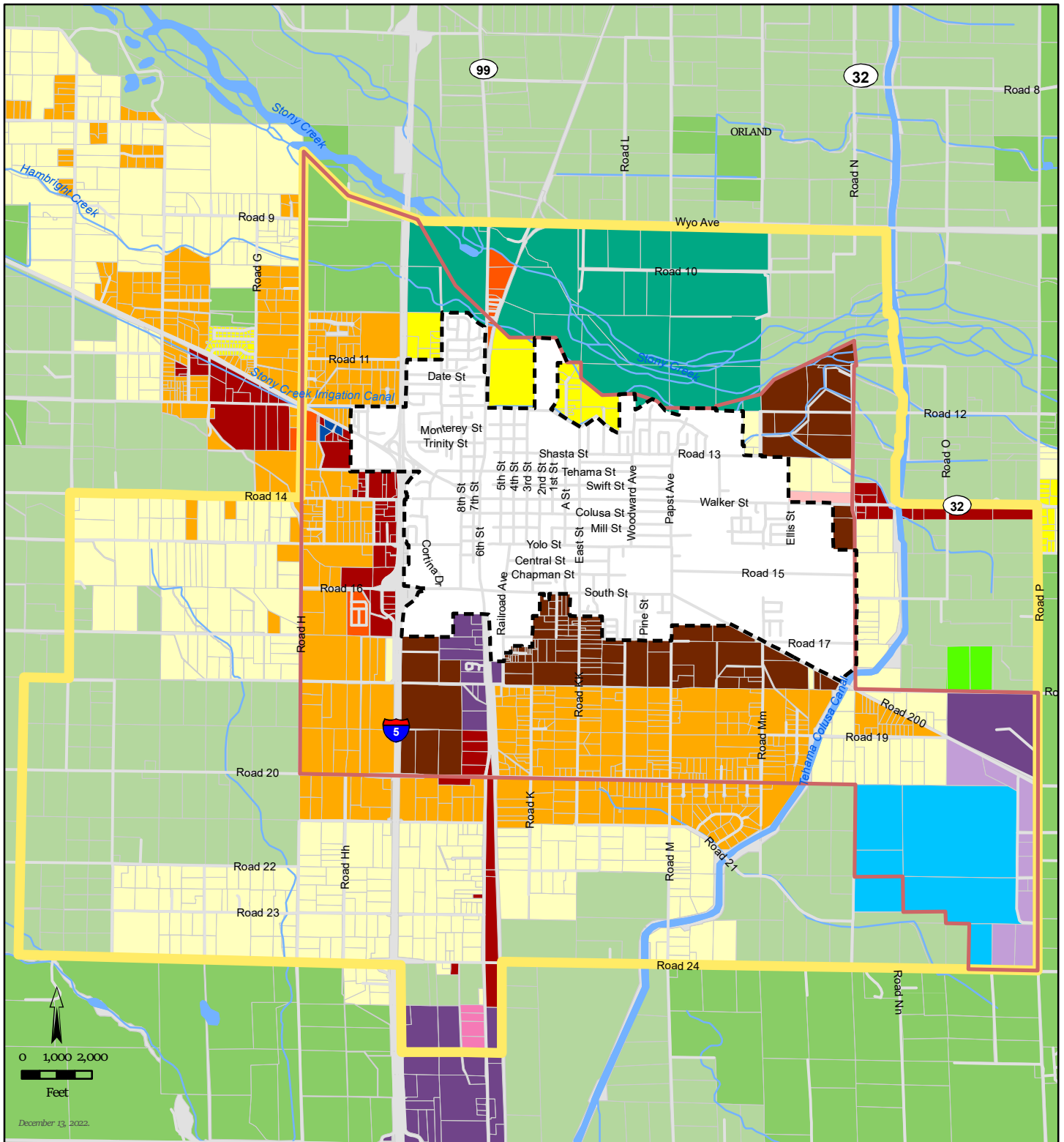
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|--------------------------|-----------------------------|----------------------|
| Foothill                 | Single Family Residential   | Rural Service Center |
| Agriculture/Forestry     | Suburban Residential        | Business Park Light  |
| General Agriculture      | Multiple Family Residential | Industrial           |
| Intensive Agriculture    | Urban Reserve               | Mixed Use            |
| Agricultural/Residential | Community Commercial        | Public Facilities    |
| Ag Transition            | Highway and Service         | Recreation           |
| Rural Residential        | Commercial                  |                      |

COUNTY OF GLENN, CALIFORNIA

**FIGURE LU-2.**  
**LAND USE MAP - WILLOWS**

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**LEGEND**

- Orland City Limits
- Orland Sphere of Influence
- General Plan Focus Area

**General Plan Designations**

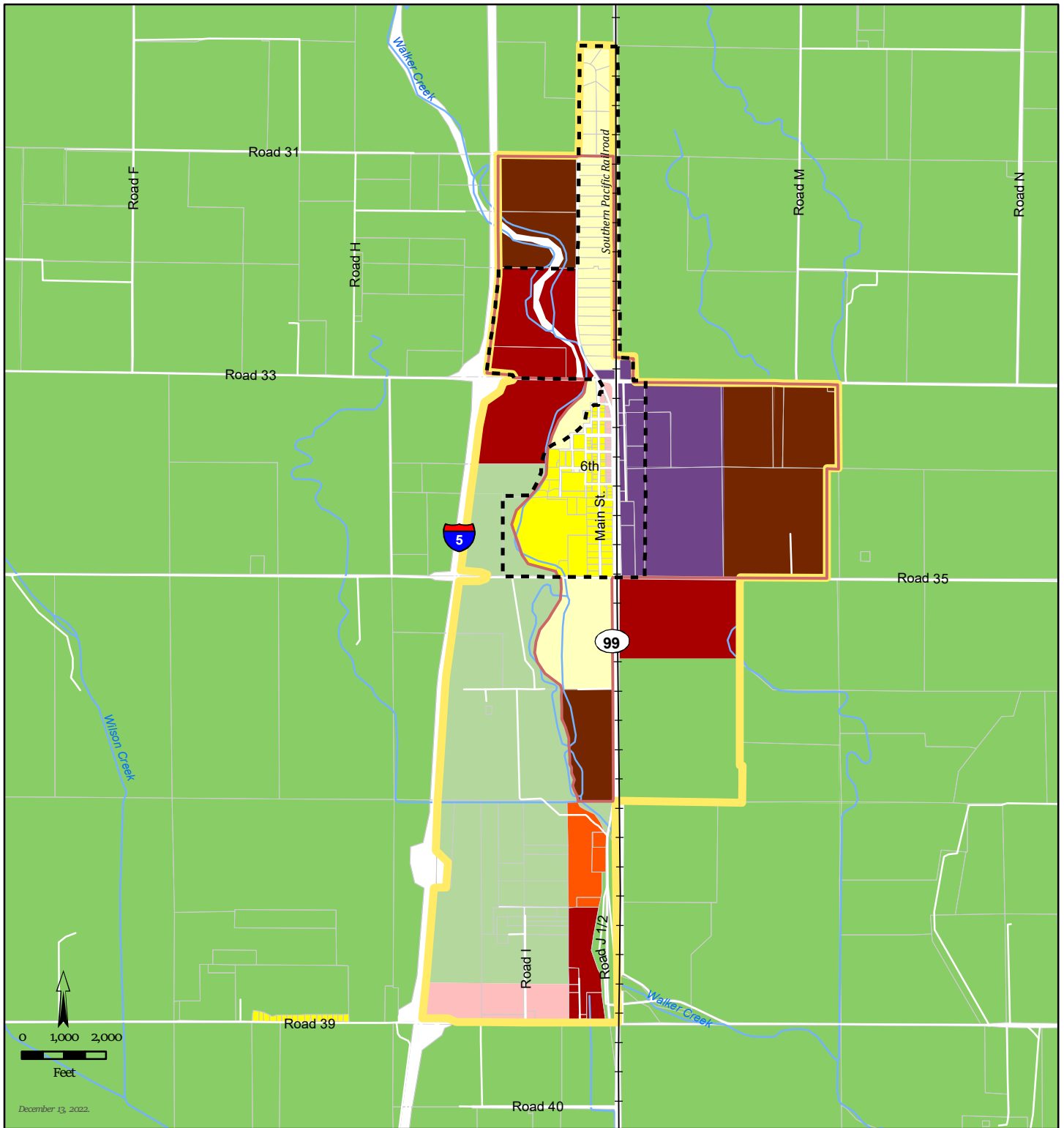
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COUNTY OF GLENN, CALIFORNIA

**FIGURE LU-3.  
LAND USE MAP - ORLAND**

December 13, 2022

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**LEGEND**

Artois Urban Limit Line  
  Artois Sphere of Influence  
  Artois General Plan Focus Area

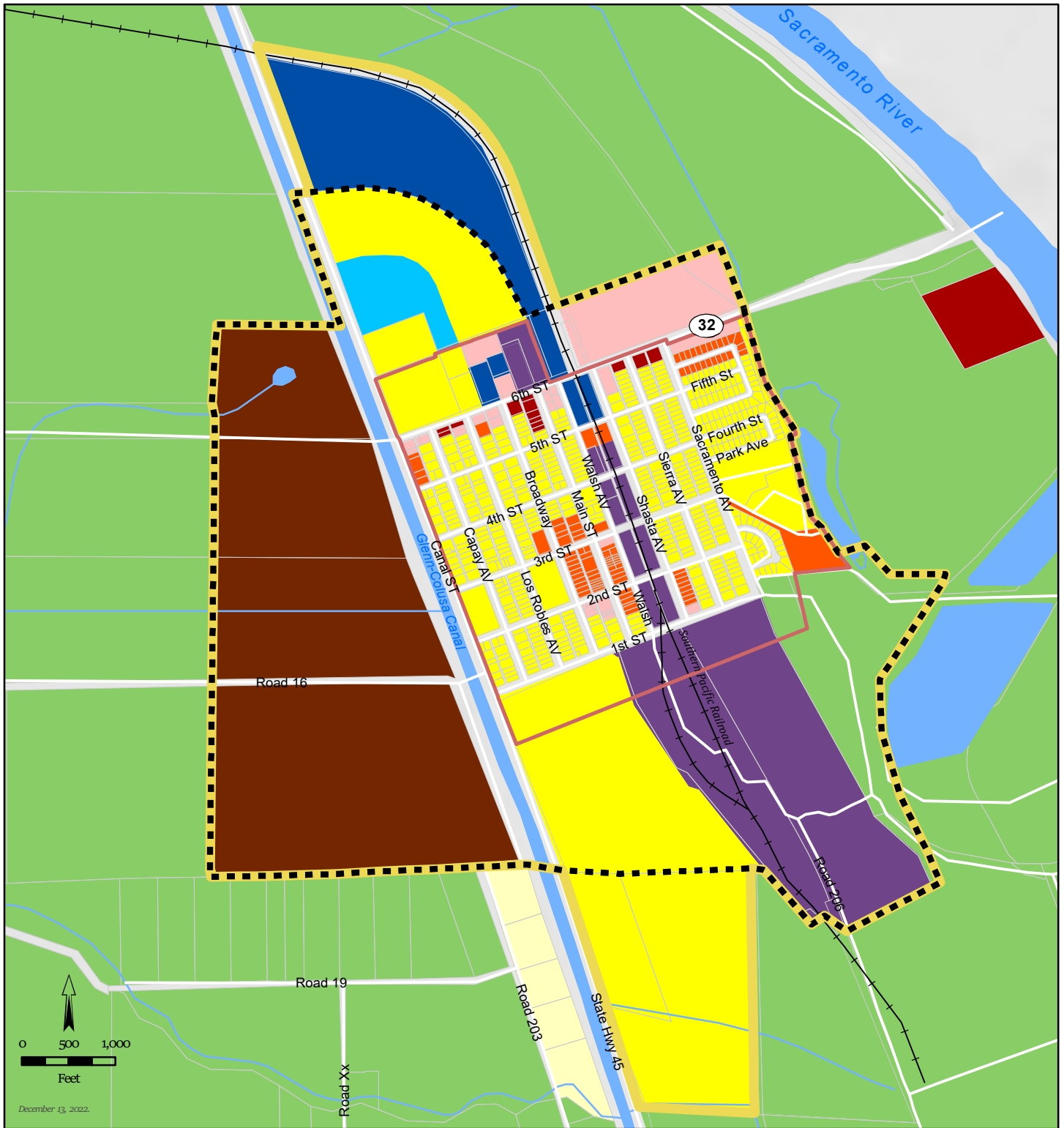
**General Plan Designations**

- |  |   |  |
|--|---|--|
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COUNTY OF GLENN, CALIFORNIA

**FIGURE LU-4.**  
**LAND USE MAP - ARTOIS**

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**LEGEND**

- Urban Limit Line
- Sphere of Influence
- General Plan Focus Area

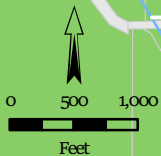
**General Plan**

- |                          |                                |                                |
|--------------------------|--------------------------------|--------------------------------|
| Foothill                 | Single Family Residential      | Rural Service                  |
| Agriculture/Forestry     | Suburban Residential           | Business Park Light Industrial |
| General                  | Multiple Family Residential    | Industrial                     |
| Intensive                | Urban                          | Mixed                          |
| Agricultural/Residential | Community Commercial           | Public                         |
| Ag                       | Highway and Service Commercial |                                |
| Rural Residential        |                                |                                |

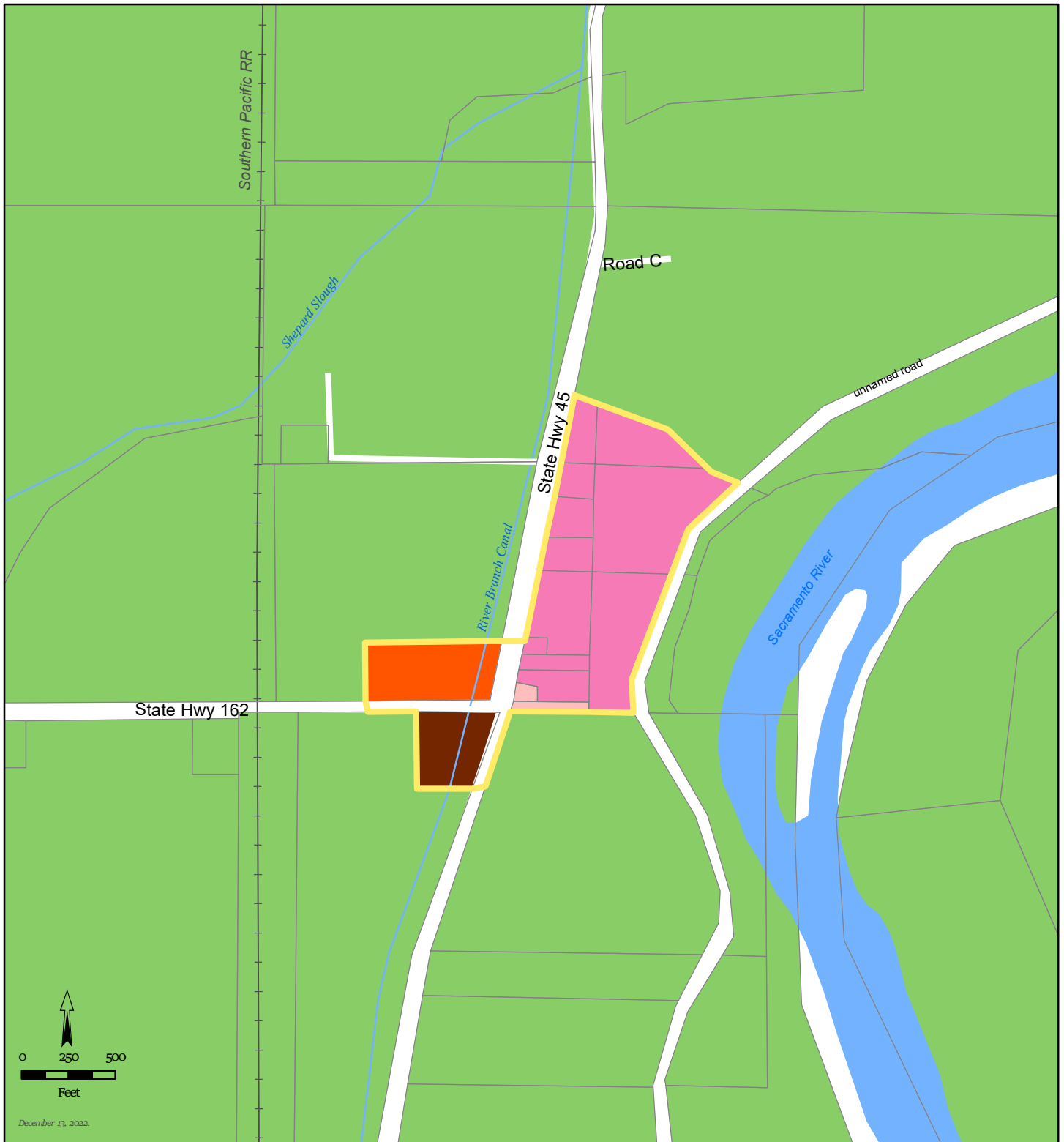
COUNTY OF GLENN, CALIFORNIA

**FIGURE LU-5.**  
**LAND USE MAP - HAMILTON CITY**

December 13, 2022



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December 13, 2022.

**LEGEND**

Glenn General Plan Focus Area

**General Plan Designations**

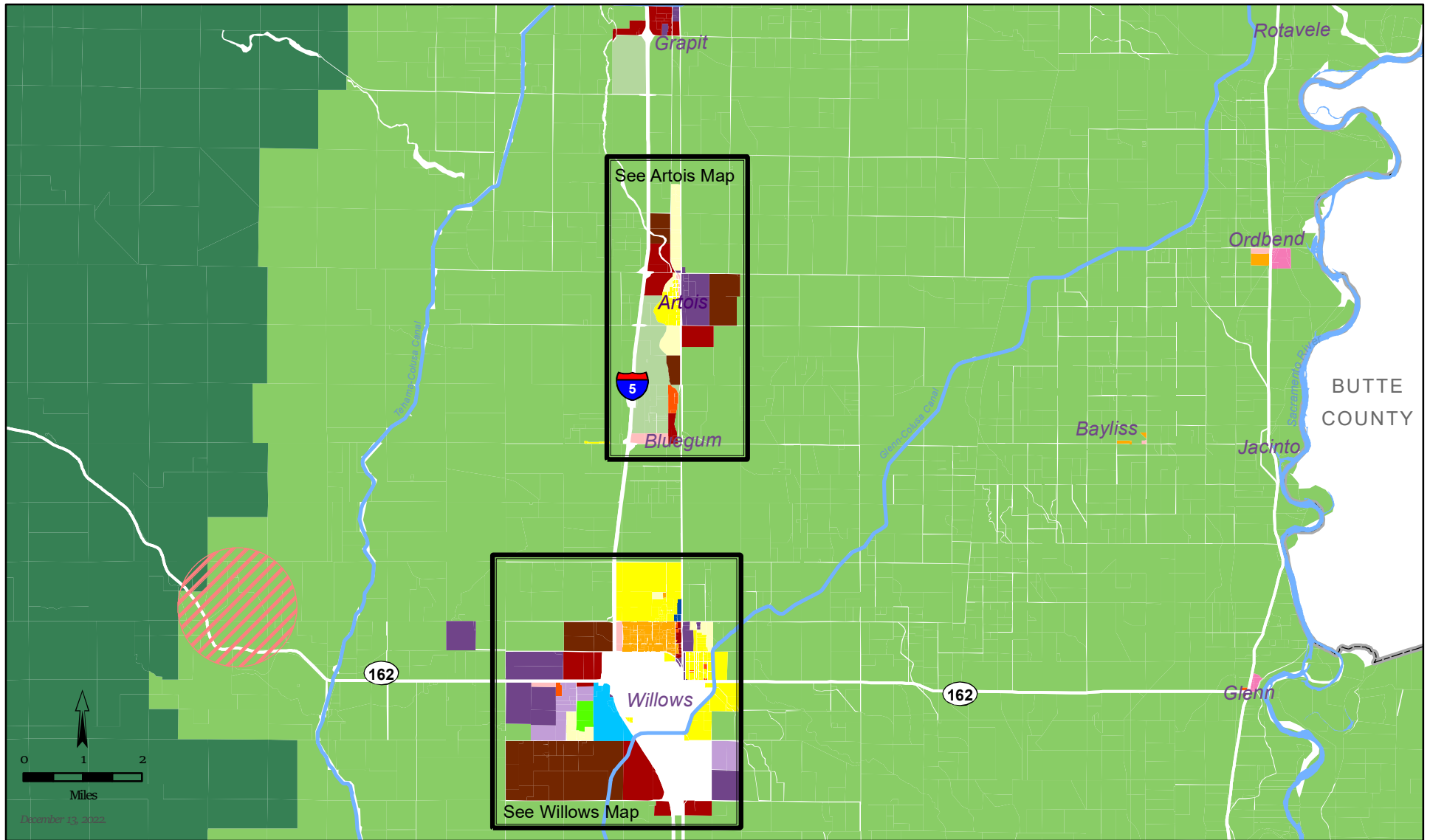
- |                          |                             |                      |
|--------------------------|-----------------------------|----------------------|
| Foothill                 | Single Family Residential   | Rural Service Center |
| Agriculture/Forestry     | Suburban Residential        | Business Park Light  |
| General Agriculture      | Multiple Family Residential | Industrial           |
| Intensive Agriculture    | Urban Reserve               | Industrial           |
| Agricultural/Residential | Community Commercial        | Mixed Use            |
| Ag Transition            | Highway and Service         | Public Facilities    |
| Rural Residential        | Commercial                  | Recreation           |

COUNTY OF GLENN, CALIFORNIA

**FIGURE LU-6.  
LAND USE MAP - GLENN**

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General Plan Designations

- |                          |                             |                                |                              |
|--------------------------|-----------------------------|--------------------------------|------------------------------|
| Foothill                 | Rural Residential           | Community Commercial           | Industrial                   |
| Agriculture/Forestry     | Single Family Residential   | Highway and Service Commercial | Mixed Use                    |
| General Agriculture      | Suburban Residential        | Rural Service Center           | Public Facilities            |
| Intensive Agriculture    | Multiple Family Residential | Business Park Light Industrial | Recreation                   |
| Agricultural/Residential | Urban Reserve               |                                | Potential Specific Plan Area |
| Ag Transition            |                             |                                |                              |

COUNTY OF GLENN, CALIFORNIA

**FIGURE LU-7.**  
**LAND USE MAP - I5 CORRIDOR**

## FOCUSED GROWTH

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### Goal LU-2

Focus future growth in and around existing communities in order to preserve and enhance the County's agriculture and rural character, and to provide safe, attractive and vibrant community areas

### POLICIES

- LU 2-1** Concentrate future development within or adjacent to the communities that provide urban services, including Willows, Orland, Hamilton City, and Artois, with an emphasis on placing large-scale and more intense development projects in these population centers as opposed to other rural and remote areas that lack public services and amenities, or are not connected to an existing community.
- LU 2-2** Make land use decisions that promote compact communities, generally filling in gaps of vacant and underutilized land between already developed areas before growing outward.
- LU 2-3** Use the Agricultural Transition and Rural Residential land use designations to buffer agricultural and other types of open space from existing communities.
- LU 2-4** Prohibit freestanding subdivisions and large-scale commercial developments that are isolated from existing communities, are outside of city and utility district spheres of influence, and/or and lack access to urban-level services.
- LU 2-5** To conserve open space and agricultural lands outside of planned urban areas and provide the efficient use of public services, make land use decisions that reinforce the cultural and economic viability of unincorporated community centers of the County, including Hamilton City, Artois, Glenn, Codora, and Ord Bend.
- LU 2-6** Use the Urban Reserve Area land use designation to identify lands for future urban use and to delineate the maximum extent of urban growth that can occur around established communities.

**LU 2-7** Require development proposals for lands designated Urban Reserve Area to request a General Plan Amendment to the proposed use. The General Plan Amendment shall require the following findings:

- The majority of adjacent designated urban residential and commercial lands has been built out or has received land use entitlements necessary for build out,
- Urban services (water, wastewater, storm drainage, utilities, and roads) have been extended or planned to be extended to the lands proposed for a General Plan Amendment,
- Adequate flood control measures are in place,
- The amendment would not create an island of urban uses in a rural, agricultural, or open space area, and
- The amendment would not result in leapfrog development patterns.

**LU 2-8** Require that permanent, well-defined buffer areas be provided as part of new non-agricultural development proposals located adjacent to designated agricultural land uses. These buffer areas shall be dedicated in perpetuity, shall be of sufficient size to protect agriculture from the impacts of incompatible development and to mitigate the effects of agricultural operations on adjacent land uses, and shall be credited as open space.

**LU 2-9** Use permanent physical features or barriers to separate agricultural from rural or urban uses wherever possible. Such features include rivers, streams, canals, roads, railroads, and topographical features.

**LU 2-10** Encourage clustering of residential development when parcels are adjacent to commercial agricultural lands, so as to place dwellings as far as possible from the agricultural land.

**LU 2-11** Use permanent physical features or barriers to separate agricultural from rural or urban uses wherever possible. Such features include rivers, streams, canals, roads, railroads, and topographical features.

## Leapfrog Development

Leapfrog Development means the development of vacant land which is separated from existing cities or other urban development, leaving large areas of vacant land between developed areas. Leapfrog development often requires the extension of utilities and infrastructure, and often leads to sprawl, which can result in impacts to agricultural lands and sensitive natural habitat.

**LU 2-12** Provide for the orderly transition of lands within areas identified for urban development from agricultural to urban uses, and encourage and allow agricultural uses to continue until such time as urban development occurs.

**LU 2-13** Ensure that the density and intensity of allowed development in established communities and rural areas is consistent with the existing and planned capability of public services and infrastructure.

**LU 2-14** Require proposed urban and rural residential development to be consistent with the following:

Rural Residential

- The soil is determined to be suitable for septic tank use by the Environmental Health Department
- Groundwater is determined to be sufficient to support a well by the Environmental Health Department and Glenn Groundwater Authority
- The parcel can be made accessible from a public street
- It can be demonstrated that the development is compatible with surrounding uses and will not have a significant, adverse effect on adjoining properties.
- The area is accessible for fire protection and can meet fire resistance guidelines if located in a high hazard area.
- It can be demonstrated that potable water is available.

Urban Residential (includes Single Family and Multi Family Residential)

- The community utility systems, including water, drainage, and sewer, if available, can accommodate the additional demand.
- The area has access to a major transportation route and reasonable access to transit service.
- The impact of the development on local streets can be mitigated to acceptable levels.

- Adequate fire protection measures are provided.
- The site adjoins existing urban (residential, commercial, public facility, etc.) development.
- The project avoids the repetition of residential facades/designs within subdivisions.
- The development is compact, is sensitive to natural resources, public safety, efficiently uses water and energy, maximizes bicycle and pedestrian opportunities, provides multi-modal connections to nearby neighborhoods, bike/pedestrian routes and trails, and provides direct, safe routes to services, schools, and shopping.

**LU 2-15** Require new development projects to connect to existing community utility service systems (such as water, sewer, and natural gas) when such systems are reasonably available to the project site. “Reasonably available” generally means within 1,000 feet of the parcel line. However, the final determination of “Reasonably available” shall be determined by the Director of the Planning and Community Development Services Agency on a case-by-case basis.

**LU 2-16** Allow resource-dependent industrial uses to locate outside urban limit lines and other areas planned for development, when such uses are dependent upon close proximity to resource production lands, and are not dependent on an urban level of service.

**LU 2-17** Encourage urban development within the Spheres of Influence (SOIs) of Willows and Orland to be annexed as part of the project review and approval process. Urban development within the SOIs may remain within the County under the following conditions:

- a) The city will not consent to annex or annexation is not possible under State law;
- b) Public service demands of the proposed development are within service capabilities of the County and affected special districts; and
- c) The proposed use and density are consistent with the County's General Plan and compatible with the City's General Plan.

- LU 2-18** Ensure that rural and semi-rural living opportunities continue to be provided in the communities in the County, as well as in the rural, forested, and remote areas of the County, when feasible and appropriate with the consideration of a range of factors, including environmental impact, safety, access, hazards and the availability of water.
- LU 2-19** Maintain the compatibility of surrounding land uses and development, so as not to impede the existing and planned operation of public airports, landfills and related facilities and community sewage treatment facilities.
- LU 2-20** Provide an orderly framework for communication and coordination between the County and the cities of Willows and Orland regarding development, public services and improvements.
- LU 2-21** Afford the cities of Orland and Willows the opportunity to review and comment on matters within their adopted Spheres of Influence, and consider their recommendations in rendering land use decisions.
- LU 2-22** Work cooperatively and negotiate with each of the cities to achieve mutually beneficial outcomes related to, among other things: planning within spheres of influence; development impact fees for funding of regional parks and amenities, regional roadways and government services that benefit the entire County (including incorporated areas) and “replacement” funding for revenues foregone to protect agriculture and rural character.
- LU 2-23** Prior to additional development of Thunder Hill Raceway Park, require the development of a specific plan to guide the placement of future improvements in the area consistent with the policies and standards of the General Plan.

## ACTIONS IN SUPPORT OF GOAL LU-2:

- Action LU-2a** *Provide land use and development proposals for proposed projects that are either located within the sphere of influence or within areas of concern or interest, as designated and adopted by LAFCO for the Cities of Willows or Orland to the appropriate city's Planning Department for review and comment.*

- Action LU-2b** *Actively participate with LAFCO and the relevant cities and agencies in any proposed updates to the spheres of influence of the cities and other public service agencies.*
- Action LU-2c** *Work closely and actively with the cities, public utility districts, fire districts, and other special districts in developing programs for future capital improvements to ensure that such programs accommodate existing and planned growth.*
- Action LU-2d** *Encourage annexation to the incorporated cities of properties within one half mile of the existing city limits of Orland and Willows, such as the land area between Stony Creek and the present city limit line of the City of Orland, prior to development.*
- Action LU-2e** *Develop and adopt a Specific Plan, or similar comprehensive planning document, to guide future development, facilities, safety, and infrastructure at the Thunderhill Raceway Park, located on Highway 162, west of Willows. The planning document should address the following provisions, at a minimum:*
- a) Standards and provisions to motorsports operations, activities, and supporting services and logistics;*
  - b) Standards and provisions for supporting commercial uses, include food services, retail, and fuel sales;*
  - c) Standards and provisions for limited temporary residential uses, including residential lofts, RV parks, and other overnight accommodations which are not intended for full-time residential occupancy. Exceptions for full-time residential care-taker units may be developed;*
  - d) Planning for adequate utilities and services, including parking, water, sewer, drainage, and fire protection; and*
  - e) Provisions and safety standards for the use and storage of hazardous materials, including volatile fuels*

## AGRICULTURAL LAND USE

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### Goal LU-3

Maintain agriculture as the primary dominant land use within the County, and ensure that land use and planning decisions support a strong a vibrant agricultural economy

### POLICIES

**LU 3-1** Ensure that future development and land use decisions protect the integrity of agriculture and do not create a hardship for the county's farmers.

**LU 3-2** Ensure that lands presently in agricultural uses that do not adjoin existing communities continue to be designated for agricultural uses and are protected through the county's land use regulations.

**LU 3-3** Require lands designated General Agriculture, Intensive Agriculture, Foothill Agricultural/Forestry, or Agriculture Transition to remain designated for agricultural use, including businesses or uses that directly support County agricultural activities, for at least the duration of the planning period, with the exception of lands re-designated consistent with the requirements of Policy LU 3-4.

**LU 3-4** The Land Use Map may be amended from time to time to ensure that there is an adequate supply of industrial, commercial, public service, residential, and other lands to serve the County's economic needs. However, agricultural and open space lands shall not be re-designated or developed for urban or residential uses unless:

- The proposed use is necessary for the economic, agricultural, and social well-being of the County.
- Residential uses are located away from areas of excessive noise, smoke, or dust, especially in those areas adjoining freeways or industrial uses.
- The proposed use will not conflict with existing or anticipated uses in the vicinity.

**LU 3-5** With the exception of farmworker and senior housing allowed by state law, limit residential development on agricultural parcels to a single-family home and second unit for a relative, caretaker, or employee.



**LU 3-6** Limit development of farmworker housing and second units to agricultural parcels that comply with the Unified Development Code’s minimum parcel size requirements.

**LU 3-7** Continue to allow industrial agriculture-related operations and facilities on parcels designated for agricultural uses. Examples include processing plants and facilities, such as hulling operations, greenhouses, wineries, silos, dehydrators, canneries and similar agricultural support uses.

**LU 3-8** Develop accommodations for the development of large-scale commercial energy production, such as solar, on agricultural parcels. Such projects shall require the following:

- A use permit.
- An energy production overlay zone.
- Detailed and rigorous site planning and development standards.

Such projects shall only be located on agricultural parcels with marginal or poor farmland. Prime farmlands are not appropriate for this type of development.

## ACTIONS IN SUPPORT OF GOAL LU-3

**Action LU-3a** Utilize density transitions in order to protect the integrity of existing land use patterns and minimize the impacts on existing uses and residents. It shall be County policy:

1. To locate lower residential densities adjacent to open space, areas of agricultural use, and existing lower density residential areas;
2. To locate higher residential densities in proximity to services, transit, and/or employment activity centers;
3. To require buffer lots in new residential developments that abut agricultural parcels.

**Action LU-3b** Amend the Unified Development Code to include an Energy Park Combining Zone and prepare an Energy Production Ordinance. The Energy Park Combining Zone and Energy Production Ordinance shall include standards including, but not limited to:

- a. Height, size and location of structures and facilities.
- b. Protection of natural resources, including sensitive habitat, riparian areas, wetlands, and scenic viewsheds.
- c. Setbacks from adjacent parcels to minimize or reduce land use conflicts.
- d. Adequate parking and circulation network improvements.
- e. Security and site access controls.
- f. Nighttime lighting.
- g. Noise, odors and other nuisances.

**Action LU-3c** Solicit and encourage the voluntary establishment of conservation easements or other development restrictions to the County or a qualified private nonprofit corporation to preserve the agricultural use of the land in areas designated for agricultural use, where subdivision of land would promote incompatible development.

**Action LU-3d** Continue to utilize a "Right to Farm" Ordinance as a method to reduce the impacts of potential land use conflicts.

## COMMERCIAL LAND USE

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### Goal LU-4

Provide for a diversified mix of strong retail centers, service commercial activities, manufacturing enterprises, and high-paying employment opportunities that contribute to Glenn County's economic well-being

### POLICIES

- LU 4-1** Encourage commercial and industrial development in areas where adequate facilities and services exist or where facilities and services can be made available, including areas within and adjacent to the incorporated cities, established unincorporated communities, and along the I-5 corridor.
- LU 4-2** Require proposed commercial development to be consistent with the following:
- a) The area can be readily hooked up to public water facilities.
  - b) The community utility systems can accommodate the added demand without additional costs to the existing community.
  - c) The area has access to a major transportation route.
  - d) The impact of the development on local streets, including traffic congestion and noise, can be mitigated to acceptable levels.
  - e) Adequate fire protection measures are provided.
- LU 4-3** Encourage infill development of vacant lots within existing commercial districts and the core downtown/business areas before new shopping areas are built on the periphery of communities.
- LU 4-4** Ensure that zoning and land use designations at the Interstate 5 freeway interchanges at Artois, and the unincorporated areas near Willows and Orland are used for highway-oriented commercial uses. These uses, which include hotels, restaurants, and service stations, should be oriented to interstate travelers, tourists, and visitors to the County's various open space recreation and agricultural opportunities.

Development at these interchanges should be planned to minimize traffic and safety hazards on local streets and regional transportation facilities to the extent feasible.

**LU 4-5** Discourage the conversion of designated industrial land to non-industrial uses.

**LU 4-6** Where appropriate, promote the development of well-planned and designed industrial and business parks catering to local businesses, as well as to outside opportunities.

**LU 4-7** Require proposed industrial development to be consistent with the following:

- a) The area can be readily hooked up to public sewer and water facilities where these facilities are available, or to private sewer and water facilities where utilities do not yet exist.
- b) If the industry uses community utilities, that community systems can accommodate the added demand without additional costs to the existing community.
- c) If the project is to be served by groundwater wells, that reliable, scientific data be provided in the project development application that demonstrates that groundwater will be available under all conditions, including drought, that surrounding the wells will not have appreciable adverse effects on the quality and quantity of existing domestic and agricultural water supplies, and that private sewage disposal systems can comply with Environmental Health Department standards.
- d) The project will not significantly contribute to air, water, light, and noise pollution.
- e) The area has access to a major transportation route.
- f) The impact of the development on local streets can be mitigated to acceptable levels.
- g) The area is located within 10 minutes of a fire station or can mitigate fire hazards through additional measures, such as, water storage and

pressure systems, building sprinkler systems and/or providing its own fire protection independently.

- LU 4-8** Require new industrial development to pay its fair share of increases in public service and facilities costs.
- LU 4-9** Support the orderly growth of the Willows-Glenn County and Orland-Haigh Field airports, the development of compatible uses for the areas surrounding these airports, and safeguard the general welfare of the inhabitants within the vicinity of each airport and the public in general.
- LU 4-10** Require that development agreements, tribal agreements, memoranda of understanding, conservation easements and other similar arrangements add community value by securing “net” public benefits to Glenn County over and above CEQA mitigation requirements and conditions of approval.

## ACTIONS IN SUPPORT OF GOAL LU-4

**Action LU-4a** *Revise the Unified Development Code to create zoning districts that distinguish light industrial from heavy industrial uses and that accommodate business park and research and development uses. Such revisions may include Light Industrial (M-1), Heavy Industrial (M-2), Business Park (BP), and Research and Development (RD) districts. The intent is to accommodate light industrial and research and development uses in locations where heavy industrial development may not be compatible with nearby residences or sensitive uses. The light industrial zone should also allow highway commercial uses.*

## ARCHITECTURAL SITE PLANNING

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### Goal LU-5

Maintain and enhance the visual quality of the County by promoting high standards for architecture and site design for all development projects, both public and private.

### POLICIES

- LU 5-1** Discourage strip commercial development and locate future commercial development in well-designed commercial centers having adequate and controlled access to public roads.
- LU 5-2** Establish design review guidelines for application to areas within established community areas, and establish new and creative design guidelines for development nodes along the I-5 corridor area.
- LU 5-3** Ensure that “heavy” commercial uses and industrial uses, including but not limited to, auto salvage yards, truck parking lots, and farm implement sales yards, are visually screened from urban residential uses and high-use public corridors.

## ACTIONS IN SUPPORT OF GOAL LU-5:

**Action LU-5a** *Revise the Unified Development Code to include design standards that promote attractive development for commercial, industrial, office, institutional, and multiple family development; include design recommendations that encourage “green” design construction; and address the following provisions:*

1. *Site planning sensitive to the natural environment and that addresses creating functional and attractive places.*
2. *Building rehabilitation and modification to improve existing structures.*
3. *Low environmental impact materials and products, including recycled and local materials, and recycling of construction waste.*
4. *Passive and active solar elements and use of efficient heating and cooling systems.*
5. *Standards for building design and appropriate use of materials to provide high-quality development, including requiring buildings to be sited toward the street, except for approved plazas, seating areas, and entry nooks; off-street parking, if any, located to the rear of the building or lot; architecture that incorporates a pedestrian scale with varied articulated facades, windows and building features; and community design features, such as landscaping, entry features, fountains, plazas, pedestrian furniture, and similar features.*
6. *Landscaping and design elements to screen unsightly elements from public and neighboring view.*
7. *Standards for adequate off-street parking and alternatives to on-site parking in downtown and historical areas.*
8. *Standards for exterior lighting, signage, and trash/recycling containment facilities.*

## PUBLIC HEALTH

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### Goal LU-6

Promote public health and well-being through land use planning efforts.

### POLICIES

- LU 6-1** Balance land use decisions and land use burdens countywide so that there is not a disproportionate impact to any one group of residents because of age, culture, ethnicity, gender, race, socio-economic status, or other arbitrary factor.
- LU 6-2** Allow for meaningful participation in the planning process by affected and interested groups or individuals.
- LU 6-3** Assist existing communities, residents, and businesses to obtain the services, support and infrastructure needed to thrive and be successful.
- LU 6-4** Participate in countywide, regional and other multi-agency planning efforts related to agriculture, water supply, tourism, open space, air quality, housing, green infrastructure, recreation, habitat conservation, energy, emergency preparedness and flood protection to ensure that the needs of the County's residents and businesses are not overlooked.
- LU 6-5** Encourage new development projects to incorporate pedestrian-scale design features that encourage walking, bicycling and the use of alternative transportation modes.
- LU 6-6** Support local farmer's markets, local food co-ops, and other programs that provide locals access to fresh, healthy, locally grown food.
- LU 6-7** Support efforts to provide affordable health care, mental health services and community support services to all County residents.
- LU 6-8** Encourage new development projects to incorporate public safety measures into project designs. Such measures may include, but are not limited to: crosswalks, exterior lighting, windows oriented towards the street, and other measures contained in the Crime Prevention through Environmental Design (CPTED) approach.



**LU 6-9** Improve community cohesiveness through the encouragement and promotion of community events, including parades, festivals, trade shows, rodeos and other events that bring people together to socialize in a community-based setting.

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# Circulation



## INTRODUCTION

This Circulation Element provides the framework for Glenn County's decisions concerning the circulation of people, goods, energy, water, sewage, storm drainage, and communications. It addresses the County's multi-modal transportation system, including facilities for driving, walking, biking, taking transit, and moving goods by truck, rail, and air. It also includes coordination with other infrastructure, such as utilities, which often share right-of-way with the transportation system.

As required by California Government Code Section 65302(b), the Circulation Element is correlated closely with the Land Use Element and must include the location and extent of existing and proposed:

- Major thoroughfares
- Transportation routes
- Terminals
- Military airports and ports
- Public utilities and facilities

This Chapter includes the following goals:

- CIR-1** Transportation Network
- CIR-2** Complete Streets
- CIR-3** Service Transit
- CIR-4** VMT Reduction

## INTRODUCTION CONT.

The Circulation Element also provides for coordination with the incorporated municipalities within the county (Willows and Orland), the Glenn County Local Transportation Commission (as the Regional Transportation Planning Agency), and State and Federal agencies that fund and manage the County's transportation facilities. Finally, the Circulation Element must identify funding for capital, operations, and maintenance of the existing circulation system, planned additions to the circulation system, and additions that would be triggered by policies in the element.

## BACKGROUND

Glenn County's preservation of agricultural land and concentration of growth within and around incorporated cities has created a unique transportation system consisting primarily of two-lane roadways with high speeds that serve low-density agricultural and industrial land uses. Goods movement, especially by truck, is a foundation of Glenn County's agricultural economy. Trucking supports the agricultural and industrial land uses in the County, and it also delivers the goods needed by residents and shoppers. The Circulation Element has been developed to continue to support the local economy while maintaining safety and reducing trucking's impacts on County residents.

Today, most people in Glenn County travel to work by car, mostly driving alone. However, people are also using biking, walking, and transit to get to work, and many more people use these modes to do other trips during the day, including trips to school, for shopping, and for recreation. Improving the walking and bicycling networks, and improving connections to transit, will help more Glenn County residents use these modes, improving health, recreational opportunities, and quality of life for residents while also helping the County meet statewide goals for the environment. The goals, policies, and actions discussed below aim to balance the circulation needs of the County's agricultural economy with multimodal options for residents.

## TRANSPORTATION NETWORK

### Complete Streets

Complete Streets are streets designed considering the full range of users including vehicles, trucks, pedestrians, bicycles, children, the disabled, and seniors. There is no one single design for a complete street; complete streets are context-sensitive and respond to the land use and travel needs of users at a particular location. In rural small towns, complete streets may include sidewalks, bike lanes, high visibility crosswalks, median islands, curb extensions, and other transportation facilities. In less-populated rural areas, complete streets may include paved shoulders that can serve farm equipment as well as bicyclists and pedestrians in the absence of other facilities with more separation. Complete streets make it easier and safer to use transportation modes other than a car.

#### Goal CIR-1

Develop and maintain a roadway system that promotes safety.

#### POLICIES

- CIR 1-1** Provide a roadway network that is consistent with the planned improvements shown in Circulation Element Map (Figure CIRC-1).
- CIR 1-2** Roadways shall be built to the standards defined by the Federal Highway Administration (FHWA) and Caltrans.
- CIR 1-3** Consider all modes of travel in planning, design, and construction of all transportation projects to create safe, livable, and inviting environments for pedestrians, bicyclists, motorists, and public transit users of all ages and capabilities.
- CIR 1-4** Implement a Safe Systems approach to designing roadways for all users. A Safe Systems approach recognizes that humans make mistakes on the road and focuses on vehicle or roadway design and operational changes rather than behavioral changes to create safe streets. The Safe Systems approach integrates the needs of all roadway users into a transportation system.
- CIR 1-5** Include safe routes to schools in new development projects, where appropriate, and seek opportunities to improve and enhance safe routes to schools when making roadway improvements in areas in proximity to school sites.
- CIR 1-6** Ensure all County roads are maintained and repaired in a timely fashion.
- CIR 1-7** Consider all transportation improvements as opportunities to improve safety, access, and mobility for all roadway users.
- CIR 1-8** Update and maintain existing evacuation routes with particular attention paid to vulnerable communities located in flood zones and high fire hazard zones.
- CIR 1-9** Maintain hazard and emergency responsiveness through a climate change vulnerability assessment that identifies measures to address vulnerabilities, respond to emergencies, and mitigate hazards.

## ACTIONS IN SUPPORT OF GOAL CIR-1

- Action CIR-1a** Pursue all available sources of funding and protect existing sources for the development, improvement, and maintenance of the existing roadway system.
- Action CIR-1b** Review and revise roadway standards for community and rural areas to ensure that the standards are adequate to accommodate complete streets, addressing the following factors as applicable: number of travel lanes, lane width, medians, drainage control, shoulder width, pavement striping and markings, parking lanes, bike lanes, fire and emergency response standards, curb and gutter design, landscaped strip, and sidewalk width.
- Action CIR-1c** Where feasible, coordinate pedestrian and bicycle facility improvements with roadway maintenance activities so that they can be implemented in a cost-effective manner.
- Action CIR-1d** Conduct a Local Roadway Safety Plan with the goal of reducing traffic fatalities and serious injuries on public roads and to support funding for safety improvements. The plan may consider collision history; vehicle, bicycle, and pedestrian volumes; vehicle speeds; and other improvements.
- Action CIR-1e** Design roadway infrastructure that protects human life when collisions happen on Glenn County roads.
- Action CIR-1f** See funding for the Safe Routes to Schools program.
- Action CIR-1g** Develop a Pavement Management System that documents all roads needing pavement and prioritizes roads for renovation based on a pavement condition index.
- Action CIR-1h** Continually seek opportunities to fund maintenance of the circulation network, including the active pursuit of a wide range of grant sources administered by Caltrans and other agencies.

## SAFE ROUTES TO SCHOOL

Safe Routes to School (SRTS) is an approach that promotes walking and bicycling to school through infrastructure improvements, enforcement, tools, safety education, and incentives to encourage walking and bicycling to school.

***Action CIR-1i*** *Conduct a climate change vulnerability assessment that identifies measures to address vulnerabilities, and comprehensive hazard mitigation and emergency response strategies.*

***Action CIR-1j*** *Review and revise Glenn County Multi-Jurisdiction Hazard Mitigation Plan every five years, per Fire Hazard Planning Requirements.*

***Action CIR-1k*** *Conduct a review of existing evacuation routes and update routes as needed.*

***Action CIR-1l*** *Work with federal and state funding agencies to create a funding plan to implement improvements for emergency access, evacuation, fire protection, public safety, and drainage, and work with appropriate agencies to identify and prioritize projects.*

## COMPLETE STREETS

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### Goal CIR-2

Create a system of Pedestrian, bicycle and transit facilities that enables non-automotive access and increases the health and livability of the community.

### POLICIES

- CIR 2-1** Implement best practices to improve the pedestrian and bicycle environment, including but not limited to separated bike and pedestrian pathways, enhanced safety features, improved signage, and landscaping and lighting features to improve safety and comfort, where feasible and appropriate.
- CIR 2-2** Coordinate pedestrian and bicycle facility improvements and pavement improvement projects (e.g., repaving and restriping), to the greatest extent feasible and while considering potential secondary effects.
- CIR 2-3** Ensure that residents have convenient transit service to employment centers, County service centers, other government centers, and regional destinations (i.e., Sacramento International Airport), as funding allows.



## ACTIONS IN SUPPORT OF GOAL CIR-2

- Action CIR-2a** *Implement and build on recommendations for pedestrian and bicycle improvements in Hamilton City included in the Glenn County Active Transportation Plan (2019).*
- Action CIR-2b** *Work with collaboratively with State and regional agencies, such as Caltrans and the Cities of Willows and Orland, to implement a regional bikeway system that connects the cities, larger unincorporated communities, recreation destinations, and scenic areas in Glenn County.*
- Action CIR-2c** *Pursue funding for construction and maintenance of bikeways and sidewalks, including off-road bikeways, where feasible.*
- Action CIR-2d** *Add planned bicycle and pedestrian facilities in conjunction with road rehabilitation, reconstruction, or re-striping projects whenever feasible.*
- Action CIR-2e** *Partner with Glenn Ride and other regional transit providers to conduct regular service reviews to advance convenient transit service to employment centers, County service centers, other government centers, and regional destinations (i.e., Sacramento International Airport), as funding allows. Also continue to support regional transit initiatives that serve Glenn County, which are already underway.*
- Action CIR-2f** *Enhance transit stops through high quality, well-maintained shelters and provide transit timetables.*
- Action CIR-2g** *Consider alternatives to conventional bus systems, such as smaller shuttle buses (micro-transit), on-demand transit services, or transportation networking company services that connect residential communities to regional activity centers with greater cost efficiency.*

## SERVICE TRANSIT

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### Goal CIR-3

Support the movement of goods through trucking, rail, air, and other forms of freight service to and from business in the County.

### POLICIES

- CIR 3-1** Develop a truck network connecting Surface Transportation Accountability Act (STAA) and California legal trucks to industrial areas.
- CIR 3-2** Require new industrial development and resource extraction and processing projects to pay a fair share toward improvements required to accommodate heavy vehicles, including increased pavement wear and damage.
- CIR 3-3** Minimize potential conflicts between trucks and pedestrian, bicycle, transit, and vehicle access and circulation on streets with truck travel.
- CIR 3-4** Support the provision of freight rail service into industrial developments on rail spurs.
- CIR 3-5** Support safety improvements at current at-grade rail crossings.
- CIR 3-6** Promote the expansion and improvement of existing airport facilities and service.
- CIR 3-7** Support the provision of freight rail service into industrial developments on rail spurs

### ACTIONS IN SUPPORT OF GOAL CIR-3

- Action CIR-3a** *Adopt, maintain, and enforce a truck route map that identifies key goods movement corridors and ensures goods movement needs are adequately served while reducing impacts to other uses.*
- Action CIR-3b** *Prominently sign all truck routes in accordance with the California Manual on Uniform Traffic Control Devices (CA MUTCD).*

- Action CIR-3c*** *Participate in intergovernmental activities related to regional and sub-regional transportation planning to advance travel efficiency of goods entering the region.*
- Action CIR-3d*** *Establish a nexus-based fee program to collect fair-share fees for industrial, mineral extraction, and other project types that contribute increased heavy truck trips to County roadways. The purpose of this program is to generate revenue to offset increased costs incurred by the County associated with accelerated damage and wear on County roadways caused by heavy truck trips.*
- Action CIR-3e*** *Railroad crossings of State and county roads shall be marked, signalized, and gated where warranted by traffic volumes and required by the California Public Utility Commission (PUC).*
- Action CIR-3f*** *Pursue funding for improved gates at current at-grade rail crossings.*
- Action CIR-3g*** *Maintain a working relationship between the County and the local management of the California Northern Pacific Railroad Company (CFNR) regarding expansion of freight rail service and economic development of the region.*
- Action CIR-3h*** *Pursue State and Federal aeronautics funds to support improvements to airport facilities and service.*

# VMT REDUCTION

## Goal CIR-4

Plan for the future in a way that reduces the environmental impacts of transportation.

## POLICIES

- CIR 4-1** Support land use with increased densities and intensity of trip-making near incorporated cities and other small towns in the County, consistent with the Land Use Element, to reduce vehicle miles traveled and promote the use of walking, biking, and transit.
- CIR 4-2** Encourage employers to provide programs for carpooling/transit/biking/walking subsidies, bicycle facilities, ridesharing, telecommuting, and working at home.
- CIR 4-3** Monitor the deployment of new transportation technologies and services and develop policies that implement best practices to ensure these technologies and services benefit the public and the multimodal transportation system.
- CIR 4-4** Support the creation of electric vehicle charging stations at commercial, government, and other employment and community destinations.
- CIR 4-5** Support community education on electric farm vehicle technology and state and federal incentives for purchasing electric farm vehicles.

## ACTIONS IN SUPPORT OF GOAL CIR-4

- Action CIR-4a** *Adopt VMT thresholds and screening criteria for environmental impact analysis. Review and update those guidelines on a regular basis using updated data.*
- Action CIR-4b** *Explore the feasibility of a VMT impact fee program to fund transportation demand management strategies that are proven to reduce VMT.*

## VEHICLE MILES TRAVELED (VMT)

VMT is a measure of the total distance traveled by all vehicles for all trips beginning or ending in Glenn County on a typical weekday. VMT impacts are calculated and assessed using an efficiency metric: VMT per capita for residential development projects, for example, or VMT per worker for commercial or industrial development projects. Lower VMT per capita or per worker indicates more efficient travel, with less driving needed to complete a trip, lower pollutant emissions, and lower greenhouse gas emissions.

## TRANSPORTATION DEMAND MANAGEMENT (TDM)

TDM uses incentives, information, and encouragement programs to reduce reliance on single-occupant vehicles and vehicle miles traveled. These programs help people walk, bike, ride transit, and telecommute. TDM measures may be implemented by governments or employers.

FUNDING  
AGRICULTURAL  
REPLACEMENT  
MEASURES  
FOR EMISSION  
REDUCTIONS  
(FARMER)

The FARMER program, which is administered by the California Air Resources Board (CARB) provides funding through local air districts for agricultural harvesting equipment, heavy-duty trucks, agricultural pump engines, tractors, and other equipment used in agricultural operations.

**Action CIR-4c** Consider requiring new development to incorporate electric vehicle charging in accordance with the California Green Building Standards Code and/or commit to using electric vehicles for a certain percentage of its vehicle fleet. Encourage installation of electric vehicle charging stations at existing development.

**Action CIR-4d** Provide assistance to local farmers, through the form of educational materials and informational resources, to various programs that provide funding and technical assistance aimed at replacing diesel and gasoline powered farm equipment with electrical and other renewable energy source farm equipment.

# Agricultural



## INTRODUCTION

Glenn County occupies a northern-central location in California’s vast Central Valley agricultural heartland. Within the county, agriculture is the largest land use. The agricultural environment in Glenn County is rich with high quality soils and a temperate Mediterranean climate that support a variety of crops, including fruits and nut crops, field crops, apiary products, seed crops, and livestock and poultry. Other agricultural goods, such as nursery plants, vegetable crops and timber, are also produced in Glenn County. Leading commodities within the county include almonds, walnuts, and rice.

Background information related to topics addressed in this Element is provided in the Glenn County General Plan Existing Conditions Report.

This Chapter includes the following goals:

- AG-1** Agricultural Lands
- AG-2** Urban and Rural Compatibility
- AG-3** Agricultural Economy
- AG-4** Environmental Stewardship
- AG-5** Natural Resources
- AG-6** Animal Facilities
- AG-7** Regulatory Processes
- AG-8** Confined Animal Facilities

# AGRICULTURAL LANDS

## Goal AG-1

Preserve and protect agricultural lands throughout the County

## POLICIES

- AG 1-1** Maintain agriculture as a primary, extensive land use.
- AG 1-2** Support the continuation of agricultural uses on lands planned for other intensive uses, including areas designated as Urban Reserve Areas until urban development transitions are approved.
- AG 1-3** Recognize the importance of agriculture lands to Glenn County's economy and also in terms of agriculture's contribution to the preservation of open space, wildlife habitat, community identity, and environmental services.
- AG 1-4** Discourage land fragmentation which would result in the decline of agricultural productivity, or resource conservation.
- AG 1-5** Encourage use of agricultural lands preservation tools such as in-county transfer of development rights, conservation easements, exclusive agricultural zoning and continuation of minimum parcel sizes.
- AG 1-6** Provide an orderly and phased development pattern, encouraging the development of vacant lands within city boundaries, community areas, and/or in areas adjacent to existing development, prior to conversion of unconnected agricultural lands, so that farmland is not subjected to premature development pressure or leapfrog developments.
- AG 1-7** The County shall protect areas designated by the California Department of Conservation as prime, statewide importance, unique and locally important farmlands which are located outside of areas planned for growth, consistent with the General Plan Land Use Map, from intensive development and urban encroachment that would convert or diminish the agricultural value or productivity of the lands.
- AG 1-8** Retain grazing land in large contiguous areas of the foothills, in recognition of its value to the livestock industry and as open

## Prime Farmland

Prime Farmland is land which has the best combination of physical and chemical characteristics for the production of crops.

## Farmland of Statewide Importance

Farmland of Statewide Importance is land other than Prime Farmland which has a good combination of physical and chemical characteristics for the production of crops.



## Williamson Act

The Williamson Act, also known as the California Land Conservation Act of 1965, enables local governments to enter into contracts with private landowners for the purpose of restricting specific parcels of land to agricultural or related open space use. In return, landowners receive property tax assessments which are much lower than normal because they are based upon farming and open space uses as opposed to full market value.

## Farmland Security Zone

A Farmland Security Zone (FSZ) is an area created within an agricultural preserve by a Board of Supervisors upon request by a landowner or group of landowners. Farmland Security Zones offer landowners greater property tax reduction. Land restricted by a FSZ contract is valued for property assessment purposes at 65% of its Williamson Act valuation, or 65% of its Proposition 13 valuation, whichever is lower.

space for watershed management, and its contribution to groundwater recharge, wildlife and waterfowl, and potential for wildfire abatement. The conversion of grazing lands to water intensive agricultural uses, such as orchards, is strongly discouraged.

- AG 1-9** Support the U.S.D.A Soil Conservation Service efforts to update soils survey information in Glenn County.
- AG 1-10** Maintain urban limit lines around existing communities, development nodes and other areas of urban use, in an effort to protect agricultural land and to encourage infill development and growth.
- AG 1-11** Consult Important Farmland Maps maintained by the California Department of Conservation and other sources of information on the relative value of agricultural lands when planning areas of growth, in order to direct growth and development toward lesser value agricultural lands.
- AG 1-12** Maintain minimum parcel size for agricultural uses consistent with the General Plan’s Land Use Descriptions and Zoning code for each parcel.

## ACTIONS IN SUPPORT OF GOAL AG-1

- Action AG-1a** *Continue to utilize Farmland Security Zones through the application of the “FS” Farmland Security Zoning Designation (Glenn County Code Chapter 15.470).*
- Action AG-1b** *Work with the Local Agency Formation Commission (LAFCO) on issues of mutual concern including the conservation of agricultural land through consistent use of LAFCO policies, particularly those related to conversion of agricultural lands and establishment of adequate buffers between agricultural and non-agricultural uses, and the designation of a reasonable and logical Sphere of Influence (SOI) and Urban Limit Line (ULL) boundaries for the incorporated cities and unincorporated community areas.*
- Action AG-1c** *Work with the cities of Willows and Orland to implement consistent policies for agricultural lands*



*within the County's jurisdiction, and within the planning areas of each City.*

**Action AG-1d** *Maintain County policies to address consistency with the Williamson Act and future amendments.*

**Action AG-1e** *Consider impacts to agricultural lands, soils, and agricultural productivity when reviewing new development projects, amendments to the General Plan, and rezoning applications.*

**Action AG-1f** *Continue to prepare and present annual reports for crop production and land conversion. Annual reports compiled by the Department of Conservation and the Agricultural Department's Office should be presented to the local decision makers and relevant commissions including the Board of Supervisors, and Planning Commission.*

**Action AG-1g** *Explore the feasibility of creating and adopting a Farmland Conservation Program in which developers will be required to permanently protect agricultural land of equal or greater value in place of land that is converted from an agricultural to a non-agricultural designation. This ordinance may include:*

- *The option of paying an in-lieu fee that would contribute to an agricultural resource protection fund that could be used to purchase voluntary conservation easements or complete other projects that will protect and conserve agricultural land.*
- *The program should establish mitigation standards that address the valuation and geographic location of agricultural land.*
- *The program should be reviewed and adjusted periodically to ensure that the fee is adequate to offset the cost of purchasing farmland conservation easements at a 1:1 ratio to mitigate impacts from the conversion of Prime Farmland and Farmland of Statewide Importance.*

# URBAN AND RURAL COMBATABILITY

## Right to Farm Ordinance

The County's right to farm ordinance includes protective measures for farming interests

## Confined Animal Facility

Confined Animal Facility means a facility that consists of any structure, building, installation, barn, corral, coop, feed storage area, milking parlor, or system for the collection, storage, treatment, and distribution of liquid and solid manure, if domesticated animals, including, but not limited to, cattle, calves, horses, sheep, goats, swine, rabbits, chickens, turkeys, or ducks are corralled, penned, or otherwise caused to remain in restricted areas of the facility for commercial agricultural purposes and feeding by means other than grazing.

### Goal AG-2

Minimize conflicts between agricultural and urban land uses

### POLICIES

- AG 2-1** Recognize the potential restrictions urbanization places on nearby agricultural practices and mitigate such conflicts whenever possible.
- AG 2-2** Continue to support the County's "right-to-farm" ordinance (Ord. 1183 § 2, 2006) and other local efforts aimed at reducing conflicts between urban uses and agriculture operations.
- AG 2-3** As feasible, limit incompatible uses (i.e., schools, hospitals, and higher density residential) near intensive agricultural operations. Where uses such as country schools are located within agricultural areas, work with farmers and landowners to promote practices and methods aimed at reducing conflicts, which may include reductions in chemical applications, and dust abatement strategies.
- AG 2-4** As feasible, utilize buffers such as greenbelts, drainage features, parks and trails, or other improved and maintained features in order to separate residential and other sensitive land uses, such as schools and hospitals, from agricultural lands and agricultural operations.
- AG 2-5** Promote best management practices in agricultural operations to reduce emissions, conserve energy and water, promote soil health, and utilize alternative energy sources.
- AG 2-6** Protect established confined animal facilities from encroachment by incompatible land uses.

- AG 2-7** New dwelling units may not be sited within a “confined animal facility windshed” of the production facilities or, where this cannot be attained due to parcel size, the dwelling unit shall be located to the maximum extent possible from the property line bordering an existing confined animal facility. The confined animal facility windshed shall be defined as an area around the production facilities of the confined animal operation that is one mile in the direction of prevailing winds and one-half (1/2) mile in any other direction from the production facilities.
- AG 2-8** On projects involving conversion of land with a general plan designation of either General Agriculture or Intensive Agriculture, to other land uses, dwelling units may not be constructed within the confined animal facility windshed of the production facilities of the confined animal operation.
- AG 2-9** Coordinate with the County Ag Commissioner to enforce state laws and regulations pertaining to pesticide use, sales, permitting, licensing, worker protection, and pesticide use reporting.

## Windshed

Windshed is an area around the production facilities of the confined animal operation that is one mile in the direction of prevailing winds and one-half (1/2) mile in any other direction from the production facilities.

## ACTIONS IN SUPPORT OF GOAL AG-2

- Action AG-2a** *Continue to implement and update as necessary the right-to-farm ordinance (Glenn County Code Chapter 15.580) in order to reduce land use conflicts and protect the associated agricultural operations from encroachment by incompatible uses.*
- Action AG-2b** *Utilize the Agricultural Grievance Committee to review and recommend solutions related to agricultural land use conflicts and other grievances related to the urban-agricultural interface*
- Action AG-2c** *Review and update the County’s right-to-farm ordinance to include agricultural buffer/setback requirements to reduce conflicts between agricultural and residential and non-residential sensitive urban uses. The onus for meeting the setback standards shall be placed on new proposed developments.*
- Action AG-2d** *Periodically review and update as necessary the County right-to-farm ordinance to ensure it reflects changing issues best practices, and continues to protect agricultural uses.*
- Action AG-2e** *Continue to notify prospective buyers of property adjacent to agricultural operations, through the title report, that they could be subject to inconvenience or discomfort resulting from accepted farming activities as per provisions of the County’s right-to-farm ordinance’s “Agricultural Statement of Acknowledgment” (Glenn County Code 15.580.050).*
- Action AG-2f** *Work with agricultural landowners to improve practices that have resulted in adverse impacts to adjacent properties such as site drainage and flood control measures.*
- Action AG-2g** *Continue to support and implement the Glenn County Pesticide Use Enforcement program to promote and protect agriculture, human health, and the environment, through the work completed by the County Agricultural Department.*

## AGRICULTURAL ECONOMY

### **Goal AG-3**

Maintain and enhance the agricultural economy of Glenn County

### **POLICIES**

**AG 3-1** Expand opportunities for increased agricultural production by allowing agricultural processing facilities and uses directly supporting agriculture in all agricultural land use categories

**AG 3-2** Agricultural-related industrial and commercial support operations shall be permitted on agricultural designated lands. Such uses may include, but are not limited to, processing, assembly, distribution and warehousing of agricultural materials and commodities and alternative energy systems that provide energy for on-site uses. Onsite industrial uses should be permitted on agricultural lands and shall require a Conditional Use Permit subject to the standards of the Zoning Ordinance, and provided the following findings are made:

- a) The use provides a needed service to the surrounding agricultural area which cannot be provided more efficiently within designated industrial or commercial areas or which requires location in a non-urban area because of unusual site requirements, operational characteristics, or proximity to agricultural goods and products.
- b) The use avoids the conversion of prime agricultural lands to the greatest extent feasible.
- c) The operational or physical characteristics of the use will not have a significant adverse impact on water resources or the use or management of surrounding agricultural properties within at least a one-quarter (1/4) mile radius.
- d) The use supports local agricultural production.
- e) The use is compatible with existing uses in the area.
- f) The use will not result in significant adverse traffic or air quality impacts.
- g) The use will not be detrimental to the rural character of the area.

- AG 3-3** Low-intensity recreational uses may be permitted on agricultural lands as long as they do not interfere with the principal use of the land for agricultural purposes. Examples include hunting, fishing, horseback riding, hiking, agritourism, and exhibitions of working farms or ranches.
- AG 3-4** The exploration and extraction of oil, gas and other mineral resources may be allowed on agricultural lands, provided the activity is conducted in a way that minimizes interference with agricultural operations and does not result in a permanent loss of the agricultural viability of the land. Extractive operations shall require a conditional use permit.
- AG 3-5** Encourage and support the development of agricultural related industries featuring alternative energy, utilization of agricultural waste, methane capture, and biofuels. However, renewable energy projects should not be approved or developed in such a way as to displace viable agricultural operations, or render prime farmlands unusable for agricultural activities.
- AG 3-6** Support agricultural education and research including but not limited to supporting education and outreach to farmers, and agricultural learning opportunities at Glenn County educational institutions.
- AG 3-7** Recognize and support the role of small farms growing specialty products and high value crops such as organic and heirloom products and fruits, nuts, seeds, and table vegetables.

# ENVIRONMENTAL STEWARDSHIP

## Goal AG-4

Maintain agricultural lands and practices that offer co-benefits to promote environmental stewardship, health, and safety

## POLICIES

- AG 4-1** Recognize the value of agricultural lands for countywide biodiversity, soil health, waterfowl habitat, recreation, watershed management, fire abatement, and for groundwater recharge.
- AG 4-2** Support and encourage small-scale food production operations and farmers markets and other local resources such as farm stands that support local agriculture and provide fresh local foods.
- AG 4-3** Support farming and grazing practices in western county areas to reduce fire risks and support fuel reductions goals.
- AG 4-4** For projects that would convert grazing land to water-intensive crop production, require land owners to demonstrate adequate water supply availability prior to planting, and ensure that water usage would not conflict with the goals and policies established under the Sustainable Groundwater Management Act.

## ACTIONS IN SUPPORT OF GOAL AG-4

- Action AG-4a** *Explore opportunities for agricultural related fire abatement practices in the western county. This may include opportunities for specialty crop ground covers that may reduce fire risks and provide opportunities for fire breaks, as well as grazing programs that reduce fuel loads.*

## NATURAL RESOURCES

### Goal AG-5

Preserve and protect water, soil, and natural resources necessary for agricultural operations

### POLICIES

- AG 5-1** Where existing agricultural and proposed urban uses are competing for the same water supply, priority should be given to agricultural uses.
- AG 5-2** Work with agricultural land owners to improve practices that have resulted in adverse impacts to adjacent properties. Such practices include site drainage and flood control measures and the use of Best Management Practices (BMPs).
- AG 5-3** Support and promote water development projects which provide additional sources of water for agricultural uses, including local and regional groundwater recharge efforts.
- AG 5-4** Support the procurement of expanded and additional water rights which provide for contractual supply reliability for agricultural use.
- AG 5-5** Seek to increase the County's influence regarding water rights and distribution legislation at the state and federal level, to the greatest degree feasible for both surface water and ground water sources. This may occur through County support for local farm interest groups seeking to influence water-related legislation at the state and federal levels.
- AG 5-6** Assist landowners in resolving water rights, water delivery, and water supply issues with other agencies such as the California Department of Fish and Wildlife, the U.S. Army Corps of Engineers, the U.S. Bureau of Reclamation, and the California Department of Water Resources.
- AG 5-7** Within conservation easements and habitat conservation lands, preclude the practice of fallowing fields for the purpose of water export.
- AG 5-8** Encourage the reuse of treated wastewater for agricultural purposes.



- AG 5-9** Preserve water resources for agriculture, both in quantity and quality, from competition with development, non-agricultural uses, mitigation banks, and/or interests from outside of the County.
- AG 5-10** Promote best management practices in agricultural operations (including animal operations) to reduce emissions, conserve energy and water, and utilize alternative energy sources.
- AG 5-11** Promote wildlife-friendly farm practices, such as tailwater ponds, native species/grasslands restoration in field margins, hedgerows, ditch management for riparian habitat, and restoration of riparian areas in a manner consistent with ongoing agricultural activities, water delivery systems, responsible use of pesticides, and other appropriate measures.

## ACTIONS IN SUPPORT OF GOAL AG-5

- Action AG-5a** *Coordinate with irrigation districts to identify cost-effective and feasible Best Management Practices for the application and use of water resources that address the range of agricultural activities in Glenn County. Work with entities such as the irrigation districts, Agricultural Commissioner, UC Extension Office, the Glenn County Resource Conservation District, and the Natural Resources Conservation Service to distribute Best Management Practices information to agricultural operations in the County.*
- Action AG-5b** *Collaborate with water suppliers and wastewater treatment plant operators to increase the availability of treated or recycled water for agricultural purposes.*

## ANIMAL FACILITIES

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### **Goal AG-6**

Support the attraction of new confined animal facilities to Glenn County

### **POLICIES**

- AG 6-1** Glenn County shall provide a user-friendly process in which confined animal facility projects that meet the standards identified in this Agricultural Element may be approved.
- AG 6-2** Glenn County shall provide a streamlined, multi-tiered permitting process tailored to project type.
- AG 6-3** The County shall provide this Agricultural Element to all persons interested in confined animal facility expansion and development in Glenn County.

## REGULATORY PROCESSES

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### **Goal AG-7**

Facilitate county and state regulatory processes for the permitting of confined animal facilities

### **POLICIES**

**AG 7-1** An expansion of an existing confined animal facility shall require a use permit and environmental review if any of the following conditions are met:

- The original use permit has expired.
- The applicant must acquire more acreage for reuse of waste or wastewater to prevent impacts to surface water or groundwater quality (19.04.020-30a).
- The project will increase the capacity of the retention pond to maintain compliance with the conditions of the “Waste Discharge Requirements or Discharges from Confined Animal Facilities” for adequate flood protection and wastewater containment (19.04.020-30b).
- The production facilities, including corrals, barns, manure storage areas, feed, storage areas, lagoons, etc. are to be physically expanded through construction at a different and non-contiguous site on the property away from the existing production facilities.
- The proposed project conflicts with development standards contained in this Agricultural Element.

**AG 7-2** A new or expanded confined animal facility project that meets the development standards set forth in this Element will be eligible for a discretionary Minor Use Permit with no public hearing set unless it is requested by the applicant or other affected person. Public notices shall be sent to owners of adjacent properties that are within a minimum of 1,000 feet of the property line or within or bordering the confined animal facility windshed of the existing or proposed production facilities of the confined animal operation.

## California Dairy Quality Assurance Program (CDQAP)

The California Dairy Quality Assurance Program (CDQAP) is a collaborative partnership between the dairy industry, academia, government agencies and others to promote the health of consumers, the health of the environment, and the health and welfare of dairy animals.

The CDQAP provides educational workshops and assistance focusing on the components of public health (farm security and food safety), animal care and environmental stewardship. The program also provides third-party certification in Environmental Stewardship through its on-farm evaluation and certification program.

**AG 7-3** Confined animal facility projects that do not meet the development standards in this Element shall be subject to a Conditional Use Permit, including a public hearing before the Planning Commission.

**AG 7-4** All applications for new confined animal facilities shall be submitted to the Glenn County Planning and Community Development Services Agency. Each application for a new or expanded confined animal facility that requires a Minor Use Permit or a Conditional Use Permit shall include a technical report. Copies of the technical report shall be distributed to the Glenn County Health and Human Services Agency, Environmental Health Department; and the Glenn County Air Pollution Control District. The technical report shall include the following components:

- A. General Site Information
- B. Geotechnical Report
- C. Drainage Analysis
- D. Groundwater Evaluation
- E. Nutrient Management Plan
- F. Dead Animal Management Plan
- G. Pest and Vector Control Plan
- H. Dust Control Plan
- I. Odor Control Plan
- J. Traffic Analysis
- K. Biological Resources Survey
- L. Cultural Resources Evaluation
- M. Light and Glare Control Plan

**AG 7-5** Glenn County shall encourage applicants to develop project designs and management plans using Best Management Practices available from government, University Extension, and industry association sources.

**AG 7-6** Glenn County shall support the appropriate ongoing regulatory and compliance activities of the California

Regional Water Quality Control Board for the protection of water quality as related to confined animal facility expansion and new confined animal facility development and operation. The County shall require all such construction and expansion projects to obtain appropriate permits from the Regional Water Quality Board as required by the State of California.

- AG 7-7** To facilitate the regulatory activities of the California Regional Water Quality Control Board, all applications for new confined animal facilities and expansions of confined animal facilities that require a use permit shall include a Geotechnical Report, a Groundwater Evaluation, a Drainage Analysis, and a Nutrient Management Plan as part of the Technical Report (see Policy AG-6.4).
- AG 7-8** Glenn County shall encourage new confined animal facility development in portions of the County which are not identified as groundwater recharge areas or shallow groundwater areas.
- AG 7-9** For new or expanding confined animal facilities requiring a use permit, Glenn County shall encourage development of wastewater pond and waste separation pond linings in conformance with Natural Resource Conservation Service standards (Part 651/10 D) standards.
- AG 7-10** Glenn County shall support the appropriate ongoing regulatory and compliance activities of the California Air Resources Board with respect to “large confined animal facilities” as defined by the Air Resources Board.
- AG 7-11** To facilitate compliance with air quality regulations, all applications for new confined animal facilities and expansions of confined animal facilities that require a Minor Use Permit or Conditional Use Permit shall include a Dust Control Plan as part of the Technical Report (see Policy AG-6.4).
- AG 7-12** Glenn County shall encourage applicants seeking a use permit for a dairy to achieve certification under the California Dairy Quality Assurance (CDQA) Program.
- AG 7-13** The driveways and access points for confined animal facilities shall be designed to accommodate semi-tractor trailer trucks, and adjacent roads shall be built to meet the demands of extra weight and larger turning radii.

**AG 7-14** Other than the primary residence of the property owner, housing built on the site of new confined animal facilities and expansions of confined animal facilities that require a use permit shall only be occupied by families of employees who work on the premises.

## CONFINED ANIMAL FACILITIES

### Goal AG-8

Protection of the environment and residents from the potential impacts of confined animal facilities

### POLICIES

- AG 8-1** All applications for new confined animal facilities and expansions of confined animal facilities that require Minor Use Permit or Conditional Use Permit shall include a Biological Resources Survey as part of the Technical Report (Policy AG-6.4).
- AG 8-2** All new confined animal facilities and expansions of confined animal facilities that require a Minor Use Permit or Conditional Use Permit shall comply with state and Federal laws regarding protection of Special Status species and their habitats.
- AG 8-3** All applications for new confined animal facilities and expansions of confined animal facilities that require a Minor Use Permit or Conditional Use Permit shall include a Cultural Resources Evaluation as part of the Technical Report (Policy AG-6.4).
- AG 8-4** Production facilities for new or expanding confined animal facilities requiring a Minor Use Permit or Conditional Use Permit may not be located within urban windsheds. The urban windshed shall be defined as an area around urban limit lines, as denoted in the Glenn County General Plan, that is one mile in the direction of prevailing winds and one-half (1/2) mile in any other direction from urban limit lines.
- AG 8-5** Production facilities for new or expanding confined animal facilities requiring a Minor Use Permit or Conditional Use Permit may not be located within the windshed of existing public or private school sites, medical or nursing care facilities, or concentrations of five or more residences. The windshed shall be defined as an area that is one mile in the direction of prevailing winds and one-half (1 /2) mile in any other direction from existing public or private school sites, medical or nursing care facilities, or concentrations of five or more residences.

- AG 8-6** Production facilities for new or expanding confined animal facilities requiring a Minor Use Permit or Conditional Use Permit may not be located less than a one-half (1 /2) mile from Interstate 5.
- AG 8-7** To minimize the public nuisances caused by odors, dust, flies, vectors, and excessive light and glare, all applications for new confined animal facilities and expansions of confined animal facilities that require a Minor Use Permit or Conditional Use Permit shall include an Odor Control Plan; a Dust Control Plan; a Dead Animal Management Plan, a Pest and Vector Control Plan; and a Light and Glare Control Plan.
- AG 8-8** All applications for new confined animal facilities and expansions of confined animal facilities that require Minor Use Permit or Conditional Use Permit shall include a Light and Glare Control Plan as part of the Technical Report (Policy AG-6.4).
- AG 8-9** No confined animal facility shall be constructed or expanded in a manner which, or in an area in which, its construction or expansion will substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner that would result in substantial erosion or siltation on- or off-site; or substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river; or substantially increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site.
- AG 8-10** No confined animal facility shall be constructed or expanded in a manner that would create or contribute runoff water that would exceed the capacity of existing or planned stormwater drainage systems or create a source of polluted runoff.
- AG 8-11** No confined animal facility shall place housing within a 100-year flood hazard area as mapped on a Federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map unless the drainage analysis includes assurances that such housing will be above maximum flood levels; neither shall confined animal facility design place within a 100-year flood hazard area structures which would impede or redirect flood flows without approval by the County of drainage analysis data and design that assures no downstream impact.



# Economic Development



## INTRODUCTION

Glenn County aims to foster economic growth while maintaining a quality of life that makes the County a special place to live, work, and play. The Economic Development Element provides a framework for supporting a healthy local economy. Although the Economic Development Element is not a mandatory component of the General Plan, the County seeks to promote economic health as an essential component of maintaining a balanced community by including the Economic Development Element in the General Plan.

The Economic Development Element establishes broad goals and policies that provide a framework for a set of actions that promote local economic development. These goals, policies, and actions recognize the central role of agriculture and natural resources in the County's economy, heritage, and lifestyle, support the economic vitality of the County's urbanized areas of housing and commercial activity, and promote economic opportunity for all the people and businesses that make Glenn County their home.

In addition to the Economic Development Element, two other key documents guide economic development in Glenn County: the Glenn County Economic Development Strategy and the 3CORE Economic Development District's Comprehensive Economic Development Strategy (CEDS).

This Chapter includes the following goals:

- ED-1** Rural Community
- ED-2** Agricultural Production
- ED-3** Economic Diversity
- ED-4** Recreation and Tourism

## INTRODUCTION CONT.

The following outlines Glenn County’s economic development goals, policies, and actions for the General Plan time horizon. This section presents broad economic development Goals. For each Goal, supporting Policies are provided. Then, a set of specific Actions are identified which will help to achieve the Goals. These Actions should not be considered to be all-inclusive of the County’s economic development-related activities over the course of the General Plan time horizon; rather, they identify certain actions that have been identified at this time, recognizing that the County will implement additional economic development activities that are consistent with this Element, following the County’s Economic Development Strategy and the 3CORE CEDS, which will both be updated periodically during the General Plan time horizon.

## RURAL COMMUNITY

### Goal ED-1

Support growth and development within the unincorporated areas on land designated for residential and non-residential development

### POLICIES

- ED 1-1** Through the General Plan Land Use Element and the County’s zoning regulations, Glenn County will provide land use policies that provide flexibility for owners to develop their property in ways that are consistent with the overall General Plan and support the County’s economic development.
- ED 1-2** The County will work to streamline its regulatory processes and to carry out its land use oversight duties through processes that are transparent, user-friendly, and responsive to the needs of the people and businesses that wish to invest in building the Glenn County economy.
- ED 1-3** Glenn County will organize resources to provide an economic development support system. This will include organizing the County’s internal resources to be more responsive to economic development needs, as well as outreach to the business and development community to help the County understand what is needed to address private sector needs and concerns.

### ACTIONS IN SUPPORT OF GOAL ED-1

- Action ED-1a** *Glenn County will maintain a “one stop shop” approach to permitting, to help streamline the regulatory process for permit applicants by giving them a single point of contact within the County for their projects.*
- Action ED-1b** *In conjunction with the one stop shop, Glenn County will maintain a solution-oriented Development Review Committee (DRC) consisting of members of various County departments who will work to move projects efficiently from applications to approvals.*
- Action ED-1c** *In addition to providing resources such as the One Stop Shop and the DRC to help projects move efficiently through the permitting process, Glenn County will also work to streamline the development review process by incorporating technology, providing clear information*

*on standards and requirements, and simplifying the path to approvals for the full range of projects, from simple to complex. This will also include improving coordination between the County and regulatory staff from other agencies with jurisdiction over local projects. The County will regularly solicit input from the private sector (businesses, developers, etc.) to help identify opportunities for improvement.*

**Action ED-1d** *The County will continue to collaborate with the cities of Willows and Orland on economic development issues of mutual interest, through the Cities and County Economic Development Committee (CCEDC), including collaboration on mini economic development plans for unincorporated areas.*

**Action ED-1e** *Glenn County will engage in a range of activities to support business attraction, retention, and expansion. This will include working collaboratively to follow up with business recruits to support opening and launch within the County, and providing convenient access to business support services, such as technical assistance, research/data mining, and access to funding programs, such as through the Glenn Grows center.*

**Action ED-1f** *Through its responsibility for land use and infrastructure planning, the County will work to provide shovel-ready sites to support business retention, expansion, and attraction. This will include inventorying opportunity sites, particularly along I-5.*

**Action ED-1g** *Through programs such as the Glenn Grows center and participation in the 3CORE EDC, Glenn County will work to provide business support resources for local businesses, including technical assistance, financing, data mining, etc.*

## 3 CORE INC.

3CORE Inc. is an organization recognized by the U.S. Economic Development Administration (EDA) that provides economic development services for the three-county region consisting of the Counties of Butte, Glenn, and Tehama (the District). For participation in the EDA's programs, the District prepares a Comprehensive Economic Development Strategy (CEDs), most recently covering the 2016-2021 period. A focus of the 3CORE organization is connecting the region with economic development funding and financing programs available through various federal, state, private and charitable sources. Glenn County will work with 3CORE to ensure that periodic updates of the CEDs are consistent with and support the County General Plan Economic Development Element and the County's current Economic Development Strategy. This will maximize opportunities for 3CORE to support economic development in Glenn County by providing access to funding and financing support and other services that 3CORE provides within the District.

# AGRICULTURAL PRODUCTION

## Goal ED-2

Recognize that agricultural production is the county's key economic driver, and seek to protect and enhance agriculture as the core of the local economy

## POLICIES

- ED 2-1** Encourage development of a variety of agricultural businesses, including agricultural technology and research, processing facilities, sustainable energy, commercial sales, and agricultural tourism, on lands designated for agricultural use.
- ED 2-2** Encourage attraction and expansion of agricultural support industries, including processing, cold storage, distribution, manufacturing, shipping, and assembly of agricultural products and by-products.
- ED 2-3** Support increased processing and manufacturing of agricultural commodities grown in Glenn County.
- ED 2-4** Promote the use of agricultural by-products, such as rice bran and hulls, and recycled materials to capture the manufacturing and distribution market for re-use of local materials and waste.
- ED 2-5** Consistent with the Land Use Map, focus new development around the incorporated cities and established communities in order to preserve and protect agricultural lands and enhance the County's agricultural base.
- ED 2-6** Protect agricultural water supplies, in terms of both quantity and quality, in order to support continued agricultural activity.
- ED 2-7** Support agricultural workforce availability by encouraging production of housing, including housing affordable to the agricultural workforce within the County and the incorporated cities.

## ACTIONS IN SUPPORT OF GOAL ED-2

- Action ED-2a** *Discourage, and in some instances prohibit, the conversion of land designated for agriculture to other uses, consistent with the policy direction provided in the Land Use Element.*

- Action ED-2b** *Actively encourage maintenance and expansion of local agricultural production through implementation of strategies and actions in the County’s Economic Development Strategy, which will be updated every three to five years as conditions and trends dictate.*
- Action ED-2c** *Monitor and review proposed actions and activities for their potential impact on agricultural water supplies and discourage actions that would reduce agricultural water supply and/or quality unless adequate mitigation is provided.*
- Action ED-2d** *Support public and private sector actions to increase the supply, availability, and affordability of housing for the agricultural workforce, as detailed in the General Plan Housing Element. This will include effective policies and actions to accommodate the County’s regional housing need allocation (RHNA) and to address special housing needs, including the needs for farmworker households.*

## Glenn County Economic Development Strategy

Glenn County periodically prepares an Economic Development Strategy that guides economic development actions. Most recently, the County adopted the 2019-2022 Economic Development Strategy. This document guides short-term economic development activities and it calls for the preparation of annual work plans that detail specific immediate actions to be undertaken. As such, the Economic Development Strategy (and anticipated future updates) can be viewed as providing the tactical guidance to implement the broader economic development goals and policies of the General Plan Economic Development Element.

## ECONOMIC DIVERSITY

### Goal ED-3

Diversify the county's economic base and create sustainable long-term economic growth that will benefit county residents and businesses by providing high-paying jobs, and broadening the range of industries offering employment in Glenn County

### POLICIES

- ED 3-1** Attract commercial and industrial development.
- ED 3-2** Support local efforts to create and provide new products and services that will expand employment opportunities, such as technology and research centers, business parks, manufacturing nodes, and shipping centers.
- ED 3-3** Maintain and attract a broad range of businesses that offer a diverse range of career opportunities.
- ED 3-4** Ensure that an adequate supply of industrial and commercial land, in locations appropriate for future growth, is designated for development.
- ED 3-5** Promote the use of solar technology, cogeneration, biomass systems, and water reuse to reduce the long-term operational costs for businesses and provide a sustainable approach to water and energy use. However, renewable energy projects should not be approved or developed in such a way as to displace viable agricultural operations, or render prime farmlands unusable for agricultural activities.
- ED 3-5** Encourage the telecommunications industry to install and maintain high-speed broadband, wireless, and other state-of-the-art communication services throughout the County.
- ED 3-7** Require new office and industrial park developments to be pre-wired for comprehensive and advanced communications technology.
- ED 3-8** Ensure that all new commercial development creates a net fiscal benefit to the County.
- ED 3-9** Encourage economic investments in the downtowns of the unincorporated communities by creating a vibrant mix of retail, office, commercial, health services, and recreational opportunities that draw visitors and provide residents local options for shopping, dining, and entertainment.



**ED 3-10** Assist efforts to attract new industries and businesses that develop new products and expand markets, particularly those that involve research and development of agricultural and food products.

## ACTIONS IN SUPPORT OF GOAL ED-3

**Action ED-3a** *The County will continue to work to retain, expand, and attract businesses that support the success of Glenn County’s agricultural producers, including suppliers, professional services, transportation, and others.*

**Action ED-3b** *Maintain an inventory of vacant and underutilized commercial and industrial sites so that they may be targeted for development and redevelopment opportunities.*

**Action ED-3c** *The County will work to maintain and enhance critical infrastructure that is necessary to help local businesses operate efficiently. Examples include maintenance of the County road network, working with stakeholders to provide enhanced rail freight service through new connections to the Northern California Railroad and implementing the Glenn County Master Broadband Plan, maintaining lists of priority projects, coordinating with the cities, and identifying required matching funds to allow access to infrastructure grant funding programs.*

**Action ED-3d** *The County will work to enhance the capabilities of the local labor force as a key local economic development asset, through participation in collaborative public and private efforts such as those coordinated through the local workforce investment board (North Central Counties Consortium).*

**Action ED-3e** *Coordinate with the Chamber of Commerce and other local entities to identify specific industry and business sectors that are appropriate for Glenn County. Develop an outreach and marketing program to attract these sectors.*



**Action ED-3f** *The County will work to build the local retail sector, as both an amenity for local residents and businesses and a source of local revenue generation. This will include business retention, expansion, and attraction efforts, and identification of shovel ready sites as part of the sites inventory process.*

**Action ED-3g** *Seek feedback from the Chamber of Commerce, local businesses, and other relevant entities regarding: 1) effectiveness of business attraction programs, and 2) quality-of-life needs (e.g., schools, health care, community services) to ensure that the County's on-going approach to economic development is effective. If issues are identified, identify specific changes (e.g., business attraction procedures, revisions to the Development Code and Zoning Ordinance, coordination with service providers) that will improve the business attraction and retention climate.*

# RECREATION AND TOURISM

## Goal ED-4

Attract recreation and tourism visitors to expand local economic development opportunities

## POLICIES

- ED 4-1** Promote the expansion of tourist opportunities, especially agritourism (farm products and education) and outdoor recreation, including boating, rafting, fishing, hunting, horseback riding, bird watching, hiking, camping, and motorsports.
- ED 4-2** Develop a visitor network that links the County's attractions, including recreational activities, historic homes and properties, local events, lodging, dining, and shopping opportunities near the primary travel corridors.
- ED 4-3** Support the development of visitor-serving businesses that complement the County's rural character, such as bed and breakfast facilities and cafes, and provide key retail stores that are activity-specific, such as bait and tackle shops near the river and lakes, hunting supplies at entrances to wildlife/hunting areas, outdoor equipment at gateways to campground and outdoor recreational areas, and supporting commercial and dining options near motorsports facilities.
- ED 4-4** Support the development of public amenities, such as boat ramps, picnic facilities, and/or restrooms at public access locations along or near the Sacramento River, Stony Gorge Reservoir, Black Butte Lake Recreation Area, and the wildlife refuges.

## ACTIONS IN SUPPORT OF GOAL ED-4

- Action ED-4a** *As part of the County's overall economic development strategy, proactively work to attract new hotels, motels, and other lodging facilities to Glenn County to further bolster and support the County recreational and tourism industries.*

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# Conservation and Open Space



## INTRODUCTION

State law requires the General Plan to address conservation and open space issues. As required by State law, the Conservation and Open Space Element addresses the conservation and utilization of open space lands and natural resources, including natural habitats, riparian corridors, special-status species, cultural resources, energy, waste, and extractive resources.

The Conservation and Open Space Element also addresses the following topics:

- Open Space
- Cultural and Historic Resources
- Ecosystem and Habitat Resources
- Energy Conservation
- Solid Waste Reduction
- Water Resources
- Mineral and Extractive Resources
- Forest and Timber Resources

Background information regarding conservation, natural resources, and open space conditions is presented in Chapter 5 (Conservation and Natural Resources) of the Glenn County General Plan Existing Conditions Report. Topics related to the designation and preservation of agricultural lands are addressed within the Land Use Element and the Agricultural Resources Element.

This Chapter includes the following goals:

**COS-1 Open Space**

**COS-2 Cultural and Historic Resources**

**COS-3 Ecosystem and Habitat Resources**

**COS-4 Energy Conservation**

**COS-5 Solid Waste Reductions**

**COS-6 Water Resources**

**COS-7 Mineral and Extractive Resources**

**COS-8 Forest and Timber Resources**

# OPEN SPACE

## Goal COS-1

Ensure the provision and preservation of open spaces throughout Glenn County

## POLICIES

- COS 1-1** Preserve open space for conservation, agricultural, and recreation uses, consistent with the Land Use Element and the Land Use Map.
- COS 1-2** Recognize open space as essential to maintaining a high quality of life, providing visual relief, and maintaining a rural feel within the county.
- COS 1-3** Support regional and local natural resource preservation plans and efforts that retain and protect open space within the county.
- COS 1-4** Encourage public and private efforts to preserve open space.
- COS 1-5** Support and encourage the preservation of agricultural lands throughout the county, consistent with the direction provided by the Land Use Element, Agricultural Resources Element, and the Land Use Map.

## ACTIONS IN SUPPORT OF GOAL COS-1

- Action COS-1a** *Continue to work with local, regional, State, and Federal agencies to ensure that regional open space amenities remain publicly-accessible, well-maintained, and provide for essential habitat.*
- Action COS-1b** *Work with the Local Agency Formation Commission (LAFCO) on issues of mutual concern including the conservation of agricultural land through consistent use of LAFCO policies, particularly those related to conversion of agricultural lands and establishment of adequate buffers between agricultural and non-agricultural uses, and the designation of a reasonable and logical Sphere of Influence (SOI) boundaries for the community areas within the county*

## Open Space

California Government Code Section 65560 defines open space lands as being essentially unimproved and devoted to the preservation of natural resources, managed production of resources, outdoor recreation, or public health and safety.

In the Glenn County General Plan, open space designations include:

- General Agriculture
- Intensive Agriculture
- Foothill Ag/Forestry
- Urban Reserve Area
- Open Space/Public Lands.

## CULTURAL AND HISTORIC RESOURCES

### Mills Act

The Mills Act is an economic incentive program in California for the restoration and preservation of qualified historic buildings by private property owners. The Program is administered and implemented by local governments, and contracts are between the property owner and the local government granting tax abatement.

Each local government establishes their own criteria and determines how many contracts they will allow in their jurisdiction.

### AB 52

AB 52 requires public agencies to consult with California Native American tribes that are on the Native American Heritage Commission's (NAHC) consultation list that are traditionally and culturally affiliated with the geographic area of a proposed project that is subject to the California Environmental Quality Act (CEQA), if the tribes request formal notification and subsequently consultation.

### Goal COS-2

Protect and preserve cultural and historic resources in order to preserve and promote the county's heritage for future generations

### POLICIES

- COS 2-1** Review proposed developments and infrastructure improvements in conjunction with the California Historical Resources Information System, Northwest Information Center to determine whether project areas contain known archaeological resources, either prehistoric and/or historic-era, or have the potential for such resources.
- COS 2-2** If found during construction, ensure that human remains are treated with sensitivity and dignity, and ensure compliance with the provisions of California Health and Safety Code Section 7050.5 and California Public Resources Code Section 5097.98.
- COS 2-3** Work with Native American representatives to identify and appropriately address, through avoidance or mitigation, impacts to Native American cultural resources and sacred sites during the development review process consistent with State and Federal requirements.
- COS 2-4** Provide readily available public information on the Mills Act and encourage people to renovate historic homes in disrepair using property tax savings available through the Mills Act.



## ACTIONS THAT SUPPORT GOAL COS-2

**Action COS-2a** *Require a cultural and archaeological survey prior to approval of any project which would require excavation in an area that is sensitive for cultural or archaeological resources. If significant cultural or archaeological resources, including historic and prehistoric resources, are identified, appropriate measures shall be implemented, such as documentation and conservation, to reduce adverse impacts to the resource.*

**Action COS-2b** *Require all development, infrastructure, and other ground-disturbing projects to comply with the following conditions in the event of an inadvertent discovery of cultural resources or human remains:*

- a. *If construction or grading activities result in the discovery of significant historic or prehistoric archaeological artifacts or unique paleontological resources, all work within 100 feet of the discovery shall cease, the County Planning and Community Development Services Agency shall be notified, the resources shall be examined by a qualified archaeologist, paleontologist, or historian for appropriate protection and preservation measures; and work may only resume when appropriate protections are in place and have been approved by the County Planning and Community Development Services Agency.*
- b. *If human remains are discovered during any ground disturbing activity, work shall stop until the County Sheriff and Coroner and County Planning and Community Development Services Agency have been contacted; if the human remains are determined to be of Native American origin, the Native American Heritage Commission (NAHC) and the most likely descendants have been consulted; and work may only resume when appropriate measures have been taken and approved by the County Planning and Community Development Services Agency.*

### California Environmental Quality Act

CEQA is a California statute that requires state and local agencies to identify and disclose the environmental impacts of projects, and to avoid or mitigate those impacts, to the extent feasible.

**Action COS-2c** *Consistent with State, local, and tribal intergovernmental consultation requirements such as SB 18 and AB 52, the County shall consult as necessary with Native American tribes that may be interested in proposed new development projects and land use policy changes.*

**Action COS-2d** *Provide educational resources and public outreach efforts that inform citizens of historical preservation efforts including:*

- *School age programs, and on-line exhibits;*
- *Collaboration with community groups, and educational institutions to promote local awareness and appreciation of the County's rich history.*



# ECOSYSTEM AND HABITAT RESOURCES

## Goal COS-3

Protect and maintain sensitive ecosystems, natural habitats and biological resources within Glenn County

## POLICIES

- COS 3-1** Preserve natural riparian habitats throughout the planning area, and specifically along Stony Creek, the Sacramento River, and Butte Creek.
- COS 3-2** Recognize that retention of natural areas is important to maintaining adequate populations of wildlife that support recreation and hunting, open space, economic and environmental objectives.
- COS 3-3** Support programs that expand hunting and outdoor educational opportunities in Glenn County, including programs aimed at beneficial agricultural practices, land conservation, and supporting water quality objectives.
- COS 3-4** Coordinate with State and Federal agencies, private landowners and preservation and conservation groups in habitat preservation and protection of rare, endangered, threatened and special concern species, to ensure consistency in efforts and to encourage joint planning and development of areas to be preserved.
- COS 3-5** Recognize the Sacramento River corridor, the Sacramento National Wildlife Refuge, migratory deer herd areas, naturally occurring wetlands, and stream courses such as Butte and Stony Creeks as areas of significant biological importance.
- COS 3-6** Direct development away from naturally occurring wetlands and other areas of sensitive and critical habitat throughout the County Planning Area.
- COS 3-7** Preserve and enhance biological communities that contribute to the region's biodiversity including, but not limited to, grasslands, freshwater marshes, wetlands, vernal pools, riparian areas, aquatic habitat, oak woodlands, and agricultural lands.

## Special-Status Species

Special-status species include any species of plant or animal, which is listed, or proposed for listing, as threatened or endangered by the U.S. Fish and Wildlife Service, National Marine Fisheries Service, or the CA Department of Fish and Wildlife.

## Sensitive Habitat

Habitat is considered sensitive if it provides habitat for plant or animal species or communities that are locally unique, or are recognized by the State or Federal Resource Agencies as being rare, threatened endangered, or a species of special concern.

## Federal Refuge Revenue Sharing Act

Federal Refuge Revenue Sharing Act makes refuge revenue sharing payments to counties and local governments for the lands administered by the U.S. Fish and Wildlife Service for revenues collected from the sale of products and privileges on national wildlife refuge lands (e.g., timber sales, grazing leases) in those areas.

- COS 3-8** Focus conservation efforts on high priority conservation areas that contain suitable habitat for endangered, threatened, migratory, or special-status species and that can be managed with minimal interference with nearby urban land uses.
- COS 3-9** Conserve existing native vegetation where possible and integrate regionally native plant species into development and infrastructure projects where appropriate.
- COS 3-10** Discourage the removal of large, mature, native trees that provide wildlife habitat, visual screening, or contribute to the visual and biological quality of the environment.
- COS 3-11** Advocate full Federal funding of the Federal Refuge Revenue Sharing Act.
- COS 3-12** Encourage and support oak tree preservation and retention in subdivisions and other development projects.

### ACTIONS IN SUPPORT OF GOAL COS-3

- Action COS-3a** *Coordinate with wildlife agencies, the Army Corps of Engineers, and the State Lands Commission during review of development projects, permits and applications.*
- Action COS-3b** *Review development project proposals, infrastructure projects, long-range planning projects, and other projects that may potentially impact special-status species and sensitive resources to determine whether significant adverse impacts will occur. Where adverse impacts are identified, develop appropriate mitigation measures, in conformance with General Plan policies and relevant State and Federal laws, to reduce or avoid impacts to the greatest extent feasible.*
- Action COS-3c** *Where sensitive biological habitats have been identified on or immediately adjacent to a project site, the project shall include appropriate mitigation measures identified by a qualified biologist, which may include, but are not limited to the following:*

- *Pre-construction surveys for species listed under the State or Federal Endangered Species Acts, or species identified as special-status by the resource agencies, shall be conducted by a qualified biologist;*
- *Construction barrier fencing shall be installed around sensitive resources and areas identified for avoidance or protection; and*
- *Employees working on the project site shall be trained by a qualified biologist to identify and avoid protected species and habitat*

**Action COS-3d** *Make available a list of plants and trees native to the region that are suitable for use in landscaping, consistent with the requirements of California’s Model Water Efficient Landscape Ordinance (MWELO). The plant and tree species should be drought tolerant, and consideration should be given to the suitability of the plant and tree species for use as habitat to native animals, birds, and insects.*

## ENERGY CONSERVATION

### CALGreen

CALGreen (California Green Building Standards Code), is a mandatory statewide code for all new residential and non-residential construction projects. CALGreen consists of five categories, Planning and Design, Energy Efficiency, Water Efficiency and Conservation, Material Conservation and Resource Efficiency, and Environmental Quality.

### Goal COS-4

Conserve energy through consumption reduction programs and the use of renewable resources

### POLICIES

- COS 4-1** Require all development projects to comply with the mandatory energy efficiency requirements of the California Green Building Standards Code (CALGreen) and Building and Energy Efficiency Standards.
- COS 4-2** As feasible, promote County operation energy efficiency and install as feasible, energy-efficient lighting, appliances, and alternative-energy infrastructure in County facilities during routine maintenance and as upgrades are needed and may provide for cost savings opportunities.
- COS 4-3** As fleet vehicles are replaced, consider the use of alternative energy and fuel-efficient vehicles and equipment that meet or surpass State emissions requirements, to the extent feasible.
- COS 4-3** Promote incentives from local, State, and Federal agencies for improving energy efficiency and expanding renewable energy installations.
- COS 4-4** Support and encourage the implementation of innovative and green building best management practices including, but not limited to, sustainable site planning, solar opportunities, LEED certification, and exceeding the most current “green” development standards in the California Code of Regulations (CCR), Title 24, as feasible.

### ACTIONS IN SUPPORT OF GOAL COS-4

- Action COS-4a** *Continue to review development projects to ensure that all new public and private development complies with the California Code of Regulations (CCR), Title 24 and CALGreen standards as well as the energy efficiency standards established by the General Plan and County Code.*

**Action COS-4b** *Provide a conservation page (or similar page) on the County's website that provides links to resource agencies and provides information regarding local and regional conservation and energy upgrade and efficiency programs.*

## SOLID WASTE REDUCTIONS

### Goal COS-5

Reduce the generation of solid waste and promote environmentally responsible solid waste disposal throughout the county using innovative waste diversion programs and strategies

### POLICIES

- COS 5-1** Provide adequate waste disposal, recycling, and reuse services for present and future residents and businesses, including programs that improve public access to solid waste collection and recycling facilities.
- COS 5-2** Continue to participate in source reduction and recycling efforts, including operation of the County's transfer station, to reduce the amount of solid waste sent to landfills and extend the life of landfills.
- COS 5-3** Comply with Assembly Bill 939 source reduction and recycling requirements of 50 percent diversion of solid waste from landfills and strive to partner, plan for, and document compliance with Assembly Bill 341 source reduction, recycling, and composting requirements of 75 percent by 2020 and annually thereafter.
- COS 5-4** Support the County's role in the source reduction and recycling components of waste management through recycling programs at County facilities to reduce the quantity of waste.
- COS 5-5** Ensure that special waste including hazardous materials, tires, medications, infectious waste, asbestos waste, construction waste, and electronic waste are recycled and disposed of in a manner that is safe for the environment, residents, and employees.

**COS 5-6** Educate the public on ways to divert household waste from the landfill, including education programs on reducing, reusing, and recycling material.

**COS 5-7** Consistent with SB 1383 conduct education and outreach on organics recycling to all residents, businesses (including those that generate edible food that can be donated) haulers, solid waste facilities, and local food banks and other food recovery organizations.

## ACTIONS IN SUPPORT OF GOAL COS-5

- Action COS-5a** *Continue existing, and develop new, diversion strategies (including source reduction, recycling, and composting and yard waste programs) to reduce solid waste disposal volume to meet the State-mandated level.*
- Action COS-5b** *Fully implement the California Integrated Waste Management Act of 1989.*
- Action COS-5c** *Pursue public funding sources, such as grants to reduce fiscal impacts of continued implementation of recycling programs.*
- Action COS-5d** *Continue to implement, and update as necessary, the County Code to regulate issues related to solid waste, including but not limited to Title 7 Health & Safety Chapter 80 Garbage & Refuse Disposal.*
- Action COS-5e** *Continue to conduct and promote County disposal events such as the Household Hazardous Waste Collection and Waste Tire Amnesty events, and encourage community groups and organizations to pursue reuse events and activities to prevent reusable items from going into the landfill. Periodically review the effectiveness and participation levels of these events, and adjust as necessary to maximize participation.*
- Action COS-5f** *Continue to provide a Solid Waste & Recycling page (or similar page) on the County website that provides links to resources and provides information regarding local and regional recycling programs, opportunities for reuse of materials, composting strategies, organics recycling, and opportunities for the disposal of hazardous waste.*
- Action COS-5g** *Use amenities such as signs and historical lighting in key public access areas. Consider incorporating public art to reflect historical elements.*

# WATER RESOURCES

## Groundwater Sustainability Plan

Assembly Bill (AB) 1739, Senate Bill (SB) 1168, and SB 1319, collectively known as the Sustainable Groundwater Management Act (SGMA), which is codified in Section 10720 et seq. of the California Water Code created a statutory framework for sustainable groundwater management in California and required governments and water agencies of high-and medium-priority basins to halt overdraft and bring groundwater basins into balanced levels of pumping and recharge.

SGMA empowered local agencies to form Groundwater Sustainability Agencies (GSAs) to manage basins sustainably and required GSAs to adopt Groundwater Sustainability Plans (GSPs) for medium-and high-priority groundwater basins in California.

The Colusa Groundwater Authority (CGA) and Glenn Groundwater Authority (GGA), or Authorities are exclusive GSAs covering the entire geographic extent of the Colusa Subbasin.

### Goal COS-6

Preserve and protect water resources throughout the Planning Area

### POLICIES

- COS 6-1** Protect floodways and other areas with high groundwater water recharge capability.
- COS 6-2** Require discretionary projects, as well as new flood control and stormwater conveyance projects, to integrate best management practices (BMPs) and natural features to the greatest extent feasible, while ensuring that these features adequately convey and control stormwater to protect human health, safety, and welfare while promoting g water quality objectives.
- COS 6-3** Protect surface water quality and prioritize the use of natural features such as bioswales, vegetation, retention ponds, and other measures to remove surface water pollutants prior to discharge into surface waters.
- COS 6-4** Promote water conservation among all water users.
- COS 6-5** Support and promote the use of drought tolerant and regionally native plants in landscaping.
- COS 6-6** Monitor groundwater extraction activities and ensure the health of the groundwater basin.
- COS 6-7** Support the Colusa and Glenn Groundwater Authority’s (CGA) Colusa Subbasin Groundwater Sustainability Plan and groundwater objectives.
- COS 6-8** Collaborate with water suppliers and wastewater treatment plant operators to increase the availability of treated or recycled water for agricultural purposes.
- COS 6-9** Encourage the development of water conservation programs by water purveyors for both agricultural and urban uses.



- COS 6-10** Recognize the impacts of gravel extraction on groundwater quantity and quality and encourage extraction methods that preserve and enhance groundwater resources.
- COS 6-11** Recognize that efforts to reserve water in Glenn County for wildlife may also bring long-term benefits to the effort to retain water resources locally.
- COS 6-12** Monitor actions taken at the State and Federal level which impact water resources in order to evaluate the effects of these actions on the county's resources.
- COS 6-13** Encourage development of educational programs to increase public awareness of water conservation opportunities and the potential benefits of implementing conservation measures and programs.
- COS 6-14** Work with State and Federal agencies to improve local surface and groundwater pollution detection and monitoring.
- COS 6-15** Support water development, treatment, and storage projects that are needed to meet existing and future local and regional demand.
- COS 6-16** Participate in and collaborate with Butte, Colusa and Tehama counties, and other regional groundwater management agencies to support and promote Groundwater Sustainability Plans and implementation strategies for the groundwater basin.
- COS 6-17** Support ongoing regulatory and compliance efforts at the Federal and State level for the protection of water quality.
- COS 6-18** Support the Rice Herbicide Action Plan and encourage other agricultural practices which reduce the threat of surface water pollution from agricultural chemical use.
- COS 6-19** Promote the use of surface water resources when available to offset groundwater extraction.
- COS 6-20** Encourage efficient uses of water produced within the county and discourage out of county water transfers.

**COS 6-21** Encourage solar farming and other water saving farming related opportunities in areas where water resources are not viable or available, or if future climate conditions render traditional farming practices and crop types unviable.

## ACTIONS THAT SUPPORT GOAL COS-6

**Action COS-6a** *Adopt a Water Efficient Landscaping Ordinance (or the CA – MWEL0) for residential, park, recreational, and commercial uses, based on the State model ordinance as amended to address local concerns. The ordinance should address: residential, commercial, industrial and institutional projects that require a permit, plan check, or design review.*

**Action COS-6b** *Update the County Code to incorporate standards for new development and infrastructure projects to incorporate Low Impact Development (LID) measures into site designs to reduce pollutants from non-point sources, incorporate LID infrastructure, and encourage greater use of permeable paving surfaces.*

**Action COS-6c** *Continue to implement the policies, actions, and Basin Management Objectives (BMOs) contained in the Colusa Subbasin Groundwater Sustainability Plan.*

**Action COS-6d** *Continue to cooperate with and foster regional cooperation with CGA Member Agencies including: County of Colusa, City of Colusa, City of Williams, Colusa County Water District, Glenn-Colusa Irrigation District Princeton-Codora-Glenn Irrigation District and Provident irrigation District, Maxwell Irrigation District and Westside Water District, Reclamation Districts 108 and 479, Colusa Drain Mutual Water Company, Private Pumpers, and other relevant parties involved in groundwater extraction.*

**Action COS-6e** *Continue to review well permit applications for compliance with County Code Title 20 Chapter 80 Water Well Drilling Permits & Standards.*

**Action COS-6f** *Continue to require implementation of the County's Grading Ordinance. Review projects to ensure that BMPs are implemented during construction and site grading activities as well as in project design to*

*reduce pollutant runoff into water bodies.*

**Action COS-6g** *Coordinate with the California Department of Fish and Wildlife to identify adversely impacted aquatic habitat within the County and to develop riparian management guidelines to be implemented by development, recreation, and other projects adjacent to rivers, lakes, reservoirs, and streams.*

**Action COS-6h** *Continue to identify stormwater and drainage facilities in need of repair and address these needs through the Capital Improvement Project list and process. As feasible seek to incorporate BMPs and LID techniques into repairs and upgrades that promote water quality objectives.*

# MINERAL AND EXTRACTIVE RESOURCES

## Goal COS-7

Manage mineral and other extractive resources while preserving development and conservation options for the future

## POLICIES

- COS 7-1** Encourage the extraction and processing of sand and gravel to support economic vitality and ensure an adequate supply of aggregate resources. Ensure that such activities are conducted in an environmentally sensitive manner, comply with all applicable local, State and Federal permits, and do not result in significant adverse impacts to the roadway network (including pavement conditions), surrounding land uses or sensitive natural resources.
- COS 7-2** Conserve mineral resources identified by the State to be of regional or statewide significance for mineral resource extraction.
- COS 7-3** Support new or expanded mineral resource extraction operations only if they are compatible with surrounding land uses. Manage resources to ensure that extraction results in the fewest environmental impacts while maximizing the use benefits of extracted resources.
- COS 7-4** Ensure that mineral extraction activities within the county conform to the State Mining and Reclamation Act (SMARA) requirements, including financial assurances and reclamation plans.
- COS 7-5** Support the natural gas industry and extraction within the County while ensuring that its operations are carried out in a safe and environmentally responsible manner.
- COS 7-6** Ensure resource and extractive activities and management are carried out consistent with local and State laws and regulations.

## ACTIONS THAT SUPPORT GOAL COS-7

- Action COS-7a** *Continue to utilize County Code (Section 15.840.010 Wells, Natural Gas Standards) to address oil and gas wells production standards.*
- Action COS-7b** *Continue to identify and maintain mineral resource maps and evaluate areas within the County Planning Area with potential resource value, including oil, gas, sand, and gravel.*
- Action COS-7c** *Continue to require conditional use permits for mineral extraction operations in all zones where mineral extraction may occur.*

## FOREST AND TIMBER RESOURCES

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### **Goal COS-8**

Conserve and maintain the county's forests and timber resources

### **POLICIES**

- COS 7-1** Conserve and maintain forest resources so that they may be enjoyed by a wide range of users including campers, hikers, hunters, OHV users, and others.
- COS 7-2** Support the Mendocino National Forest Plan for timber resource use and participate in the planning process when updates to the plan occur.
- COS 7-3** Encourage forest management and timber harvesting activities (e.g., reforestation, timber stand improvement, stream corridor and water quality protection) that improve forest health, reduce fire fuel loads, and promote economic activity.
- COS 7-4** Discourage new development in heavily wooded forest areas.
- COS 7-5** Support and cooperate with CalFire in its responsibilities related to timber and forest practice laws.
- COS 7-6** Support and encourage opportunities for public and private timber lands to be compatible with and provide for recreational opportunities and open space uses.

### **ACTIONS THAT SUPPORT GOAL COS-8**

- Action COS-8a** *Coordinate closely with the Mendocino National Forest, if development is proposed for private lands within the Forest.*
- Action COS-8b** *Review timber harvest plans for compatibility and consistency with the General Plan.*
- Action COS-8c** *Evaluate development applications, rezoning, land use change requests, and use permits in the context of the potential uses and their associated potential impacts on surrounding timberlands.*

# Community Services & Facilities



## INTRODUCTION

Glenn County and various local public agencies and service districts provide a broad range of public services and utilities services that are important to maintaining a high quality of life for County residents. This General Plan Element includes goals, objectives, policies and action items that address the following community services and facilities:

- Water Supplies
- Wastewater (Sewer Services)
- Storm Drainage Infrastructure
- Solid Waste Disposal
- Fire Protection and Law Enforcement
- Parks and Recreation Facilities
- Schools, Libraries and other public services and facilities

While not specifically required by State law for inclusion in the General Plan, this Community Services and Facilities Element is a critical component of the County's comprehensive strategy to meet the infrastructure and public services needs of businesses and residents. Background information related to topics addressed in this Element is found in Chapter 3.0 (Community Services and Facilities) of the Glenn County General Plan Background Report.

This Chapter includes the following goals:

- CSF-1** Water Supplies
- CSF-2** Wastewater (Sewer Services)
- CSF-3** Stormwater and Drainage
- CSF-4** Solid Waste
- CSF-5** Fire Protection and Law Enforcement
- CSF-6** Parks
- CSF-7** Schools, Libraries, and Other Public Facilities

# WATER SUPPLIES

## Goal CSF-1

Ensure a Long-term, sufficient, reliable, and safe water supply, storage, and distribution system to serve existing commitments and planned growth identified by the general land use map.

## POLICIES

- CSF 1-1** Coordinate with local water districts and providers to ensure safe drinking water standards are met, and to ensure the water system and supply adequately meets the needs of existing and future development.
- CSF 1-2** Encourage and support the expansion of municipal water systems to serve areas identified for current and future development by the General Plan Land Use Map.
- CSF 1-3** Prior to the approval of new development projects, Specific Plans, or other projects that would result in increased demand for public water conveyance and treatment, projects must demonstrate proof of adequate water supply and that existing services are adequate to accommodate the increased demand, or improvements to the capacity of the system to meet increased demand will be made prior to project implementation. Projects must also demonstrate that adequate fire flow water pressure is available to serve new development, particularly within High and Very High Fire Hazard Zones.
- CSF 1-4** Coordinate with the Glenn Groundwater Authority and water providers throughout the County to manage water supplies in a way that ensures adequate supplies for existing residents, agricultural uses, businesses, and for projected growth, in a manner which avoids groundwater overdraft, water quality degradation and other adverse environmental impacts.
- CSF 1-5** Municipal services, including water and wastewater infrastructure, should only be extended to lands designated as Urban Reserve (UR) if the following conditions are met:



1. The proposed development area is adjacent to existing development that is substantially built-out, and the extension of services would not facilitate leapfrog development;
2. The development is able to extend and connect to water and wastewater services needed to serve the proposed development without impacting existing services; and
3. The proposed development has agreed to fund the necessary extensions and any required improvements needed to serve the development.

<b>CSF 1-6</b>	Support efforts by public water service providers to establish rates and fees which provide adequate funding for necessary system improvements, upgrades and maintenance.
<b>CSF 1-7</b>	Ensure that infrastructure is planned and available in a timely manner to accommodate development needs.
<b>CSF 1-8</b>	Prioritize water system improvements to areas prioritized for economic growth for commercial and industrial development as well as related housing needs.
<b>CSF 1-9</b>	Ensure that all new development provides for and funds its fair share of the costs for adequate water distribution, including line extensions, easements, and dedications.
<b>CSF 1-10</b>	Support water conservation measures that comply with the State and Federal legislation and that are consistent with measures adopted in all applicable Urban Water Management Plans, Agricultural Water Management Plans and Groundwater Management Plans.
<b>CSF 1-11</b>	New development on parcels served by a public water system shall be required to connect to the public water system. Redevelopment, additions and accessory structures in existing Rural Residential and Urban Reserve parcels that are not served by a public water utility, and all rural areas of the county

may continue to utilize an on-site well if approved by the County Department of Environmental Health.

**CSF 1-12** All new wells must have an approved permit from the Environmental Health Department prior to the start of any new construction.

## ACTIONS IN SUPPORT OF GOAL CSF 1

**Action CSF-1a** *Coordinate with local water agencies to assist in planning for adequate public services to support new residential, commercial, and industrial development in existing community areas where development may be desired.*

**Action CSF -1b** *Encourage the cities of Orland and Willows as well as local water agencies to apply for available State and Federal grants and loans to finance construction of necessary water infrastructure improvements.*

**Action CSF-1c** *Coordinate with the cities of Willows and Orland to annex areas of existing or planned urban residential development that are adjacent, or in close proximity, to the City limits, which are not currently served by municipal water and wastewater services.*

**Action CSF -1d** *Continue to utilize the Glenn County Water Quality Program (implemented through the Department of Environmental Health) for the enforcement of standards and codes regarding the construction and destruction of water wells, monitoring wells, exploratory soil borings and other special use wells.*

## WASTEWATER (SEWER SERVICES)

### Goal CSF-2

Ensure a safe, environmentally sound and adequate sewage collection treatment and disposal system to meet the needs of existing commitments and projected development

### POLICIES

- CSF 2-1** Ensure safe and reliable sewer and wastewater collection and treatment infrastructure to serve the existing and future development.
- CSF 2-2** Continue to coordinate with wastewater service providers when reviewing new development applications in order to ensure that new growth does not exceed available sewage treatment capacity or conveyance infrastructure capacity.
- CSF 2-3** Ensure that all new developments provide for and fund their fair share of the costs for adequate sewer collection and treatment, including line extensions, easements, and dedications.
- CSF 2-4** Encourage water conserving designs and equipment, water-conserving devices, and designing wastewater systems to minimize inflow and reduce wastewater flows.
- CSF 2-5** Coordinate with wastewater service providers, and end users to explore the feasibility and potential future use of recycled water as new technology, funding, and infrastructure is available.
- CSF 2-6** Support efforts by municipal wastewater service providers to provide the necessary funding for system improvements, upgrades and maintenance.
- CSF 2-7** Prior to the approval of new development that would result in increased demand for wastewater conveyance and treatment, projects must demonstrate that existing services are adequate to accommodate the increased demand, or improvements to the capacity of the system to meet increased demand will be made prior to project implementation.

- CSF 2-8** For projects that will rely upon on-site wastewater systems, applicants shall provide detailed plans demonstrating that the system will be adequate to serve the project and will meet or exceed all applicable water quality standards.
- CSF 2-9** Ensure new septic systems are designed and located to protect water resources and agricultural lands.
- CSF 2-10** Consider septic system and septage disposal limitations when determining areas suitable for new development not served by sewer.
- CSF 2-11** Require new development within urban limit lines to connect to sewer and water services when available, and discourage installation of septic tanks in all urban areas. When sewer and water services are not immediately available, commitments to serve in the future shall be obtained from service providers prior to development approval.

## ACTIONS IN SUPPORT OF GOAL CSF 2

- Action CSF-2a** *Continue to utilize and enforce the Glenn County Administrative Code for sewage disposal and on-site septic system requirements, including requirements for septic application, site evaluation, soil conditions, percolation testing, verification and monitoring and other site requirements and conditions.*
- Action CSF-2b** *Amend the County Administrative Code (Title 15 Chapter 15.660) to include septic and leach field setbacks from natural waterways. This setback should be a minimum 100 feet from perennial and intermittent streams, seasonal water bodies and natural bodies of standing water. Exceptions may be made if the project involves the repair of an existing system or the system is properly engineered and approved by the Department of Environmental Health.*
- Action CSF-2c** *Monitor ongoing changes and updates to State regulations for septic systems developed by the State Regional Water Quality Control Board, as required by AB 885, and periodically update the County Code to reflect applicable changes in regulations.*

**Action CSF-2d** *Require new development to provide for and fund a fair share of the costs for adequate sewer distribution, including line extensions, easements, and plant expansions.*

**Action CSF-2e** *Explore the viability of future uses of recycled water, including irrigation, dust control, soil compaction, recharge ponds, and fire protection.*

# STORMWATER AND DRAINAGE

## Goal CSF-3

Design and maintain efficient and environmentally-sound stormdrain systems to accommodate urban runoff from existing and projected development, and prevent property damage due to localized flooding

## POLICIES

- CSF 3-1** Maintain and improve Glenn County's storm drainage facilities.
- CSF 3-2** Require all new development projects and other activities that result in land alterations greater than one acre (such as new site grading for ag operations or the installation of orchards) to demonstrate how storm water runoff will be detained or retained on-site and/or conveyed to the nearest drainage facility as part of the development review process.
- CSF 3-3** Require the installation of storm drain and other flood protection/prevention improvements as a condition of all new development approvals.
- CSF 3-4** Applicable projects shall incorporate Best Management Practices (BMPs) and Low Impact Development measures (LID) to treat stormwater before discharge from the site.
- CSF 3-5** Where feasible, developments should avoid excessive grading and disturbance of vegetation and soils, retain native vegetation and trees, and maintain natural drainage patterns to the greatest extent feasible.
- CSF 3-6** In areas planned for new residential development, encourage dual-use detention basins for parks, ball fields, and other appropriate uses.
- CSF 3-7** Work with agricultural land owners to improve and remedy practices that have resulted in adverse impacts to adjacent properties and infrastructure. Such practices include site drainage and flood control measures and the use of Best Management Practices (BMPs) to reduce drainage impacts.

## ACTIONS IN SUPPORT OF GOAL CSF 3

- Action CSF-3a** *Continue to review development projects and other activities that result in grading or land alterations to areas greater than one acre to identify potential stormwater and drainage impacts. Projects should analyze their drainage and stormwater conveyance impacts and either demonstrate that the existing infrastructure can accommodate increased stormwater flows, or make the necessary improvements to mitigate potential impacts.*
- Action CSF-3b** *Identify stormwater drainage infrastructure that is in need of repair and address these needs through the Capital Improvement Projects Fund as feasible.*
- Action CSF-3c** *Continue to implement the requirements established by the State Water Resource Control Board's (SWRCB) National Pollutant Discharge Elimination System (NPDES) General Permit requirements including the requirements to prepare a Stormwater Pollution Prevention Plan (SWPPP) during construction activities and grading projects that disturb more than 1 acre of land area.*
- Action CSF-3d** *Work cooperatively with local, State, and Federal agencies to comply with water quality regulations, reduce pollutants in runoff, and protect and enhance water resources throughout Glenn County.*

## SOLID WASTE

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### **Goal CSF-4**

Reduce the county's reliance on landfills, reduce the volume of the solid waste stream, increase recovery of materials, and dispose of remaining waste in an environmentally and fiscally responsible manner

### **POLICIES**

- CSF 4-1** Achieve maximum waste diversion through the expansion and/or development of cost-effective recycling and source reduction programs tailored for both rural and urbanized jurisdictions in the county.
- CSF 4-2** Locate waste collection, transfer, and processing facilities in areas that minimize impacts to the surrounding community and the environment.
- CSF 4-3** Support an effective public information program aimed at achieving maximum participation, diversion of materials, and preservation of county landfill space.
- CSF 4-4** Assure that local plans and ordinance accommodate and facilitate the siting of recycling facilities, composting facilities, transfer stations, and pyrolysis facilities.
- CSF 4-5** Encourage and support commercial recycling and re-use activities and opportunities throughout the county.
- CSF 4-6** Support programs aimed at processing waste produced by the construction, agricultural and farming sectors. These programs may include but are not limited to opportunities for compost and mulching, and waste-to-energy technologies that utilize solid waste for bio-mass or bio-fuels for energy production.
- CSF 4-7** Identify public lands that have experienced problems with illegal dumping and explore opportunities to conduct clean-up efforts.
- CSF 4-8** Collaborate with waste/recycling haulers to expand collection and recycling services.



## ACTIONS IN SUPPORT OF GOAL CSF 4

- Action CSF-4a** *Implement and enforce the provisions of the County’s Source Reduction and Recycling Program and update the program as necessary to meet or exceed the State waste diversion requirements.*
- Action CSF-4b** *Distribute public education materials regarding the proper handling and disposal of household hazardous waste, opportunities for recycling and composting, and resources for solid waste disposal available to County residents and businesses.*
- Action CSF-4c** *Coordinate with the Glenn County Health Department to pursue available grants from agencies such as CalRecycle to fund cleanup efforts.*
- Action CSF-4d** *As part of the development review for projects that would generate significant volumes of solid waste within the county, require that these projects demonstrate adequate capacity for the haul and disposal of solid waste to serve the additional demand prior to project approval.*

# FIRE PROTECTION AND LAW ENFORCEMENT

## Goal CSF-5

Maintain adequate and efficient fire protection and law enforcement services to serve the community

## POLICIES

- CSF 5-1** Continue to support the County's volunteer fire forces and offer incentives for continued participation.
- CSF 5-2** Strive to maintain adequate fire services and law enforcement levels throughout the county.
- CSF 5-3** Determine the impact proposed development will have on the provision of fire protection and law enforcement services, and ensure that the established level of service is maintained.
- CSF 5-4** Establish and prioritize adequate funding and firefighting and law enforcement personnel for areas targeted for growth.
- CSF 5-5** Regularly review and evaluate fire district boundaries to determine if the existing service areas are the most efficient and cost-effective.
- CSF 5-6** Coordinate with fire districts to ensure new development pays its fair share for the provision of new fire stations, equipment, personnel and fire suppression improvements necessary to provide adequate fire protection services for new development.
- CSF 5-7** The fire protection districts shall review all development proposals within their district and recommend measures to reduce the potential for fire risk.
- CSF 5-8** Support the use of mutual aid agreements or memoranda of understanding for structural as well as wildland protection in areas currently under California Department of Forestry and U.S. Forest Service Jurisdiction.
- CSF 5-9** Require that all community water systems serving new development meet or exceed Glenn County minimum standards for provision of water for peak-load demands and required fire flows.

- CSF 5-10** Require that all community water systems serving new development meet or exceed Glenn County minimum standards for provision of water for peak-load demands and required fire flows.
- CSF 5-11** Recognize the autonomy of individual fire districts within the county.
- CSF 5-12** Coordinate with the California Highway Patrol to assist with traffic enforcement services on County roadways.
- CSF 5-13** Locate new essential public facilities, such as fire departments, sheriff's substations, and emergency evacuation centers outside of High and Very High Fire Hazard Zones.

## ACTIONS IN SUPPORT OF GOAL CSF 5

- Action CSF-5a** *Continue to participate in mutual aid agreements with State and federal firefighting and law enforcement agencies.*
- Action CSF-5b** *Continue to enforce the California Building Code and the California Fire Code to ensure that all construction implements fire-safe techniques, including fire resistant materials, where required.*
- Action CSF-5c** *As part of the development review process for new projects, the County will refer applications to the local-serving Fire District, and Sheriff's Department for determination of the project's potential impacts on fire protection and law enforcement services.*
- Action CSF-5d** *Maintain a public outreach campaign to generate interest in volunteer fire department opportunities.*

# PARKS

## Goal CSF-6

Maintain a network of parks, and recreation facilities that are attractive, well-maintained, safe and accessible to the community.

## POLICIES

- CSF 6-1** Recognize that some of the recreational resources available to County residents may be owned and/or operated by other entities, including the incorporated cities, the State, and the Federal government, while still meeting the recreational needs of County residents.
- CSF 6-2** Provide parks or recreation facilities that are safely accessible and prioritize the development of and access to these facilities in underserved areas of the community.
- CSF 6-3** Maintain and enhance existing parks and recreation facilities to improve their usefulness, safety, and appearance.
- CSF 6-4** Pursue partnerships with the private sector and nonprofit organizations to provide services and/or maintain and improve park and recreational facilities, wherever practical.
- CSF 6-5** As mutually desired, pursue and encourage the joint-use of parks and recreation facilities owned and operated by school districts.
- CSF 6-6** Ensure that community parks and recreational facilities have stable and self-sufficient funding resources.
- CSF 6-7** Ensure that financial mechanisms are in place to develop parks and recreation facilities, as new residential development occurs.
- CSF 6-8** Ensure access for disabled people is provided for park and recreation areas and facilities as appropriate.
- CSF 6-9** Incorporate security measures such as adequate lighting, into park design and recreation facilities to promote public safety.
- CSF 6-10** Strive to achieve a ratio of 5 acres of parkland for every 1,000 residents in the County.

## ACTIONS IN SUPPORT OF GOAL CSF 6

**Action CSF-6a** *Consider adoption of a parks and recreation ordinance that would apply to new residential development. The ordinance should establish a parkland dedication requirement based on five acres of parkland per 1,000 residents. The program would require dedication of parkland and/or payment of in lieu fees, consistent with the requirements of the Quimby Act, based upon the residential density, park land cost, and other factors. If an in-lieu fee program is established, the fees should either be distributed to the applicable park district or agency (contingent on the district's or agency's use of these funds towards new parks or park expansions that serve the residents of the unincorporated area) or used by the County to provide facilities that serve the local and regional needs of County residents. Public land dedicated and/or fees collected pursuant to the Quimby Act may only be used for the purpose of developing new or rehabilitating existing park or recreational facilities.*

**Action CSF-6b** *New development shall be required to construct on-site or off-site parks, or pay in-lieu park fees to mitigate park impacts to ensure the existing levels of services is maintained, but not to exceed five acres per 1,000 persons. Impact fee calculations and dedication requirements should be based on the existing level of service.*

**Action CSF-6c** *Pursue all forms of possible funding, including Federal and State funding, private contributions, gifts and endowments, bond measures, and special districts, to assist in the acquisition, development and programming of park and recreation facilities.*

# SCHOOLS, LIBRARIES, AND OTHER PUBLIC FACILITIES

## Goal CSF-7

Provide high quality and cost-effective facilities and service, including schools, libraries, and government facilities that serve the county.

## POLICIES

- CSF 7-1** Support high quality schools, libraries and community facilities to serve the needs of current and future residents.
- CSF 7-2** Ensure that new growth and development participates in the provision and expansion of community services and facilities, and does not exceed County's ability to provide them.
- CSF 7-3** Require new development to demonstrate that the community services and facilities within the county can accommodate the increased demand associated with the project.
- CSF 7-4** Require new development to offset or mitigate impacts to community services and facilities to ensure that service levels for existing users are not degraded or impaired by new development.
- CSF 7-5** Include school districts in the development review process for significant new residential development projects to identify potential impacts to school services and facilities.
- CSF 7-6** As feasible, invest in new equipment and facilities for libraries based current and projected needs.
- CSF 7-7** Encourage private donations and support from State funding for library operations, maintenance, renovation, equipment, and construction.
- CSF 7-8** Consider the needs of seniors and people with disabilities when considering the construction or renovation of community facilities.
- CSF 7-9** Encourage services and programs that meet the needs of seniors within the County, including supporting the senior centers, and programs that provide senior services.

## ACTIONS IN SUPPORT OF GOAL CSF 7

**Action CSF-7a** *As part of the development review process, consult with school districts in the County to ensure that adequate school sites are provided and that affected schools will have adequate capacity to serve new development.*

**Action CSF-7b** *Require new development to pay its fair share of the cost of new or expanded community services and facilities that are necessary to serve the new development project.*

**Action CSF-7c** *Maintain and update the development fee program to ensure the impact fee system will defray the cost of developing public services and facilities.*

# Safety



## INTRODUCTION

The Safety Element provides the framework to reduce risks associated with a range of environmental and human-caused hazards that may pose a risk to life and property in Glenn County. Inclusion of the Safety Element in the General Plan is required by State law. While the county's land, hillsides, forests and waterways are assets to the community, these features can present risks due to flood, fire, geologic, and seismic hazards. In addition, human-caused risks, such as hazardous materials, can pose risks to community health and safety. Effective planning to prepare for and mitigate the adverse effects of these risks can help ensure that Glenn County maintains a high level of safety for its residents. The Safety Element includes goals, policies, and actions to protect residents, businesses, visitors, and land uses from hazards, and includes the following topics:

- Seismic and Geologic Hazards
- Flooding Hazards and Flood Protection
- Emergency Response and Disaster Preparedness
- Hazardous Materials
- Airport Operations
- Wildfire

Background information regarding safety and hazards is provided in the Existing Conditions Report.

This Chapter includes the following goals:

- SA-1** Geologic and Seismic Hazards
- SA-2** Flooding
- SA-3** Emergency Preparedness
- SA-4** Hazardous Materials
- SA-5** Airport Operations
- SA-6** Wildfire Hazards
- SA-7** Climate Resiliency and Adaptation



# GEOLOGIC/SEISMIC HAZARDS

## Goal SA-1

Minimize community exposure to geologic and seismic hazards

## POLICIES

- SA 1-1** Require development to reduce risks to life and property associated with earthquakes, liquefaction, erosion, landslides, and unstable soil conditions.
- SA 1-2** Ensure that all new development and construction is in conformance with applicable building standards related to geologic and seismic safety.
- SA 1-3** Require geotechnical investigations to be completed prior to approval of any public safety or other critical facilities, in order to ensure that these facilities are constructed in a way that mitigates site-specific seismic and/or geologic hazards.
- SA 1-4** Development in areas subject to unstable soil and/or geologic conditions shall be reviewed by qualified engineers and or geologists prior to development in order to ensure the safety and stability of all new construction.
- SA 1-5** Prevent land subsidence and maintain adequate groundwater supplies.
- SA 1-6** Require erosion and sediment control plans for development proposed on sloping land or lands subject to erosion.

## ACTIONS IN SUPPORT OF GOAL SA-1

- Action SA-1a** *Require adherence to the requirements of the California Code of Regulations (CCR), Title 24 during the plan check review process.*
- Action SA-1b** *Periodically review the structural integrity of all existing County-owned critical facilities and, if any facilities are found unsatisfactory, take steps to ensure structural integrity and safety.*
- Action SA-1c** *Continue to maintain and provide an inventory of all natural hazards, including active faults, Alquist-Priolo Special Study Zones, floodplains, hazardous soil conditions, and dam failure inundation areas.*
- Action SA-1d** *Require the submission of geologic and soils reports for all new developments. The geologic risk areas that are determined from these studies shall have standards established and recommendations shall be incorporated into development.*
- Action SA-1e** *Monitor withdrawal of groundwater and gas, maintain land elevation records, and regulate overdraft to prevent subsidence.*

# FLOODING

## Goal SA-2

Reduce risks to human life, property, and public services associated with flooding

## POLICIES

- SA 2-1** Support and participate in planning efforts undertaken at the local, regional, State, and Federal levels to improve flood management facilities and dam safety throughout the County.
- SA 2-2** Require all new development projects to demonstrate how storm water runoff will be detained or retained on-site, treated, and/or conveyed to the nearest drainage facility as part of the development review process. Project applicants shall demonstrate that project implementation would not result in increases in the peak flow runoff to adjacent lands or drainage facilities that would exceed the design capacity of the drainage facility or result in an increased potential for off-site flooding.
- SA 2-3** Ensure that construction activities and new development projects will not result in adverse impacts to existing properties and flood control and drainage structures.
- SA 2-4** Unless otherwise mitigated, require new structures to be located outside of the 100-year floodplain. All new development within an identified Flood Hazard Area shall be built according to Federal Emergency Management Agency (FEMA) standards.
- SA 2-5** Encourage and accommodate multipurpose flood control projects that incorporate recreation, resource conservation, preservation of natural riparian habitat, and scenic values of drainages, creeks, and detention ponds. Where appropriate and feasible, encourage the use of water detention facilities for use as groundwater recharge facilities.

- SA 2-6** Encourage flood control measures that respect natural drainage features, vegetation, and natural waterways, while still providing for adequate flood control and protection.
- SA 2-7** Ensure that any development activity that requires a grading permit does not impact adjacent properties, local creeks and storm drainage systems by designing and building the site to drain properly to minimize drainage issues, erosion, and sedimentation.
- SA 2-8** Ensure that new development and infrastructure improvements do not compound the potential for flooding.
- SA 2-9** Ensure that adequate drainage and erosion control measures are provided during construction of all new development.
- SA 2-10** Recognize the special status of lands located within the designated floodways adopted by the State Reclamation Board, and maintain designated floodways as open space and limit uses to low intensity uses such as agriculture, passive recreation, preservation of vegetation and wildlife habitat, and scenery; provided such uses do not impede floodwaters or pose a threat to public safety.
- SA 2-11** Monitor and participate in efforts by the Central Valley Flood Protection Board (CVFPB) to increase flood safety throughout the region.
- SA 2-12** Support and encourage the efforts of public agencies and private landowners to maintain and improve existing flood management facilities and encourage the California Department of Fish and Wildlife (CDFW) to expedite the issuance of permits necessary clean and maintain regulated drainage channels.
- SA 2-13** Monitor ongoing efforts by FEMA and the California Department of Water Resources (DWR) to update flood hazard maps within Glenn County.
- SA 2-14** Require new development proposals in dam inundation areas to consider risks from failure of these dams.

## ACTIONS IN SUPPORT OF GOAL SA-2

- Action SA-2a** *As part of the development review process require new development projects to prepare hydraulic and storm drainage studies as necessary to define the net increase in storm water run-off resulting from construction and require mitigation to reduce impacts. Drainage and grading plans shall identify best management practices (BMP) protections and include standards established and recommended by the County that shall be incorporated into development.*
- Action SA-2b** *Require property owners and farmers to demonstrate that significant land alterations and site grading will not result in offsite flooding or changes in drainage patterns that would lead to offsite flooding, such as increases in runoff volume or velocity. Grading projects that affect five or more acres shall be required to obtain a land leveling permit from the Department of Public Works.*
- Action SA-2c** *Continue to participate in the National Flood Insurance Program (NFIP), and consider future participation in the NFIP Community Rating System (CRS).*
- Action SA-2d** *Continue to review projects in flood hazard areas to ensure compliance with the Glenn County Code.*
- Action SA-2e** *Periodically review the conditions of bridges, culverts, canals and other flood control and stormwater conveyance infrastructure, and when feasible include necessary improvements within the Capital Improvement Program (CIP) to increase safety and the adequate conveyance of stormwater.*
- Action SA-2f** *Periodically Review Glenn County Code, and revise as necessary to ensure that development standards are consistent with the requirements of State and Federal law.*

## Critical Facilities

Critical Facilities refers to essential public facilities, such as emergency communications facilities, and emergency shelters identified for disasters relief and response or as identified in the LHMP.

**Action SA-2g** *Coordinate with the local reclamation districts, state and federal agencies to improve levee systems.*

**Action SA-2h** *Address emergency evacuation and disaster preparedness in the event of dam failure as part of the emergency response planning efforts identified in Actions SA 1-A and SA 1-B.*

**Action SA-2i** *Educate property owners and farms on the potential for changes to property drainage infrastructure and grading to increase localized flooding risks and the impacts this may cause, including damage to county infrastructure and facilities.*

## EMERGENCY PREPAREDNESS

### Goal SA-3

Protect human life, safety, and property throughout the community by ensuring that Glenn County is prepared to provide an organized response to natural and human-caused emergencies

### POLICIES

**SA 3-1** Ensure that during natural catastrophes and emergency situations, the County can continue to provide essential emergency services.

**SA 3-2** Ensure that new critical facilities are located in areas that minimize exposure to potential natural hazards.

**SA 3-3** Promote ongoing training of County staff on their functions and responsibilities in disaster preparedness.

**SA 3-4** Ensure that critical facilities are properly supplied and equipped to provide emergency services.

**SA 3-5** Coordinate with the California Emergency Management Agency to ensure coordinated local and state-level responses in the event of an emergency.

**SA 3-6** Support local and regional disaster planning and emergency response planning efforts, and look for opportunities to collaborate and share resources with other municipalities in the region.

**SA 3-7** Promote public safety through public education programs.

**SA 3-8** Ensure that adequate two-way vehicular ingress and egress is maintained to critical facilities and residential development areas to provide for safe and efficient evacuation and access during an emergency event, particularly within areas subject to wildland fire hazards.

## ACTIONS IN SUPPORT OF GOAL SA 3

**Action SA-3a** *Continue to implement the Local Hazard Mitigation Plan (LHMP) for Glenn County.*

**Action SA-3b** *Conduct periodic emergency response training exercises and or participate in other area exercises to ensure that key members, local leaders, and emergency response personnel are adequately trained and prepared for emergency situations. Critical facilities within the county should also be annually assessed to ensure they are properly supplied.*

**Action SA-3c** *Encourage residents, County staff, and community leaders to participate in disaster training programs, and develop educational programs that will increase public awareness of fire safety and emergency response planning.*

**Action SA-3d** *Provide signage at public buildings and critical facilities that contain Automated External Defibrillators (AEDs).*

**Action SA-3e** *Develop and annually update an emergency contact list and emergency response information on the County's website. The information should include emergency access routes, available emergency resources, and contact information for emergency responders.*

**Action SA-3f** *Coordinate with the Glenn County Disaster Council and the Director of Emergency Services to update the Emergency Response Plan and LHMP periodically, as needed to meet existing and projected future emergency services needs throughout Glenn County.*

**Action SA-3g** *As part of the development review process, consult with the local fire department/district or CalFire in order to ensure that the project provides adequate emergency access.*

- Action SA-3h** *As part of the development review process adopt findings when approving discretionary projects and permits that the project adequately provides for and/or does not impede emergency response.*
- Action SA-3i** *Periodically review and update procedures for local implementation of the County Emergency Operations Plan (EOP).*
- Action SA-3j** *Seek funding from State, Federal, and other sources to assist in emergency management planning, including community education and outreach describing public procedures and evacuation routes in the event of an emergency or natural disaster.*

## HAZARDOUS MATERIALS

### Goal SA-4

Protect citizens and the environment from hazardous materials and waste

### POLICIES

- SA 4-1** Require businesses and agricultural operations to comply with all applicable local, state and federal regulations regarding the use, transport, storage and disposal of hazardous waste and hazardous materials.
- SA 4-2** Utilize the development review process to reduce the risk of community exposure to hazardous materials.
- SA 4-3** Encourage residents and businesses to minimize the use of toxic materials and products including the application of pesticides, and support education programs which increase the public awareness of the proper disposal of hazardous wastes in order to protect health, and resources such as groundwater quality.
- SA 4-4** Require hazardous waste generated within the county to be disposed of in a safe manner, consistent with all applicable local, State, and Federal laws.
- SA 4-5** Require hazardous materials to be stored in a safe manner, consistent with all applicable local, State, and Federal laws.



**SA 4-6** Require compliance with the Glenn County Air Pollution Control District’s Hazardous Waste Generator Program.

**SA 4-7** Agricultural pesticide operations shall not occur when wind speed is in excess of 10 miles per hour (mph) or in meteorological conditions where inversion occurs. Generally, wind speeds of 3 to 7 mph are preferable. Pesticide manufacturers may impose further restrictions or requirements in regard to wind speed. In all cases, the label is the law. Contact the local County Agricultural Commissioner for specific requirements or conditions for the county in which pesticide operations are expected to occur.

## ACTIONS IN SUPPORT OF GOAL SA 4

**Action SA-4a** *Coordinate with the Glenn County Air Pollution Control District as the Certified Unified Program Agency (CUPA) to ensure that businesses that handle hazardous materials at or above threshold quantities must prepare and electronically submit a Hazardous Materials Management Plan (HMMP). The HMMP shall include business owner/operator identification, hazardous materials inventory, a site map, emergency response plan, and training program.*

**Action SA-4b** *Provide educational opportunities for generators of small quantity, household and agriculture waste products regarding their responsibilities for waste reduction and proper and safe hazardous waste management and disposal.*

**Action SA-4c** *Provide information about drop-off programs for the local disposal of household hazardous waste offered Glenn County. The availability of the programs should be widely publicized throughout the community.*

**Action SA-4d** *The County will refer all permits for new projects or major additions to existing uses located on sites identified by the State as having or containing likely hazardous substances or materials to the Glenn County Air Pollution Control District to ensure compliance with applicable State and local regulations. If warranted, identify and require measures to ensure the exposure to hazardous materials from historical uses has been mitigated to acceptable levels consistent with EPA and/or DTSC standards.*

**Action SA-4e** *Continue to work cooperatively with the Fire Districts and the Glenn County Air Pollution Control District to ensure local personnel is properly trained and certified (HAZWOPER, etc.) in the specialized identification, handling and cleanup procedures that are required for radioactive, toxic, and hazardous substance spills.*

## AIRPORT OPERATIONS

### Goal SA-5

Protect the community from hazards associated with airport operations

### POLICIES

- SA 5-1** Ensure that land uses within the vicinity of airports and airstrips are compatible with airport restrictions and operations.
- SA 5-2** Ensure that all development proposals in the vicinity of local airports are consistent with the restrictions and requirements contained in the Orland and Willows Airport Land Use Plans and Design Standards.
- SA 5-3** The County shall ensure that new development proposals do not result in encroachments into future airport expansion areas and do not result in adverse economic impacts to airport operations.
- SA 5-4** Work cooperatively with the Airport Land Use Commission to ensure continued airport operations in a safe and cost-effective manner, consistent with the public's needs and applicable regulations from the Caltrans Division of Aeronautics and the Federal Aviation Authority (FAA).

### Airport Hazards

Land uses surrounding airports and airstrips can result in hazards to aircraft as well as hazards to persons on the ground associated with aircraft accidents and community exposure to noise.

## ACTIONS IN SUPPORT OF GOAL 5A

### Hazardous Materials

A hazardous material is a substance or combination of substances which, because of its quantity, concentration, or physical, chemical, or infectious characteristics, may either (1) cause or significantly contribute to an increase in mortality or an increase in serious, irreversible, or incapacitating irreversible illness; or (2) pose a substantial present or potential hazard to human health and safety, or the environment when improperly treated, stored, transported, or disposed of.

Hazardous materials are mainly present because of industries involving chemical byproducts from manufacturing, petrochemicals, and hazardous building materials.

**Action SA-5a** *As part of the development review process, new development and expansion proposals near the Orland and Willows Airports, and public and private airstrips shall be:*

- *Reviewed for consistency with setbacks, land use restrictions, and height as determined by the Federal Aviation Administration (FAA) and the County Airport Land Use Commission;*
- *Provided to the Airport Land Use Commission for review.*

**Action SA-5b** *As part of future planning efforts, the Department of Planning & Community Development Services shall review and provide input into updates to the Comprehensive Airport Land Use Plans to ensure that new development within Airport Safety Zones is compatible with existing airport operations, and that any changes or improvements to the airport facility or operations are compatible with land uses within this zone.*

# WILDFIRE HAZARDS

## Goal SA-6

Minimize risks to life and property from wildfire in both developed and undeveloped areas of the county

## POLICIES

- SA 6-1** Require development to reduce risks to life and property associated with wildfire events through adherence to the relevant fire safe standards established in the Glenn County Code, County Ordinances, and other applicable regulations such as the State Fire Safe Regulations. New development that may result in significant wildfire risk, which does not meet the applicable State requirements, shall not be permitted.
- SA 6-2** Support management and conservation of of forested lands including fuel management strategies in wildland areas to reduce wildfire risks.
- SA 6-3** Require adequate fire flow, water source and supply system, including adequate fire flows, prior to development approvals in very high or high Fire Hazard Severity Zones (FHSZs), as defined by Calfire.
- SA 6-4** Development projects adjacent to significant wildland, forest, or open space areas with high fuel loads shall prepare and implement wildland fire management plans.
- SA 6-5** Continue to implement the Glenn County Multi-Jurisdiction Hazard Mitigation Plan (MJHMP) to reduce risks associated with wildfire throughout Glenn County, and review any new development proposals with High and Very High Fire Hazard Zones for consistency with the MJHMP.
- SA 6-6** Continue to implement the Glenn County Community Wildfire Protection Plan (CWPP) to reduce risks associated with wildfire throughout Glenn County, and review any new development proposals with High and Very High Fire Hazard Zones for consistency with the CWPP
- SA 6-7** Prior to allowing redevelopment in an area devastated by wildfire, the County shall review safety conditions and require any redevelopment to meet all applicable State and County fire safe development standards.

## Wildfires

Wildfires are a potential hazard to development and land uses located in the foothill and mountain areas, particularly in Western Glenn County. The grassland, chaparral, woodland, and forest vegetation in areas of the County, coupled with hot, dry summers, present extreme fire hazards during critical fire periods

## Glenn County Multi-Jurisdiction Hazard Mitigation Plan (MJHMP)

The purpose of the Glenn County MJHMP is to provide the County and the Cities of Orland and Willows with a blueprint for hazard mitigation planning to better protect the people and property of the County and the Cities of Orland and Willows from the effects of future natural hazard events.

**SA 6-8** Participate in regional climate adaptation planning efforts.

## ACTIONS IN SUPPORT OF GOAL SA-6

**Action SA-6a** *Review, and revise if necessary, the Glenn County Development Standards to require fire protection methods, including fuels management and adequate water supply, for new development and expansion projects in areas of high and very high Fire Hazard Severity Zones that meet or exceed the requirements established by the State Fire Safe Regulations. Fire protection methods may consist of the establishment of “defensible space” around structures, using fire resistant ground cover, building with fire-resistant roofing materials, fuel load reductions, visible home and street addressing and signage, and other appropriate measures.*

**Action SA-6b** *Consult with the applicable fire protection district/agency during the review of development applications for projects within high and very high Fire Hazard Severity Zones.*

**Action SA-6c** *Implement State recommendations for fire prevention in Fire Hazard Severity Zones.*

**Action SA-6d** *Create public outreach and awareness programs to promote the development of “defensible space” around structures using areas free of fuel loads, fire resistant landscaping and fire-resistant building materials. Any new development within State Responsibility Areas or VHFHSZs shall be required to implement fuel modification efforts to reduce flammable materials around structures, homes, and subdivisions.*

**Action SA-6e** *Periodically review and update key emergency and fire protection plans in Glenn County, including but not limited to the Glenn County Multi-Jurisdiction Hazard Mitigation Plan (MJHMP) and the Glenn County Community Wildfire Protection Plan (CWPP). Future updates to these plans shall consider new growth and policy direction facilitated by this General Plan, and shall meet all applicable State requirements and*

*incorporate industry best practices for fuel reduction and management, fuel breaks between communities, fire safety, emergency evacuation, and post-fire recovery.*

**Action SA-6f** *Identify areas within Glenn County that are not adequately served by multiple evacuation routes which can be used during a fire or other natural disaster. Develop specific plans to improve the capacity, safety, and viability of evacuation routes to serve high-risk areas of the County, including areas located within High and Very High Fire Hazard Zones.*

**Action SA 6g** *As part of any future updates to the MJHMP and the CWPP, identify existing development that does not meet or exceed the State Responsibility (SRA) Fire Safe Regulations, or the applicable Glenn County Development Code and/or Fire Safe Ordinance Requirements. Develop plans to bring these properties into compliance in order to mitigate fire risks. Mitigation plans may include, but are not limited to, improvement of emergency evacuation routes and removal/abatement of vegetative hazards.*

**Action SA-6h** *Any new development proposed within a VHFMSZ shall be required to prepare and implement a fire protection plan that meets all applicable State requirements.*

## The Glenn County Community Wildfire Protection Plan (CWPP)

The Glenn County Community Wildfire Protection Plan (CWPP) was developed as a means of describing current fire related conditions within Glenn County, identifying public and private assets at risk from wildfire, and assessing currently in-place infrastructure developed in order to protect those assets.

# COMMUNITY RESILIENCY AND ADAPTATION

## Climate Resiliency

The ability of human and ecological systems to adapt to climate-related stresses while retaining the same basic structure and way of functioning, including the capacity of those systems to cope with, adapt to and recover fully or partially from climate-related stress and change.

## Climate Adaptation

The process of adjustment to actual or expected climate change and its effects. At the local level this means actions that the County can take to reduce the impacts to its population and infrastructure resulting from climate impacts.

### Goal SA-7

Minimize risks to life, property, the economy, and the environment through climate adaptation strategies that enhance and promote the county's resiliency

### POLICIES

**SA 7-1** Consider potential climate change impacts and adaptive responses in long-range planning and current development decisions.

### ACTIONS IN SUPPORT OF GOAL SA-7

**Action SA-7a** *Periodically assess and monitor the effects of climate change and the associated levels of risk in order to adapt to changing climate conditions.*

**Action SA-7b** *Collaborate with utility providers to ensure that infrastructure and resource management plans account for anticipated climate change impacts.*

**Action SA-7c** *Identify roadways subject to flooding which may impede emergency ingress and egress, and identify alternative evacuation routes for high-risk areas.*

**Action SA-7d** *Coordinate with Caltrans to implement flood control improvements along key transportation corridors in order to reduce roadway flooding impacts*



# Noise



## INTRODUCTION

The Noise Element is a mandatory component of the General Plan. The overall purpose of the Noise Element is to address major noise sources and to promote safe and comfortable noise levels throughout Glenn County. The Noise Element contains goals, policies, and actions that seek to reduce community exposure to excessive noise levels through the establishment of noise level standards for a variety of land uses.

Noise is typically defined as unwanted sound that interferes with an individual's ability to perform a task or enjoy an activity. From a planning perspective, noise control focuses on two primary concerns: (1) preventing the introduction of new noise-producing uses in noise-sensitive areas; and (2) preventing the encroachment of noise-sensitive uses into existing noise-producing areas. Noise in Glenn County is generated by a variety of sources, including, but not limited to: agricultural operations and activities, vehicle traffic, including automobiles, trucks, motorcycles, aircraft, and trains; restaurants/bars; industrial operations; and other businesses, including motorsports activities. Background information regarding noise sources and noise conditions is provided in the Glenn County General Plan Existing Conditions Report.

This Chapter includes the following goals:

### **N-1** Excessive Noise

## EXCESSIVE NOISE LEVELS

### Goal N-1

Protect residents from harmful and annoying exposure to excessive noise throughout the community and preserve the rural noise environment in Glenn County

### POLICIES

- N 1-1** Consider the noise compatibility of existing and future land uses and development when making land use planning decisions.
- N 1-2** Recognize that Glenn County is a predominantly agricultural county and that agricultural activities can generate significant sources of noise. The policies in this element shall not be interpreted to restrict or otherwise hinder legal agricultural activities.
- N 1-3** Require development projects to be consistent with the standards indicated in Table N-1 and N-2 to ensure acceptable noise levels for existing and future development.
- N 1-4** Ensure that new development does not result in indoor noise levels exceeding 45 dBA Ldn for residential uses by requiring the implementation of construction techniques and noise reduction measures for all new residential development.
- N 1-5** Require acoustical studies for new discretionary developments and transportation improvements that have the potential to impact existing noise-sensitive uses such as schools, hospitals, libraries, care facilities, and residential areas; and for projects that would introduce new noise-sensitive uses into an area where existing noise levels may exceed the thresholds identified in this element.

### Stationary Noise

Stationary Noise means a source of sound or combination of sources of sound that are included and normally operated within the property lines of a facility. Common examples include: commercial facilities, industrial facilities, repair or storage garages, and truck terminals.

### A-Weighted Decibels (dBA)

A-weighted decibels, abbreviated dBA, are an expression of the relative loudness of sounds in air as perceived by the human ear. Sample dBA sound levels are shown in Table N-3.

Average noise exposure over a 24-hour period is presented as a day-night average sound level, or Ldn.

## LMAX

The LMAX, or maximum sound level, descriptor is the highest sound level measured during a single noise event (such as a vehicle pass by), in which the sound level changes value as time goes on. The maximum sound level is important in judging the interference caused by a noise event with common activities

## Outdoor Activity Areas

include back yard spaces, first floor rear patio/deck areas, rear or internal courtyard seating and play areas, and rooftop decks. Front yard spaces, elevated balconies, side yards, etc., are not considered to be outdoor activity areas.

**N 1-6** For projects that are required to prepare an acoustical study to analyze noise impacts, the following criteria shall be used to determine the significance of those impacts:

### *STATIONARY NOISE SOURCES*

- The following criteria shall be used to determine the significance, for projects required by the California Environmental Quality Act to analyze noise impacts from stationary sources:
  - A significant impact will occur if the project results in an exceedance of the noise level standards contained in this element, or for instances where the ambient noise level is already above the standards contained in this element, or the project will result in an increase in ambient noise levels by more than 3 dB, whichever is greater. This does not apply to temporary construction activities or agricultural activities.

### *TRANSPORTATION NOISE SOURCES*

- The following criteria shall be used to determine the significance, for projects required by the California Environmental Quality Act to analyze roadway noise impacts for roadway improvement, development, and other projects that increase roadway noise:
  - Where existing traffic noise levels are less than 60 dB Ldn at the outdoor activity areas of noise-sensitive uses, a +5 dB Ldn increase in roadway noise levels will be considered significant; and
  - Where existing traffic noise levels range between 60 and 65 dB Ldn at the outdoor activity areas of noise-sensitive uses, a +3 dB Ldn increase in roadway noise levels will be considered significant; and

- Where existing traffic noise levels are greater than 65 dB Ldn at the outdoor activity areas of noise-sensitive uses, a + 1.5 dB Ldn increase in roadway noise levels will be considered significant.

- N 1-7** Require construction activities to comply with best practices to reduce noise exposure to adjacent sensitive receptors (see Action N 1d).
- N 1-8** Regulate the effects of operational noise from existing and new industrial and commercial development on adjacent sensitive uses through the enforcement of the County’s noise standards.
- N 1-9** Temporary emergency operations or emergency equipment usage authorized by the County shall be exempt from noise standard criteria set by this element.
- N 1-10** Require new land use development proposals to address potential noise impacts and land use incompatibilities from aircraft noise, and train travel.
- N 1-11** Require new development projects and long-term planning projects to conform to the County’s Airport Safety and Noise land use criteria, as identified in Orland and Willows Airport Land Use Plans (ALUP).
- N 1-12** Where noise mitigation measures are required to achieve the standards of Tables N-1 or N-2, the emphasis of such measures shall be placed upon site planning and project design. The use of noise barriers shall be considered a means of achieving the noise standards only after all other practical design-related noise mitigation measures have been considered and integrated into the project.
- N 1-13** As feasible, orient buildings such that the noise sensitive portions of a project are shielded from noise sources. Noise attenuation barriers are discouraged and should be used in the context of new developments when other approaches to noise mitigation are infeasible.
- N 1-14** Support noise-compatible land uses along existing and future high-volume roadways, including County, State, and Interstate routes.

- N 1-15** As part of the review of new development projects, consider groundborne vibration and noise nuisance associated with rail operations prior to approving the development of sensitive uses.
- N 1-16** Recognize that agricultural activities are important to Glenn County’s character and economy, and that agricultural operations are characterized by elevated noise levels from the use of tractors, heavy equipment, crop dusting, agricultural processing, and other supporting equipment and activities.
- N 1-17** Protect the County’s economic base by preventing incompatible land uses from encroaching upon existing or planned noise-producing agriculture, and agriculture industries and continue to support the County’s right-to-farm ordinance when addressing noise concerns or complaints as they relate to agricultural operations.

## ACTIONS IN SUPPORT OF GOAL N1

- Action N-1a** *Require that new development projects are reviewed for compliance with Glenn County Code and the noise requirements established in this element, including the standards established in Tables N-1 and N-2, prior to project approval.*
- Action N-1b** *Continue to implement the County’s Right-To-Farm Ordinance requirements to ensure and support agricultural operations continue to be viable and successful.*
- Action N-1c** *Continue to enforce the State Noise Insulation Standards (Title 24, California Code of Regulations and Chapter 35 of the Uniform Building Code).*
- Action N-1d** *During the environmental review process, determine if proposed construction will constitute a significant impact on nearby sensitive receptors and, if necessary, require mitigation measures in addition to the standard best practice controls. Suggested best practices for control of construction noise include:*

- *Noise-generating construction activities, including truck traffic coming to and from the construction site for any purpose, shall be limited to between the hours of 7:00 am and 7:00 pm. Construction staging areas shall be established at locations that will create the greatest distance between the construction-related noise sources and noise-sensitive receptors nearest the project site during all project construction activities, to the extent feasible.*
- *Neighbors located adjacent to the construction site shall be notified of the construction schedule in writing.*
- *The construction contractor shall designate a “noise disturbance coordinator” who will be responsible for responding to any local complaints about construction noise. The disturbance coordinator shall be responsible for determining the cause of the noise complaint (e.g., starting too early, poor muffler, etc.) and instituting reasonable measures as warranted to correct the problem. A telephone number for the disturbance coordinator shall be conspicuously posted at the construction site.*
- *At all times during project grading and construction, stationary noise-generating equipment shall be located as far as practicable from sensitive receptors and placed so that emitted noise is directed away from residences.*
- *Unnecessary idling of internal combustion engines shall be prohibited for a duration of longer than five minutes.*
- *Construction staging areas shall be established at locations that will create the greatest distance between the construction-related noise sources and noise-sensitive receptors nearest the project site during all project construction activities, to the extent feasible.*
- *Neighbors located adjacent to the construction site shall be notified of the construction schedule in writing.*



- *The construction contractor shall designate a “noise disturbance coordinator” who will be responsible for responding to any local complaints about construction noise. The disturbance coordinator shall be responsible for determining the cause of the noise complaint (e.g., starting too early, poor muffler, etc.) and instituting reasonable measures as warranted to correct the problem. A telephone number for the disturbance coordinator shall be conspicuously posted at the construction site.*

**Action N-1e** *Periodically review noise complaints for emerging trends in the community noise environment. Update the Glenn County Code, as necessary, to address emerging trends.*

**Action N-1f** *Review new development and long-term planning projects, including the Zoning Code Update, for conformity with the County’s Noise land use criteria, as identified in the Orland and Willows Airport Land Use Plans (ALUP).*

**Action N-1g** *Collaborate with Caltrans, the California Public Utilities Commission and railroad operators to improve at-grade railroad crossings and, as feasible, seek quiet crossings in and/or near communities and developed areas to reduce the necessity for train horn/whistle blasting.*

**Action N-1h** *As feasible, plan for and maintain designated truck travel routes to minimize impacts on noise sensitive land uses.*

**Action N-1i** *As part of the project review and approval process, review new developments within 100 feet of rail lines to ensure that vibration experienced by residents and sensitive uses would not exceed the Federal Transit Administration guidelines.*

**Action N-1j** *If pile driving is required within 50 feet of an existing structure, pre-construction crack documentation and construction vibration monitoring shall be conducted to ensure that construction vibrations do not cause damage to any adjacent structures. The results of the documentation and monitoring shall be submitted to the County Community Development Department prior to the start of construction activities which would occur within 50 feet of an existing structure.*

**TABLE N-1: LAND USE COMPATIBILITY FOR COMMUNITY NOISE ENVIRONMENT**

Land Use Category	Exterior Noise Exposure (Ldn)					
	55	60	65	70	75	80
Residential						
Lodging, Hotels, and Motels						
Outdoor Sports, Playgrounds Neighborhood Parks						
Schools, Libraries, Museums, Hospitals, Public Assembly						
Office Buildings, Commercial, and Professional						
Industrial						

	<p><b>NORMALLY ACCEPTABLE</b>          Specified land use is satisfactory, based upon the assumption that any buildings involved are of normal conventional construction, without any special insulation requirements</p>
	<p><b>CONDITIONALLY ACCEPTABLE</b>          Specified land use may be permitted only after detailed analysis of the noise reduction requirements and needed noise insulation features included in the design</p>
	<p><b>UNACCEPTABLE</b>          New construction or development should generally not be undertaken because mitigation was found to be infeasible to comply with noise element policies</p>

**L<sub>dn</sub>** Day/Night Average Sound Level. Similar to CNEL but with no evening weighting.



**TABLE N-2: STATIONARY (NON-TRANSPORTATION) NOISE SOURCE STANDARDS**

Land Use Receiving the Noise	Hourly Noise-Level Descriptor	Exterior Noise-Level Standard (dBA)	
		Daytime (7am-10pm)	Nighttime (10pm-7am)
Residential	L <sub>eq</sub>	55	45
	L <sub>max</sub>	70	65

**Notes:**

- a) The residential standards apply to all properties that are designated or zoned for residential use. The exterior noise level standard is to be applied at the property line of the receiving land use or at a designated outdoor activity area.
- b) Each of the noise levels specified above shall be lowered by 5 dBA for tonal noises characterized by a whine, screech, or hum, noises consisting primarily of speech or music, or recurring impulsive noises. In no case shall mitigation be required to a level that is less than existing ambient noise levels, as determined through measurements conducted during the same operational period as the subject noise source.
- c) In situations where the existing noise level exceeds the noise levels indicated in the above table, any new noise source must include mitigation that reduces the noise level of the noise source to the existing level plus 3 dB.

**Tonal Noises** are characterized by a whine, screech, beep, or hum, consisting primarily of speech or music, or recurring impulsive noises. Tonal noises can cause unpleasant experiences in spaces adjacent to areas that produce tonal noise, which annoys occupants and, in turn, lead to increased complaints from nearby sensitive receptors.

**L<sub>eq</sub>** Equivalent or energy-averaged sound level.

**L<sub>max</sub>** The highest root-mean-square (RMS) sound level measured over a given period of time.

# Implementation



## INTRODUCTION

For the General Plan to serve as an effective guide to achieving the County’s vision for its future, it must be implemented and administered. The General Plan includes a number of "Action" items that provide direction for how the County will implement the goals and policies within the body of the General Plan. In general, actions are spread throughout each of the elements, appearing immediately after the corresponding goals and policies. Government Code Section 65400(a)(1) requires the County’s planning agency (Planning Department) to make recommendations to the Planning Commission and Board of Supervisors that identify reasonable and practical means for implementation of the General Plan. The Planning Department is also required to provide an annual report to the Planning Commission, the State Office of Planning and Research (State Clearinghouse), and the State Department of Housing and Community Development that includes the status of the General Plan, the County’s progress in the implementation of the General Plan, and the County’s progress in meeting its allocation of regional housing needs and removing governmental constraints to the maintenance, improvement, and development of housing. Table 11-1, General Plan Implementation, is intended to serve as a tool for tracking implementation of the General Plan and preparing the annual report.

This Chapter includes the following goals:

### IM-1 Administration

# ADMINISTRATION

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## Goal IM-1

To provide for the ongoing administration and implementation of the General Plan.

## POLICIES

- IM 1-1** Regularly review the General Plan and revise it as necessary to comply with State law and reflect emerging trends and conditions.
- IM 1-2** Require the County's Zoning Ordinance, planning documents, master plans, infrastructure projects, and development projects to be consistent with the General Plan and State law.

## ACTIONS IN SUPPORT OF GOAL IM-1

- Action IM-1a** *On an annual basis review implementation of the General Plan as required by State law, review implementation and timing of measures based on this implementation plan, and identify revisions to the General Plan that should be made to address the requirements of State law and emerging trends and conditions.*
- Action IM-1b** *Review and update the Municipal Code, as well as master plans for land uses, services and infrastructure as necessary to ensure consistency with the General Plan.*

## IMPLEMENTATION PLAN

Table IM-1 identifies the general timing for the implementation of each action, the Department responsible for the action’s implementation, and the status of the action. The Planning Department is responsible for coordinating with other departments regarding implementation of the individual measures.

For each of the actions listed below, the numbers “1”, “2”, “3”, “4” and the terms “Ongoing” and “Annual” refer to a relative priority for implementation, as described more specifically below.

Relative Priority	General Timeframe
<b>1</b>	Implemented in the relatively short-term ( <b>most likely, 1 to 2 years</b> ).
<b>2</b>	Implemented in the mid-term ( <b>most likely, 1 to 5 years</b> ).
<b>3</b>	Implemented in the mid- to long-term ( <b>most likely, 6 to 10 years</b> ).
<b>4</b>	Considered and implemented <b>as funding permits</b> .
<b>Ongoing</b>	Ongoing means that the measure is <b>ongoing</b> and should be implemented for every applicable action as the opportunity presents itself.
<b>Annual</b>	Annual means that the measure is an annual measure and should be addressed <b>every year</b> .

The party or parties that are primarily responsible for implementing each action, whether a specific County department or, in some cases, an outside agency, are also indicated where applicable.

The reader should keep some caveats in mind regarding the implementation schedule. One is that many of these actions will require both staff and financial resources to implement, thus making them difficult to definitively schedule, given the annual nature of the budgetary process and changing priorities and resources over the years. A second caveat to keep in mind is that it is often difficult to clearly state the duration of tasks; therefore, estimated starting dates (priority levels) are presented for actions rather than completion dates. A third caveat is that, in some instances, the selection of priority level (1,2,3, or 4) reflects the level of complexity and the level of effort required to implement a measure rather than the importance of the measure itself.

TABLE IM-1

Measure		Responsible Department	Priority/Timing	Status
<b>Land Use</b>				
<i>Action LU-1a</i>	<i>Following the adoption of this plan, review and revise the County Unified Development Code, development standards, and zoning maps to conform to the updated General Plan.</i>	<u>Planning</u>	1	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
<i>Action LU-1b</i>	<i>Update the Glenn County Development Code to add the following new zoning districts:</i> <ul style="list-style-type: none"> <li><i>Commercial Resort (C-R) Zoning District. The C-R zone is intended to provide opportunities for a mix of commercial uses oriented towards tourists and other visitors to the County, including but not limited to, agriculturally based tourism, sports fishing, hunting, marinas, lodging, and other related uses.</i></li> <li><i>Mixed Use (MU) Zoning District. The MU zone is intended to provide for a mix of both commercial and residential uses at residential densities similar to the MFR zoning district.</i></li> </ul>	<u>Planning</u>	1	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
<i>Action LU-1c</i>	<i>Regularly review the General Plan to ensure that its policies and actions still reflect public sentiment about the desired character of communities, that adequate policies are in place to protect the County’s important resources, and that adequate land is identified to accommodate high-quality employment-generating uses and associated housing demand.</i>	<u>Planning</u>	Ongoing	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
<i>Action LU-1d</i>	<i>Refer applications for General Plan Amendments which would, in the judgment of the Director of Planning and Community Development Services, represent a substantive departure from the direction of the General Plan, to the Board of Supervisors for consideration prior to full review, including compliance with the California Environmental Quality Act, and processing. The Board of Supervisors shall be asked to determine whether: (a) the application may proceed, or (b) the application should be immediately scheduled for denial.</i>	<u>Planning</u>	Ongoing	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>

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<p><i>Action LU-1e</i> Through the development review and permit process, ensure that residential developments meet the minimum density requirement stipulated on the Land Use Map in order to ensure that Glenn County has an ample number of housing units to meet all of its housing needs.</p>	<p><u>Planning</u></p>	<p>Ongoing</p>	<p><input type="checkbox"/> Complete  <input type="checkbox"/> In progress  Comments:</p>
<p><i>Action LU-1f</i> Calculate residential densities by gross acre, as outlined in Policy LU 1-2 of this Land Use Element.</p>	<p><u>Planning</u></p>	<p>Ongoing</p>	<p><input type="checkbox"/> Complete  <input type="checkbox"/> In progress  Comments:</p>
<p><i>Action LU-1g</i> Through the development review and permit process, screen development proposals for land use compatibility, including potential conflicts with adjacent uses and operations.</p>	<p><u>Planning</u></p>	<p>Ongoing</p>	<p><input type="checkbox"/> Complete  <input type="checkbox"/> In progress  Comments:</p>
<p><i>Action LU-1h</i> Collaborate and coordinate with the local school districts to assist in the identification of suitable future school sites, and provide assistance through land use and zoning actions to aid the school districts in the procurement and entitlement of future school sites.</p>	<p><u>Planning</u></p>	<p>Ongoing</p>	<p><input type="checkbox"/> Complete  <input type="checkbox"/> In progress  Comments:</p>
<p><i>Action LU-2a</i> Provide land use and development proposals for proposed projects that are either located within the sphere of influence or within areas of concern or interest, as designated and adopted by LAFCO for the Cities of Willows or Orland to the appropriate city’s Planning Department for review and comment.</p>	<p><u>Planning</u></p>	<p>Ongoing</p>	<p><input type="checkbox"/> Complete  <input type="checkbox"/> In progress  Comments:</p>
<p><i>Action LU-2b</i> Actively participate with LAFCO and the relevant cities and agencies in any proposed updates to the spheres of influence of the cities and other public service agencies.</p>	<p><u>Planning</u></p>	<p>Ongoing</p>	<p><input type="checkbox"/> Complete  <input type="checkbox"/> In progress  Comments:</p>
<p><i>Action LU-2c</i> Work closely and actively with the cities, public utility districts, fire districts, and other special districts in developing programs for future capital improvements to ensure that such programs accommodate existing and</p>	<p><u>Planning</u>  <u>Public Works</u></p>	<p>Ongoing</p>	<p><input type="checkbox"/> Complete  <input type="checkbox"/> In progress  Comments:</p>

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<i>planned growth.</i>				
<i>Action LU-2d</i>	<i>Encourage annexation to the incorporated cities of properties within one half mile of the existing city limits of Orland and Willows, such as the land area between Stony Creek and the present city limit line of the City of Orland, prior to development.</i>	<u>Planning</u>	Ongoing	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
<i>Action LU-2e</i>	<p><i>Develop and adopt a Specific Plan, or similar comprehensive planning document, to guide future development, facilities, safety, and infrastructure at the Thunderhill Raceway Park, located on Highway 162, west of Willows. The planning document should address the following provisions, at a minimum:</i></p> <ul style="list-style-type: none"> <li><i>a) Standards and provisions to motorsports operations, activities, and supporting services and logistics;</i></li> <li><i>b) Standards and provisions for supporting commercial uses, include food services, retail, and fuel sales;</i></li> <li><i>c) Standards and provisions for limited temporary residential uses, including residential lofts, RV parks, and other overnight accommodations which are not intended for full-time residential occupancy. Exceptions for full-time residential care-taker units may be developed;</i></li> <li><i>d) Planning for adequate utilities and services, including parking, water, sewer, drainage, and fire protection; and</i></li> <li><i>e) Provisions and safety standards for the use and storage of hazardous materials, including volatile fuels</i></li> </ul>	<u>Planning</u>  <u>Public Works</u>	2	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
<i>Action LU-3a</i>	<p><i>Utilize density transitions in order to protect the integrity of existing land use patterns and minimize the impacts on existing uses and residents. It shall be County policy:</i></p> <ul style="list-style-type: none"> <li><i>1. To locate lower residential densities adjacent to open space,</i></li> </ul>	<u>Planning</u>	Ongoing	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>

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<p>areas of agricultural use, and existing lower density residential areas;</p> <ol style="list-style-type: none"> <li>2. To locate higher residential densities in proximity to services, transit, and/or employment activity centers;</li> <li>3. To require buffer lots in new residential developments that abut agricultural parcels.</li> </ol>			
<p><i>Action LU-3b Amend the Unified Development Code to include an Energy Park Combining Zone and prepare an Energy Production Ordinance. The Energy Park Combining Zone and Energy Production Ordinance shall include standards including, but not limited to:</i></p> <ol style="list-style-type: none"> <li>a. Height, size and location of structures and facilities.</li> <li>b. Protection of natural resources, including sensitive habitat, riparian areas, wetlands, and scenic viewsheds.</li> <li>c. Setbacks from adjacent parcels to minimize or reduce land use conflicts.</li> <li>d. Adequate parking and circulation network improvements.</li> <li>e. Security and site access controls.</li> <li>f. Nighttime lighting.</li> <li>g. Noise, odors and other nuisances.</li> </ol>	<p><u>Planning</u></p>	<p>1</p>	<p><input type="checkbox"/> Complete  <input type="checkbox"/> In progress  Comments:</p>
<p><i>Action LU-3c Solicit and encourage the voluntary establishment of conservation easements or other development restrictions to the County or a qualified private nonprofit corporation to preserve the agricultural use of the land in areas designated for agricultural use, where subdivision of land would promote incompatible development.</i></p>	<p><u>Planning</u> <u>Agriculture</u></p>	<p>Ongoing</p>	<p><input type="checkbox"/> Complete  <input type="checkbox"/> In progress  Comments:</p>



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<p><i>Action LU-3d</i></p> <p><i>Continue to utilize a "Right to Farm" Ordinance as a method to reduce the impacts of potential land use conflicts.</i></p>	<p><u>Planning</u></p> <p><u>Agriculture</u></p>	<p>Ongoing</p>	<p><input type="checkbox"/> Complete</p> <p><input type="checkbox"/> In progress</p> <p><i>Comments:</i></p>
<p><i>Action LU-4a</i></p> <p><i>Revise the Unified Development Code to create zoning districts that distinguish light industrial from heavy industrial uses and that accommodate business park and research and development uses. Such revisions may include Light Industrial (M-1), Heavy Industrial (M-2), Business Park (BP), and Research and Development (RD) districts. The intent is to accommodate light industrial and research and development uses in locations where heavy industrial development may not be compatible with nearby residences or sensitive uses. The light industrial zone should also allow highway commercial uses.</i></p>	<p><u>Planning</u></p>	<p>1</p>	<p><input type="checkbox"/> Complete</p> <p><input type="checkbox"/> In progress</p> <p><i>Comments:</i></p>
<p><i>Action LU-5a</i></p> <p><i>Revise the Unified Development Code to include design standards that promote attractive development for commercial, industrial, office, institutional, and multiple family development; include design recommendations that encourage "green" design construction; and address the following provisions:</i></p> <ol style="list-style-type: none"> <li><i>1. Site planning sensitive to the natural environment and that addresses creating functional and attractive places.</i></li> <li><i>2. Building rehabilitation and modification to improve existing structures.</i></li> <li><i>3. Low environmental impact materials and products, including recycled and local materials, and recycling of construction waste.</i></li> <li><i>4. Passive and active solar elements and use of efficient heating and cooling systems.</i></li> <li><i>5. Standards for building design and appropriate use of materials to provide high-quality development, including requiring buildings to be sited toward the street, except for approved plazas, seating areas, and entry nooks; off-street parking, if any, located to the rear of the building or lot; architecture that</i></li> </ol>	<p><u>Planning</u></p>	<p>2</p>	<p><input type="checkbox"/> Complete</p> <p><input type="checkbox"/> In progress</p> <p><i>Comments:</i></p>

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<p><i>incorporates a pedestrian scale with varied articulated facades, windows and building features; and community design features, such as landscaping, entry features, fountains, plazas, pedestrian furniture, and similar features.</i></p> <p>6. <i>Landscaping and design elements to screen unsightly elements from public and neighboring view.</i></p> <p>7. <i>Standards for adequate off-street parking and alternatives to on-site parking in downtown and historical areas.</i></p> <p>8. <i>Standards for exterior lighting, signage, and trash/recycling containment facilities.</i></p>			
<b>Circulation</b>			
<p><i>Action CIR-1a Pursue all available sources of funding and protect existing sources for the development, improvement, and maintenance of the existing roadway system.</i></p>	<u>Public Works</u>	Ongoing	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
<p><i>Action CIR-1b Review and revise roadway standards for community and rural areas to ensure that the standards are adequate to accommodate complete streets, addressing the following factors as applicable: number of travel lanes, lane width, medians, drainage control, shoulder width, pavement striping and markings, parking lanes, bike lanes, fire and emergency response standards, curb and gutter design, landscaped strip, and sidewalk width.</i></p>	<u>Public Works</u>	3	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
<p><i>Action CIR-1c Where feasible, coordinate pedestrian and bicycle facility improvements with roadway maintenance activities so that they can be implemented in a cost-effective manner.</i></p>	<u>Public Works</u>	Ongoing	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>

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Action CIR-1d	<i>Conduct a Local Roadway Safety Plan with the goal of reducing traffic fatalities and serious injuries on public roads and to support funding for safety improvements. The plan may consider collision history; vehicle, bicycle, and pedestrian volumes; vehicle speeds; and other improvements.</i>	<u>Public Works</u>	4	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
Action CIR-1e	<i>Design roadway infrastructure that protects human life when collisions happen on Glenn County roads.</i>	<u>Public Works</u>	Ongoing	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
Action CIR-1f	<i>See funding for the Safe Routes to Schools program.</i>	<u>Public Works</u>	Ongoing	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
Action CIR-1g	<i>Develop a Pavement Management System that documents all roads needing pavement and prioritizes roads for renovation based on a pavement condition index.</i>	<u>Public Works</u>	3	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
Action CIR-1h	<i>Continually seek opportunities to fund maintenance of the circulation network, including the active pursuit of a wide range of grant sources administered by Caltrans and other agencies.</i>	<u>Public Works</u>	Ongoing	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
Action CIR-1i	<i>Conduct a climate change vulnerability assessment that identifies measures to address vulnerabilities, and comprehensive hazard mitigation and emergency response strategies.</i>	<u>Planning</u> <u>Public Works</u>	4	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
Action CIR-1j	<i>Review and revise Glenn County Multi-Jurisdiction Hazard Mitigation Plan every five years, per Fire Hazard Planning Requirements.</i>	<u>Planning</u> <u>Public Works</u>	3	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>

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<p><i>Action CIR-1k</i>      <i>Conduct a review of existing evacuation routes and update routes as needed.</i></p>	<p><u>Public Works</u></p>	<p>3</p>	<p><input type="checkbox"/> Complete  <input type="checkbox"/> In progress  <i>Comments:</i></p>
<p><i>Action CIR-1l</i>      <i>Work with federal and state funding agencies to create a funding plan to implement improvements for emergency access, evacuation, fire protection, public safety, and drainage, and work with appropriate agencies to identify and prioritize projects.</i></p>	<p><u>Planning</u> <u>Public Works</u></p>	<p>Ongoing</p>	<p><input type="checkbox"/> Complete  <input type="checkbox"/> In progress  <i>Comments:</i></p>
<p><i>Action CIR-2a</i>      <i>Implement and build on recommendations for pedestrian and bicycle improvements in Hamilton City included in the Glenn County Active Transportation Plan (2019).</i></p>	<p><u>Public Works</u></p>	<p>4</p>	<p><input type="checkbox"/> Complete  <input type="checkbox"/> In progress  <i>Comments:</i></p>
<p><i>Action CIR-2b</i>      <i>Work with collaboratively with State and regional agencies, such as Caltrans and the Cities of Willows and Orland, to implement a regional bikeway system that connects the cities, larger unincorporated communities, recreation destinations, and scenic areas in Glenn County.</i></p>	<p><u>Public Works</u></p>	<p>4</p>	<p><input type="checkbox"/> Complete  <input type="checkbox"/> In progress  <i>Comments:</i></p>
<p><i>Action CIR-2c</i>      <i>Pursue funding for construction and maintenance of bikeways and sidewalks, including off-road bikeways, where feasible.</i></p>	<p><u>Public Works</u></p>	<p>Ongoing</p>	<p><input type="checkbox"/> Complete  <input type="checkbox"/> In progress  <i>Comments:</i></p>
<p><i>Action CIR-2d</i>      <i>Add planned bicycle and pedestrian facilities in conjunction with road rehabilitation, reconstruction, or re-striping projects whenever feasible.</i></p>	<p><u>Public Works</u></p>	<p>4</p>	<p><input type="checkbox"/> Complete  <input type="checkbox"/> In progress  <i>Comments:</i></p>
<p><i>Action CIR-2e</i>      <i>Partner with Glenn Ride and other regional transit providers to conduct regular service reviews to advance convenient transit service to employment centers,</i></p>	<p><u>Public Works</u></p>	<p>4</p>	<p><input type="checkbox"/> Complete  <input type="checkbox"/> In progress</p>

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	<i>County service centers, other government centers, and regional destinations (i.e., Sacramento International Airport), as funding allows. Also continue to support regional transit initiatives that serve Glenn County, which are already underway.</i>			<i>Comments:</i>
<i>Action CIR-2f</i>	<i>Enhance transit stops through high quality, well-maintained shelters and provide transit timetables.</i>	<u>Public Works</u>	4	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
<i>Action CIR-2g</i>	<i>Consider alternatives to conventional bus systems, such as smaller shuttle buses (micro-transit), on-demand transit services, or transportation networking company services that connect residential communities to regional activity centers with greater cost efficiency.</i>	<u>Public Works</u>	4	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
<i>Action CIR-3a</i>	<i>Adopt, maintain, and enforce a truck route map that identifies key goods movement corridors and ensures goods movement needs are adequately served while reducing impacts to other uses.</i>	<u>Public Works</u>	2	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
<i>Action CIR-3b</i>	<i>Prominently sign all truck routes in accordance with the California Manual on Uniform Traffic Control Devices (CA MUTCD).</i>	<u>Public Works</u>	2	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
<i>Action CIR-3c</i>	<i>Participate in intergovernmental activities related to regional and sub-regional transportation planning to advance travel efficiency of goods entering the region.</i>	<u>Public Works</u>	Ongoing	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
<i>Action CIR-3d</i>	<i>Establish a nexus-based fee program to collect fair-share fees for industrial, mineral extraction, and other project types that contribute increased heavy truck trips to County roadways. The purpose of this program is to generate</i>	<u>Planning</u> <u>Public Works</u>	2	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>

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	<i>revenue to offset increased costs incurred by the County associated with accelerated damage and wear on County roadways caused by heavy truck trips.</i>			
<i>Action CIR-3e</i>	<i>Railroad crossings of State and county roads shall be marked, signalized, and gated where warranted by traffic volumes and required by the California Public Utility Commission (PUC).</i>	<u>Public Works</u>	Ongoing	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
<i>Action CIR-3f</i>	<i>Pursue funding for improved gates at current at-grade rail crossings.</i>	<u>Public Works</u>	Ongoing	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
<i>Action CIR-3g</i>	<i>Maintain a working relationship between the County and the local management of the California Northern Pacific Railroad Company (CFNR) regarding expansion of freight rail service and economic development of the region.</i>	<u>Planning</u> <u>Public Works</u>	Ongoing	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
<i>Action CIR-3h</i>	<i>Pursue State and Federal aeronautics funds to support improvements to airport facilities and service</i>	<u>Planning</u> <u>Public Works</u>	Ongoing	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
<i>Action CIR-4a</i>	<i>Adopt VMT thresholds and screening criteria for environmental impact analysis. Review and update those guidelines on a regular basis using updated data.</i>	<u>Planning</u> <u>Public Works</u>	1	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
<i>Action CIR-4b</i>	<i>Explore the feasibility of a VMT impact fee program to fund transportation demand management strategies that are proven to reduce VMT.</i>	<u>Planning</u> <u>Public Works</u>	2	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>

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Action CIR-4c	Consider requiring new development to incorporate electric vehicle charging in accordance with the California Green Building Standards Code and/or commit to using electric vehicles for a certain percentage of its vehicle fleet. Encourage installation of electric vehicle charging stations at existing development.	<u>Public Works</u>	Ongoing	<input type="checkbox"/> Complete <input type="checkbox"/> In progress Comments:
Action CIR-4d	Provide assistance to local farmers, through the form of educational materials and informational resources, to various programs that provide funding and technical assistance aimed at replacing diesel and gasoline powered farm equipment with electrical and other renewable energy source farm equipment.	<u>Agriculture</u>	Ongoing	<input type="checkbox"/> Complete <input type="checkbox"/> In progress Comments:
<b>Agricultural</b>				
Action AG-1a	Continue to utilize Farmland Security Zones through the application of the “FS” Farmland Security Zoning Designation (Glenn County Code Chapter 15.470).	<u>Planning</u> <u>Agriculture</u>	Ongoing	<input type="checkbox"/> Complete <input type="checkbox"/> In progress Comments:
Action AG-1b	Work with the Local Agency Formation Commission (LAFCO) on issues of mutual concern including the conservation of agricultural land through consistent use of LAFCO policies, particularly those related to conversion of agricultural lands and establishment of adequate buffers between agricultural and non-agricultural uses, and the designation of a reasonable and logical Sphere of Influence (SOI) and Urban Limit Line (ULL) boundaries for the incorporated cities and unincorporated community areas.	<u>Planning</u>	Ongoing	<input type="checkbox"/> Complete <input type="checkbox"/> In progress Comments:
Action AG-1c	Work with the cities of Willows and Orland to implement consistent policies for agricultural lands within the County’s jurisdiction, and within the planning areas of each City.	<u>Planning</u>	Ongoing	<input type="checkbox"/> Complete <input type="checkbox"/> In progress Comments:
Action AG-1d	Maintain County policies to address consistency with the Williamson Act and	<u>Planning</u>	Ongoing	<input type="checkbox"/> Complete

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<p><i>future amendments.</i></p>			<input type="checkbox"/> In progress <i>Comments:</i>
<p><i>Action AG-1e Consider impacts to agricultural lands, soils, and agricultural productivity when reviewing new development projects, amendments to the General Plan, and rezoning applications.</i></p>	<p><u>Planning</u></p>	<p>Ongoing</p>	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
<p><i>Action AG-1f Continue to prepare and present annual reports for crop production and land conversion. Annual reports compiled by the Department of Conservation and the Agricultural Department’s Office should be presented to the local decision makers and relevant commissions including the Board of Supervisors, and Planning Commission.</i></p>	<p><u>Agriculture</u></p>	<p>Annual</p>	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
<p><i>Action AG-1g Explore the feasibility of creating and adopting a Farmland Conservation Program in which developers will be required to permanently protect agricultural land of equal or greater value in place of land that is converted from an agricultural to a non-agricultural designation. This ordinance may include:</i></p> <ul style="list-style-type: none"> <li><i>• The option of paying an in-lieu fee that would contribute to an agricultural resource protection fund that could be used to purchase voluntary conservation easements or complete other projects that will protect and conserve agricultural land.</i></li> <li><i>• The program should establish mitigation standards that address the valuation and geographic location of agricultural land.</i></li> <li><i>• The program should be reviewed and adjusted periodically to ensure that the fee is adequate to offset the cost of purchasing farmland conservation easements at a 1:1 ratio to mitigate impacts from the conversion of Prime Farmland and Farmland of Statewide Importance.</i></li> </ul>	<p><u>Planning</u>  <u>Agriculture</u></p>	<p>4</p>	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
<p><i>Action AG-2a Continue to implement and update as necessary the right-to-farm ordinance</i></p>	<p><u>Planning</u></p>	<p>Ongoing</p>	<input type="checkbox"/> Complete



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	<i>(Glenn County Code Chapter 15.580) in order to reduce land use conflicts and protect the associated agricultural operations from encroachment by incompatible uses.</i>	<u>Agriculture</u>		<input type="checkbox"/> In progress <i>Comments:</i>
Action AG-2b	<i>Utilize the Agricultural Grievance Committee to review and recommend solutions related to agricultural land use conflicts and other grievances related to the urban-agricultural interface</i>	<u>Planning</u> <u>Agriculture</u>	Ongoing	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
Action AG-2c	<i>Review and update the County’s right-to-farm ordinance to include agricultural buffer/setback requirements to reduce conflicts between agricultural and residential and non-residential sensitive urban uses. The onus for meeting the setback standards shall be placed on new proposed developments.</i>	<u>Planning</u> <u>Agriculture</u>	2	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
Action AG-2d	<i>Periodically review and update as necessary the County right-to-farm ordinance to ensure it reflects changing issues best practices, and continues to protect agricultural uses.</i>	<u>Planning</u> <u>Agriculture</u>	2	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
Action AG-2e	<i>Continue to notify prospective buyers of property adjacent to agricultural operations, through the title report, that they could be subject to inconvenience or discomfort resulting from accepted farming activities as per provisions of the County’s right-to-farm ordinance’s “Agricultural Statement of Acknowledgment” (Glenn County Code 15.580.050).</i>	<u>Planning</u> <u>Agriculture</u>	Ongoing	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
Action AG-2f	<i>Work with agricultural landowners to improve practices that have resulted in adverse impacts to adjacent properties such as site drainage and flood control measures.</i>	<u>Planning</u> <u>Public Works</u> <u>Agriculture</u>	Ongoing	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
Action AG-2g	<i>Continue to support and implement the Glenn County Pesticide Use Enforcement program to promote and protect agriculture, human health, and</i>	<u>Agriculture</u>	Ongoing	<input type="checkbox"/> Complete <input type="checkbox"/> In progress

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	<i>the environment, through the work completed by the County Agricultural Department.</i>			<i>Comments:</i>
<i>Action AG-4h</i>	<i>Explore opportunities for agricultural related fire abatement practices in the western county. This may include opportunities for specialty crop ground covers that may reduce fire risks and provide opportunities for fire breaks, as well as grazing programs that reduce fuel loads.</i>	<u>Agriculture</u> <u>Fire</u> <u>Public Works</u>	4	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
<i>Action AG-5a</i>	<i>Coordinate with irrigation districts to identify cost-effective and feasible Best Management Practices for the application and use of water resources that address the range of agricultural activities in Glenn County. Work with entities such as the irrigation districts, Agricultural Commissioner, UC Extension Office, the Glenn County Resource Conservation District, and the Natural Resources Conservation Service to distribute Best Management Practices information to agricultural operations in the County.</i>	<u>Public Works</u> <u>Agriculture</u>	4	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
<i>Action AG-5b</i>	<i>Collaborate with water suppliers and wastewater treatment plant operators to increase the availability of treated or recycled water for agricultural purposes.</i>	<u>Public Works</u>	4	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
<b>Economic Development</b>				
<i>Action ED-1a</i>	<i>Glenn County will maintain a “one stop shop” approach to permitting, to help streamline the regulatory process for permit applicants by giving them a single point of contact within the County for their projects.</i>	<u>Planning</u>	Ongoing	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
<i>Action ED-1b</i>	<i>In conjunction with the one stop shop, Glenn County will maintain a solution-oriented Development Review Committee (DRC) consisting of members of various County departments who will work to move projects efficiently from applications to approvals.</i>	<u>Planning</u>	Ongoing	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>

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Action ED-1c	<p><i>In addition to providing resources such as the One Stop Shop and the DRC to help projects move efficiently through the permitting process, Glenn County will also work to streamline the development review process by incorporating technology, providing clear information on standards and requirements, and simplifying the path to approvals for the full range of projects, from simple to complex. This will also include improving coordination between the County and regulatory staff from other agencies with jurisdiction over local projects. The County will regularly solicit input from the private sector (businesses, developers, etc.) to help identify opportunities for improvement.</i></p>	<u>Planning</u>	Ongoing	<input type="checkbox"/> Complete <input type="checkbox"/> In progress Comments:
Action ED-1d	<p><i>The County will continue to collaborate with the cities of Willows and Orland on economic development issues of mutual interest, through the Cities and County Economic Development Committee (CCEDC), including collaboration on mini economic development plans for unincorporated areas.</i></p>	<u>Business Services</u>	Ongoing	<input type="checkbox"/> Complete <input type="checkbox"/> In progress Comments:
Action ED-1e	<p><i>Glenn County will engage in a range of activities to support business attraction, retention, and expansion. This will include working collaboratively to follow up with business recruits to support opening and launch within the County, and providing convenient access to business support services, such as technical assistance, research/data mining, and access to funding programs, such as through the Glenn Grows center.</i></p>	<u>Business Services</u>	Ongoing	<input type="checkbox"/> Complete <input type="checkbox"/> In progress Comments:
Action ED-1f	<p><i>Through its responsibility for land use and infrastructure planning, the County will work to provide shovel-ready sites to support business retention, expansion, and attraction. This will include inventorying opportunity sites, particularly along I-5.</i></p>	<u>Planning</u> <u>Business Services</u>	Ongoing	<input type="checkbox"/> Complete <input type="checkbox"/> In progress Comments:
Action ED-1g	<p><i>Through programs such as the Glenn Grows center and participation in the 3CORE EDC, Glenn County will work to provide business support resources for local businesses, including technical assistance, financing, data mining, etc.</i></p>	<u>Business Services</u>	Ongoing	<input type="checkbox"/> Complete <input type="checkbox"/> In progress Comments:

TABLE IM-1

<p><i>Action ED-2a</i> Discourage, and in some instances prohibit, the conversion of land designated for agriculture to other uses, consistent with the policy direction provided in the Land Use Element.</p>	<p><u>Planning</u></p>	<p>Ongoing</p>	<p><input type="checkbox"/> Complete  <input type="checkbox"/> In progress  Comments:</p>
<p><i>Action ED-2b</i> Actively encourage maintenance and expansion of local agricultural production through implementation of strategies and actions in the County’s Economic Development Strategy, which will be updated every three to five years as conditions and trends dictate.</p>	<p><u>Business Services</u> <u>Agriculture</u></p>	<p>2</p>	<p><input type="checkbox"/> Complete  <input type="checkbox"/> In progress  Comments:</p>
<p><i>Action ED-2c</i> Monitor and review proposed actions and activities for their potential impact on agricultural water supplies and discourage actions that would reduce agricultural water supply and/or quality unless adequate mitigation is provided.</p>	<p><u>Planning</u> <u>Public Works</u> <u>Agriculture</u></p>	<p>Ongoing</p>	<p><input type="checkbox"/> Complete  <input type="checkbox"/> In progress  Comments:</p>
<p><i>Action ED-2d</i> Support public and private sector actions to increase the supply, availability, and affordability of housing for the agricultural workforce, as detailed in the General Plan Housing Element. This will include effective policies and actions to accommodate the County’s regional housing need allocation (RHNA) and to address special housing needs, including the needs for farmworker households.</p>	<p><u>Planning</u></p>	<p>Ongoing</p>	<p><input type="checkbox"/> Complete  <input type="checkbox"/> In progress  Comments:</p>
<p><i>Action ED-3a</i> The County will continue to work to retain, expand, and attract businesses that support the success of Glenn County’s agricultural producers, including suppliers, professional services, transportation, and others.</p>	<p><u>Planning</u> <u>Business Services</u> <u>Agriculture</u></p>	<p>4</p>	<p><input type="checkbox"/> Complete  <input type="checkbox"/> In progress  Comments:</p>
<p><i>Action ED-3b</i> Maintain an inventory of vacant and underutilized commercial and industrial sites so that they may be targeted for development and redevelopment opportunities.</p>	<p><u>Planning</u></p>	<p>Ongoing</p>	<p><input type="checkbox"/> Complete  <input type="checkbox"/> In progress  Comments:</p>

TABLE IM-1

<p><i>Action ED-3c</i>     <i>The County will work to maintain and enhance critical infrastructure that is necessary to help local businesses operate efficiently. Examples include maintenance of the County road network, working with stakeholders to provide enhanced rail freight service through new connections to the Northern California Railroad and implementing the Glenn County Master Broadband Plan, maintaining lists of priority projects, coordinating with the cities, and identifying required matching funds to allow access to infrastructure grant funding programs.</i></p>	<p><u>Public Works</u></p>	<p>Ongoing</p>	<p><input type="checkbox"/> Complete  <input type="checkbox"/> In progress  <i>Comments:</i></p>
<p><i>Action ED-3d</i>     <i>The County will work to enhance the capabilities of the local labor force as a key local economic development asset, through participation in collaborative public and private efforts such as those coordinated through the local workforce investment board (North Central Counties Consortium).</i></p>	<p><u>Business Services</u></p>	<p>Ongoing</p>	<p><input type="checkbox"/> Complete  <input type="checkbox"/> In progress  <i>Comments:</i></p>
<p><i>Action ED-3e</i>     <i>Coordinate with the Chamber of Commerce and other local entities to identify specific industry and business sectors that are appropriate for Glenn County. Develop an outreach and marketing program to attract these sectors.</i></p>	<p><u>Business Services</u></p>	<p>Ongoing</p>	<p><input type="checkbox"/> Complete  <input type="checkbox"/> In progress  <i>Comments:</i></p>
<p><i>Action ED-3f</i>     <i>The County will work to build the local retail sector, as both an amenity for local residents and businesses and a source of local revenue generation. This will include business retention, expansion, and attraction efforts, and identification of shovel ready sites as part of the sites inventory process.</i></p>	<p><u>Business Services</u>  <u>Planning</u></p>	<p>Ongoing</p>	<p><input type="checkbox"/> Complete  <input type="checkbox"/> In progress  <i>Comments:</i></p>
<p><i>Action ED-3g</i>     <i>Seek feedback from the Chamber of Commerce, local businesses, and other relevant entities regarding: 1) effectiveness of business attraction programs, and 2) quality-of-life needs (e.g., schools, health care, community services) to ensure that the County’s on-going approach to economic development is effective. If issues are identified, identify specific changes (e.g., business attraction procedures, revisions to the Development Code and Zoning Ordinance, coordination with service providers) that will improve the business</i></p>	<p><u>Business Services</u></p>	<p>2</p>	<p><input type="checkbox"/> Complete  <input type="checkbox"/> In progress  <i>Comments:</i></p>

TABLE IM-1

<i>attraction and retention climate.</i>				
<i>Action ED-4a</i>	<i>As part of the County’s overall economic development strategy, proactively work to attract new hotels, motels, and other lodging facilities to Glenn County to further bolster and support the County recreational and tourism industries.</i>	<u>Business Services</u>	Ongoing	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
<b>Conservation and Open Space</b>				
<i>Action COS-1a</i>	<i>Continue to work with local, regional, State, and Federal agencies to ensure that regional open space amenities remain publicly-accessible, well-maintained, and provide for essential habitat.</i>	<u>Public Works</u> <u>Planning</u>	Ongoing	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
<i>Action COS-1b</i>	<i>Work with the Local Agency Formation Commission (LAFCO) on issues of mutual concern including the conservation of agricultural land through consistent use of LAFCO policies, particularly those related to conversion of agricultural lands and establishment of adequate buffers between agricultural and non-agricultural uses, and the designation of a reasonable and logical Sphere of Influence (SOI) boundaries for the community areas within the county</i>	<u>Planning</u>	Ongoing	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
<i>Action COS-2a</i>	<i>Require a cultural and archaeological survey prior to approval of any project which would require excavation in an area that is sensitive for cultural or archaeological resources. If significant cultural or archaeological resources, including historic and prehistoric resources, are identified, appropriate measures shall be implemented, such as documentation and conservation, to reduce adverse impacts to the resource.</i>	<u>Planning</u>	Ongoing	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
<i>Action COS-2b</i>	<i>Require all development, infrastructure, and other ground-disturbing projects to comply with the following conditions in the event of an inadvertent</i>	<u>Public Works</u>	Ongoing	<input type="checkbox"/> Complete <input type="checkbox"/> In progress

TABLE IM-1

<p><i>discovery of cultural resources or human remains:</i></p> <p>a. <i>If construction or grading activities result in the discovery of significant historic or prehistoric archaeological artifacts or unique paleontological resources, all work within 100 feet of the discovery shall cease, the County Planning and Community Development Services Agency shall be notified, the resources shall be examined by a qualified archaeologist, paleontologist, or historian for appropriate protection and preservation measures; and work may only resume when appropriate protections are in place and have been approved by the County Planning and Community Development Services Agency.</i></p> <p>b. <i>If human remains are discovered during any ground disturbing activity, work shall stop until the County Sheriff and Coroner and County Planning and Community Development Services Agency have been contacted; if the human remains are determined to be of Native American origin, the Native American Heritage Commission (NAHC) and the most likely descendants have been consulted; and work may only resume when appropriate measures have been taken and approved by the County Planning and Community Development Services Agency.</i></p>	<p><u>Planning</u></p>		<p><i>Comments:</i></p>
<p><i>Action COS-2c</i> <i>Consistent with State, local, and tribal intergovernmental consultation requirements such as SB 18 and AB 52, the County shall consult as necessary with Native American tribes that may be interested in proposed new development projects and land use policy changes.</i></p>	<p><u>Planning</u></p>	<p>Ongoing</p>	<p><input type="checkbox"/> Complete  <input type="checkbox"/> In progress  <i>Comments:</i></p>
<p><i>Action COS-2d</i> <i>Provide educational resources and public outreach efforts that inform citizens of historical preservation efforts including:</i></p> <ul style="list-style-type: none"> <li>• <i>School age programs, and on-line exhibits;</i></li> <li>• <i>Collaboration with community groups, and educational institutions to promote local awareness and appreciation of the County's rich history.</i></li> </ul>	<p><u>Health and Human Services</u></p>	<p>4</p>	<p><input type="checkbox"/> Complete  <input type="checkbox"/> In progress  <i>Comments:</i></p>

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<p><i>Action COS-3a</i></p>	<p><i>Coordinate with wildlife agencies, the Army Corps of Engineers, and the State Lands Commission during review of development projects, permits and applications.</i></p>	<p><u>Public Works</u> <u>Planning</u></p>	<p>Ongoing</p>	<p><input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i></p>
<p><i>Action COS-3b</i></p>	<p><i>Review development project proposals, infrastructure projects, long-range planning projects, and other projects that may potentially impact special-status species and sensitive resources to determine whether significant adverse impacts will occur. Where adverse impacts are identified, develop appropriate mitigation measures, in conformance with General Plan policies and relevant State and Federal laws, to reduce or avoid impacts to the greatest extent feasible.</i></p>	<p><u>Public Works</u> <u>Planning</u></p>	<p>Ongoing</p>	<p><input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i></p>
<p><i>Action COS-3c</i></p>	<p><i>Where sensitive biological habitats have been identified on or immediately adjacent to a project site, the project shall include appropriate mitigation measures identified by a qualified biologist, which may include, but are not limited to the following:</i></p> <ol style="list-style-type: none"> <li><i>1. Pre-construction surveys for species listed under the State or Federal Endangered Species Acts, or species identified as special-status by the resource agencies, shall be conducted by a qualified biologist;</i></li> <li><i>2. Construction barrier fencing shall be installed around sensitive resources and areas identified for avoidance or protection; and</i></li> <li><i>3. Employees working on the project site shall be trained by a qualified biologist to identify and avoid protected species and habitat</i></li> </ol>	<p><u>Public Works</u> <u>Planning</u></p>	<p>Ongoing</p>	<p><input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i></p>
<p><i>Action COS-3d</i></p>	<p><i>Make available a list of plants and trees native to the region that are suitable for use in landscaping, consistent with the requirements of California’s Model Water Efficient Landscape Ordinance (MWELO). The plant and tree species should be drought tolerant, and consideration should be given to the suitability of the plant and tree species for use as habitat to native animals, birds, and insects.</i></p>	<p><u>Planning</u> <u>Planning</u></p>	<p>4</p>	<p><input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i></p>
<p><i>Action COS-4a</i></p>	<p><i>Continue to review development projects to ensure that all new public and private development complies with the California Code of Regulations (CCR),</i></p>	<p><u>Planning</u></p>	<p>Ongoing</p>	<p><input type="checkbox"/> Complete</p>



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	<i>Title 24 and CALGreen standards as well as the energy efficiency standards established by the General Plan and County Code.</i>			<input type="checkbox"/> In progress <i>Comments:</i>
<i>Action COS-4b</i>	<i>Provide a conservation page (or similar page) on the County’s website that provides links to resource agencies and provides information regarding local and regional conservation and energy upgrade and efficiency programs.</i>	<u>Planning</u>	4	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
<i>Action COS-5a</i>	<i>Continue existing, and develop new, diversion strategies (including source reduction, recycling, and composting and yard waste programs) to reduce solid waste disposal volume to meet the State-mandated level.</i>	<u>Public Works</u>	Ongoing	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
<i>Action COS-5b</i>	<i>Fully implement the California Integrated Waste Management Act of 1989.</i>	<u>Public Works</u>	Ongoing	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
<i>Action COS-5c</i>	<i>Pursue public funding sources, such as grants to reduce fiscal impacts of continued implementation of recycling programs.</i>	<u>Public Works</u>	Ongoing	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
<i>Action COS-5d</i>	<i>Continue to implement, and update as necessary, the County Code to regulate issues related to solid waste, including but not limited to Title 7 Health &amp; Safety Chapter 80 Garbage &amp; Refuse Disposal.</i>	<u>Public Works</u> <u>Planning</u>	3	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
<i>Action COS-5e</i>	<i>Continue to conduct and promote County disposal events such as the Household Hazardous Waste Collection and Waste Tire Amnesty events, and encourage community groups and organizations to pursue reuse events and activities to prevent reusable items from going into the landfill. Periodically review the effectiveness and participation levels of these events, and adjust</i>	<u>Public Works</u>	Ongoing	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>

TABLE IM-1

	<i>as necessary to maximize participation.</i>			
<i>Action COS-5f</i>	<i>Continue to provide a Solid Waste &amp; Recycling page (or similar page) on the County website that provides links to resources and provides information regarding local and regional recycling programs, opportunities for reuse of materials, composting strategies, organics recycling, and opportunities for the disposal of hazardous waste.</i>	<u>Public Works</u>	Ongoing	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
<i>Action COS-5g</i>	<i>Use amenities such as signs and historical lighting in key public access areas. Consider incorporating public art to reflect historical elements.</i>	<u>Planning</u> <u>Public Works</u>	4	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
<i>Action COS-6a</i>	<i>Adopt a Water Efficient Landscaping Ordinance (or the CA – MWELO) for residential, park, recreational, and commercial uses, based on the State model ordinance as amended to address local concerns. The ordinance should address: residential, commercial, industrial and institutional projects that require a permit, plan check, or design review.</i>	<u>Public Works</u> <u>Planning</u>	3	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
<i>Action COS-6b</i>	<i>Update the County Code to incorporate standards for new development and infrastructure projects to incorporate Low Impact Development (LID) measures into site designs to reduce pollutants from non-point sources, incorporate LID infrastructure, and encourage greater use of permeable paving surfaces.</i>	<u>Planning</u> <u>Public Works</u>	2	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
<i>Action COS-6c</i>	<i>Continue to implement the policies, actions, and Basin Management Objectives (BMOs) contained in the Colusa Subbasin Groundwater Sustainability Plan.</i>	<u>Public Works</u>	Ongoing	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
<i>Action COS-6d</i>	<i>Continue to cooperate with and foster regional cooperation with CGA Member Agencies including: County of Colusa, City of Colusa, City of Williams, Colusa County Water District, Glenn-Colusa Irrigation District Princeton-Codora-Glenn Irrigation District and Provident irrigation District, Maxwell Irrigation District and Westside Water District, Reclamation Districts 108 and 479, Colusa Drain Mutual Water Company, Private Pumpers, and other relevant parties involved in groundwater extraction.</i>	<u>Public Works</u>	Ongoing	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>

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<p>Action COS-6e</p>	<p>Continue to review well permit applications for compliance with County Code Title 20 Chapter 80 Water Well Drilling Permits &amp; Standards.</p>	<p><u>Environmental Health</u></p>	<p>Ongoing</p>	<p><input type="checkbox"/> Complete  <input type="checkbox"/> In progress  Comments:</p>
<p>Action COS-6f</p>	<p>Continue to require implementation of the County's Grading Ordinance. Review projects to ensure that BMPs are implemented during construction and site grading activities as well as in project design to reduce pollutant runoff into water bodies.</p>	<p><u>Public Works</u></p>	<p>Ongoing</p>	<p><input type="checkbox"/> Complete  <input type="checkbox"/> In progress  Comments:</p>
<p>Action COS-6g</p>	<p>Coordinate with the California Department of Fish and Wildlife to identify adversely impacted aquatic habitat within the County and to develop riparian management guidelines to be implemented by development, recreation, and other projects adjacent to rivers, lakes, reservoirs, and streams.</p>	<p><u>Planning</u></p>	<p>Ongoing</p>	<p><input type="checkbox"/> Complete  <input type="checkbox"/> In progress  Comments:</p>
<p>Action COS-6h</p>	<p>Continue to identify stormwater and drainage facilities in need of repair and address these needs through the Capital Improvement Project list and process. As feasible seek to incorporate BMPs and LID techniques into repairs and upgrades that promote water quality objectives.</p>	<p><u>Public Works</u></p>	<p>4</p>	<p><input type="checkbox"/> Complete  <input type="checkbox"/> In progress  Comments:</p>
<p>Action COS-7a</p>	<p>Continue to utilize County Code (Section 15.840.010 Wells, Natural Gas Standards) to address oil and gas wells production standards.</p>	<p><u>Environmental Health</u></p>	<p>Ongoing</p>	<p><input type="checkbox"/> Complete  <input type="checkbox"/> In progress  Comments:</p>
<p>Action COS-7b</p>	<p>Continue to identify and maintain mineral resource maps and evaluate areas within the County Planning Area with potential resource value, including oil, gas, sand, and gravel.</p>	<p><u>Planning</u>  <u>Environmental Health</u></p>	<p>4</p>	<p><input type="checkbox"/> Complete  <input type="checkbox"/> In progress  Comments:</p>
<p>Action COS-7c</p>	<p>Continue to require conditional use permits for mineral extraction operations</p>	<p><u>Planning</u></p>	<p>Ongoing</p>	<p><input type="checkbox"/> Complete</p>

TABLE IM-1

<i>in all zones where mineral extraction may occur.</i>				<input type="checkbox"/> In progress <i>Comments:</i>
<b>Community Services &amp; Facilities Element</b>				
<i>Action CSF-1a</i>	<i>Coordinate with local water agencies to assist in planning for adequate public services to support new residential, commercial, and industrial development in existing community areas where development may be desired.</i>	<u>Public Works</u>	Ongoing	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
<i>Action CSF -1b</i>	<i>Encourage the cities of Orland and Willows as well as local water agencies to apply for available State and Federal grants and loans to finance construction of necessary water infrastructure improvements</i>	<u>Public Works</u>	Ongoing	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
<i>Action CSF-1c</i>	<i>Coordinate with the cities of Willows and Orland to annex areas of existing or planned urban residential development that are adjacent, or in close proximity, to the City limits, which are not currently served by municipal water and wastewater services.</i>	<u>Planning</u>	Ongoing	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
<i>Action CSF -1d</i>	<i>Continue to utilize the Glenn County Water Quality Program (implemented through the Department of Environmental Health) for the enforcement of standards and codes regarding the construction and destruction of water wells, monitoring wells, exploratory soil borings and other special use wells.</i>	<u>Environmental Health</u>	Ongoing	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
<i>Action CSF-2a</i>	<i>Continue to utilize and enforce the Glenn County Administrative Code for sewage disposal and on-site septic system requirements, including requirements for septic application, site evaluation, soil conditions, percolation testing, verification and monitoring and other site requirements and conditions.</i>	<u>Environmental Health</u>	Ongoing	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>

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<p><i>Action CSF-2b</i> Amend the County Administrative Code (Title 15 Chapter 15.660) to include septic and leach field setbacks from natural waterways. This setback should be a minimum 100 feet from perennial and intermittent streams, seasonal water bodies and natural bodies of standing water. Exceptions may be made if the project involves the repair of an existing system or the system is properly engineered and approved by the Department of Environmental Health.</p>	<p><u>Environmental Health</u>  <u>Planning</u></p>	<p>2</p>	<p><input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i></p>
<p><i>Action CSF-2c</i> Monitor ongoing changes and updates to State regulations for septic systems developed by the State Regional Water Quality Control Board, as required by AB 885, and periodically update the County Code to reflect applicable changes in regulations.</p>	<p><u>Environmental Health</u></p>	<p>Ongoing</p>	<p><input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i></p>
<p><i>Action CSF-2d</i> Require new development to provide for and fund a fair share of the costs for adequate sewer distribution, including line extensions, easements, and plant expansions.</p>	<p><u>Planning</u></p>	<p>Ongoing</p>	<p><input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i></p>
<p><i>Action CSF-2e</i> Explore the viability of future uses of recycled water, including irrigation, dust control, soil compaction, recharge ponds, and fire protection.</p>	<p><u>Public Works</u></p>	<p>4</p>	<p><input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i></p>
<p><i>Action CSF-3a</i> Continue to review development projects and other activities that result in grading or land alterations to areas greater than one acre to identify potential stormwater and drainage impacts. Projects should analyze their drainage and stormwater conveyance impacts and either demonstrate that the existing infrastructure can accommodate increased stormwater flows, or make the necessary improvements to mitigate potential impacts.</p>	<p><u>Public Works</u>  <u>Planning</u></p>	<p>Ongoing</p>	<p><input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i></p>
<p><i>Action CSF-3b</i> Identify stormwater drainage infrastructure that is in need of repair and address these needs through the Capital Improvement Projects Fund as</p>	<p><u>Public Works</u></p>	<p>4</p>	<p><input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i></p>

TABLE IM-1

<i>feasible.</i>				
<i>Action CSF-3c</i>	<i>Continue to implement the requirements established by the State Water Resource Control Board's (SWRCB) National Pollutant Discharge Elimination System (NPDES) General Permit requirements including the requirements to prepare a Stormwater Pollution Prevention Plan (SWPPP) during construction activities and grading projects that disturb more than 1 acre of land area.</i>	<u>Public Works</u> <u>Planning</u>	Ongoing	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
<i>Action CSF-3d</i>	<i>Work cooperatively with local, State, and Federal agencies to comply with water quality regulations, reduce pollutants in runoff, and protect and enhance water resources throughout Glenn County.</i>	<u>Environmental Health</u> <u>Planning</u> <u>Public Works</u>	Ongoing	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
<i>Action CSF-4a</i>	<i>Implement and enforce the provisions of the County's Source Reduction and Recycling Program and update the program as necessary to meet or exceed the State waste diversion requirements.</i>	<u>Public Works</u> <u>Environmental Health</u>	Ongoing	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
<i>Action CSF-4b</i>	<i>Distribute public education materials regarding the proper handling and disposal of household hazardous waste, opportunities for recycling and composting, and resources for solid waste disposal available to County residents and businesses.</i>	<u>Public Works</u> <u>Environmental Health</u>	4	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
<i>Action CSF-4c</i>	<i>Coordinate with the Glenn County Health Department to pursue available grants from agencies such as CalRecycle to fund cleanup efforts.</i>	<u>Public Works</u>	Ongoing	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
<i>Action CSF-4d</i>	<i>As part of the development review for projects that would generate significant volumes of solid waste within the county, require that these projects demonstrate adequate capacity for the haul and disposal of solid waste to</i>	<u>Public Works</u> <u>Environmental</u>	Ongoing	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>

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	<i>serve the additional demand prior to project approval.</i>	<u>Health</u> <u>Planning</u>		
<i>Action CSF-5a</i>	<i>Continue to participate in mutual aid agreements with State and federal firefighting and law enforcement agencies.</i>	<u>Sheriff</u>	Ongoing	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
<i>Action CSF-5b</i>	<i>Continue to enforce the California Building Code and the California Fire Code to ensure that all construction implements fire-safe techniques, including fire resistant materials, where required.</i>	<u>Planning</u> <u>Public Works</u>	Ongoing	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
<i>Action CSF-5c</i>	<i>As part of the development review process for new projects, the County will refer applications to the local-serving Fire District, and Sheriff’s Department for determination of the project’s potential impacts on fire protection and law enforcement services.</i>	<u>Planning</u>	Ongoing	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
<i>Action CSF-5d</i>	<i>Maintain a public outreach campaign to generate interest in volunteer fire department opportunities.</i>	<u>County Administrator</u>	Ongoing	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
<i>Action CSF-6a</i>	<i>Consider adoption of a parks and recreation ordinance that would apply to new residential development. The ordinance should establish a parkland dedication requirement based on five acres of parkland per 1,000 residents. The program would require dedication of parkland and/or payment of in lieu fees, consistent with the requirements of the Quimby Act, based upon the residential density, park land cost, and other factors. If an in-lieu fee program is established, the fees should either be distributed to the applicable park district or agency (contingent on the district’s or agency’s use of these funds towards new parks or park expansions that serve the residents of the unincorporated area) or used by the County to provide facilities that serve the local and regional needs of County residents. Public land dedicated and/or fees collected pursuant to the Quimby Act may only be used for the purpose</i>	<u>Planning</u>	2	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>

TABLE IM-1

	<i>of developing new or rehabilitating existing park or recreational facilities.</i>			
<i>Action CSF-6b</i>	<i>New development shall be required to construct on-site or off-site parks, or pay in-lieu park fees to mitigate park impacts to ensure the existing levels of services is maintained, but not to exceed five acres per 1,000 persons. Impact fee calculations and dedication requirements should be based on the existing level of service.</i>	<u>Planning</u>	Ongoing	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
<i>Action CSF-6c</i>	<i>Pursue all forms of possible funding, including Federal and State funding, private contributions, gifts and endowments, bond measures, and special districts, to assist in the acquisition, development and programming of park and recreation facilities.</i>	<u>Public Works</u> <u>Planning</u>	Ongoing	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
<i>Action CSF-7a</i>	<i>As part of the development review process, consult with school districts in the County to ensure that adequate school sites are provided and that affected schools will have adequate capacity to serve new development.</i>	<u>Planning</u>	Ongoing	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
<i>Action CSF-7b</i>	<i>Require new development to pay its fair share of the cost of new or expanded community services and facilities that are necessary to serve the new development project.</i>	<u>Planning</u>	Ongoing	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
<i>Action CSF-7c</i>	<i>Maintain and update the development fee program to ensure the impact fee system will defray the cost of developing public services and facilities.</i>	<u>Public Works</u> <u>Planning</u>	Ongoing	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
<b>Safety</b>				
<i>Action SA-1a</i>	<i>Require adherence to the requirements of the California Code of Regulations (CCR), Title 24 during the plan check review process.</i>	<u>Planning</u>	Ongoing	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>



TABLE IM-1

<p><i>Action SA-1b</i> Periodically review the structural integrity of all existing County-owned critical facilities and, if any facilities are found unsatisfactory, take steps to ensure structural integrity and safety.</p>	<p><u>Public Works</u></p>	<p>Ongoing</p>	<p><input type="checkbox"/> Complete  <input type="checkbox"/> In progress  Comments:</p>
<p><i>Action SA-1c</i> Continue to maintain and provide an inventory of all natural hazards, including active faults, Alquist-Priolo Special Study Zones, floodplains, hazardous soil conditions, and dam failure inundation areas.</p>	<p><u>Planning</u></p>	<p>Ongoing</p>	<p><input type="checkbox"/> Complete  <input type="checkbox"/> In progress  Comments:</p>
<p><i>Action SA-1d</i> Require the submission of geologic and soils reports for all new developments. The geologic risk areas that are determined from these studies shall have standards established and recommendations shall be incorporated into development.</p>	<p><u>Planning</u></p>	<p>Ongoing</p>	<p><input type="checkbox"/> Complete  <input type="checkbox"/> In progress  Comments:</p>
<p><i>Action SA-1e</i> Monitor withdrawal of groundwater and gas, maintain land elevation records, and regulate overdraft to prevent subsidence.</p>	<p><u>Public Works</u></p>	<p>Ongoing</p>	<p><input type="checkbox"/> Complete  <input type="checkbox"/> In progress  Comments:</p>
<p><i>Action SA-2a</i> As part of the development review process require new development projects to prepare hydraulic and storm drainage studies as necessary to define the net increase in storm water run-off resulting from construction and require mitigation to reduce impacts. Drainage and grading plans shall identify best management practices (BMP) protections and include standards established and recommended by the County that shall be incorporated into development.</p>	<p><u>Planning</u> <u>Public Works</u></p>	<p>Ongoing</p>	<p><input type="checkbox"/> Complete  <input type="checkbox"/> In progress  Comments:</p>
<p><i>Action SA-2b</i> Require property owners and farmers to demonstrate that significant land alterations and site grading will not result in offsite flooding or changes in drainage patterns that would lead to offsite flooding, such as increases in runoff volume or velocity. Grading projects that affect five or more acres shall be required to obtain a land leveling permit from the Department of Public</p>	<p><u>Planning</u> <u>Public Works</u></p>	<p>Ongoing</p>	<p><input type="checkbox"/> Complete  <input type="checkbox"/> In progress  Comments:</p>

TABLE IM-1

<i>Works.</i>				
<i>Action SA-2c</i>	<i>Continue to participate in the National Flood Insurance Program (NFIP), and consider future participation in the NFIP Community Rating System (CRS).</i>	<u>Public Works</u>	Ongoing	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
<i>Action SA-2d</i>	<i>Continue to review projects in flood hazard areas to ensure compliance with the Glenn County Code.</i>	<u>Planning</u>	Ongoing	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
<i>Action SA-2e</i>	<i>Periodically review the conditions of bridges, culverts, canals and other flood control and stormwater conveyance infrastructure, and when feasible include necessary improvements within the Capital Improvement Program (CIP) to increase safety and the adequate conveyance of stormwater.</i>	<u>Public Works</u>	Ongoing	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
<i>Action SA-2f</i>	<i>Periodically Review Glenn County Code, and revise as necessary to ensure that development standards are consistent with the requirements of State and Federal law.</i>	<u>Planning</u>	Ongoing	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
<i>Action SA-2g</i>	<i>Coordinate with the local reclamation districts, state and federal agencies to improve levee systems</i>	<u>Public Works</u>	4	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
<i>Action SA-2h</i>	<i>Address emergency evacuation and disaster preparedness in the event of dam failure as part of the emergency response planning efforts identified in Actions SA 1-A and SA 1-B.</i>	<u>Planning</u> <u>Public Works</u>	4	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
<i>Action SA-2h</i>	<i>Educate property owners and farms on the potential for changes to property drainage infrastructure and grading to increase localized flooding risks and the impacts this may cause, including damage to county infrastructure and</i>	<u>Public Works</u>	Ongoing	<input type="checkbox"/> Complete <input type="checkbox"/> In progress

TABLE IM-1

	<i>facilities.</i>	<u>Planning</u>		<i>Comments:</i>
<i>Action SA-3a</i>	<i>Continue to implement the Local Hazard Mitigation Plan (LHMP) for Glenn County.</i>	<u>Public Works</u> <u>Planning</u>	Ongoing	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
<i>Action SA-3b</i>	<i>Conduct periodic emergency response training exercises and or participate in other area exercises to ensure that key members, local leaders, and emergency response personnel are adequately trained and prepared for emergency situations. Critical facilities within the county should also be annually assessed to ensure they are properly supplied.</i>	<u>Sheriff</u> <u>Public Works</u>	Ongoing	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
<i>Action SA-3c</i>	<i>Encourage residents, County staff, and community leaders to participate in disaster training programs, and develop educational programs that will increase public awareness of fire safety and emergency response planning.</i>	<u>Sheriff</u> <u>Public Works</u>	Ongoing	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
<i>Action SA-3d</i>	<i>Provide signage at public buildings and critical facilities that contain Automated External Defibrillators (AEDs).</i>	<u>General Services</u>	2	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
<i>Action SA-3e</i>	<i>Develop and annually update an emergency contact list and emergency response information on the County’s website. The information should include emergency access routes, available emergency resources, and contact information for emergency responders.</i>	<u>Sheriff</u>	Annual	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
<i>Action SA-3f</i>	<i>Coordinate with the Glenn County Disaster Council and the Director of Emergency Services to update the Emergency Response Plan and LHMP periodically, as needed to meet existing and projected future emergency services needs throughout Glenn County.</i>	<u>Sheriff</u> <u>Public Works</u>	Ongoing	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
<i>Action SA-3g</i>	<i>As part of the development review process, consult with the local fire department/district or CalFire in order to ensure that the project provides</i>	<u>Planning</u>	Ongoing	<input type="checkbox"/> Complete <input type="checkbox"/> In progress

TABLE IM-1

	<i>adequate emergency access.</i>			<i>Comments:</i>
<i>Action SA-3h</i>	<i>As part of the development review process adopt findings when approving discretionary projects and permits that the project adequately provides for and/or does not impede emergency response.</i>	<u>Planning</u>	Ongoing	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
<i>Action SA-3i</i>	<i>Periodically review and update procedures for local implementation of the County Emergency Operations Plan (EOP).</i>	<u>Sheriff</u> <u>Public Works</u>	Ongoing	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
<i>Action SA-3j</i>	<i>Seek funding from State, Federal, and other sources to assist in emergency management planning, including community education and outreach describing public procedures and evacuation routes in the event of an emergency or natural disaster.</i>	<u>Sheriff</u> <u>Public Works</u>	Ongoing	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
<i>Action SA-4a</i>	<i>Coordinate with the Glenn County Air Pollution Control District as the Certified Unified Program Agency (CUPA) to ensure that businesses that handle hazardous materials at or above threshold quantities must prepare and electronically submit a Hazardous Materials Management Plan (HMMP). The HMMP shall include business owner/operator identification, hazardous materials inventory, a site map, emergency response plan, and training program.</i>	<u>Planning</u>	Ongoing	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
<i>Action SA-4b</i>	<i>Provide educational opportunities for generators of small quantity, household and agriculture waste products regarding their responsibilities for waste reduction and proper and safe hazardous waste management and disposal.</i>	<u>Environmental Health</u>	4	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
<i>Action SA-4c</i>	<i>Provide information about drop-off programs for the local disposal of household hazardous waste offered Glenn County. The availability of the programs should be widely publicized throughout the community.</i>	<u>Environmental Health</u>	Ongoing	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>

TABLE IM-1

Action SA-4d	<p>The County will refer all permits for new projects or major additions to existing uses located on sites identified by the State as having or containing likely hazardous substances or materials to the Glenn County Air Pollution Control District to ensure compliance with applicable State and local regulations. If warranted, identify and require measures to ensure the exposure to hazardous materials from historical uses has been mitigated to acceptable levels consistent with EPA and/or DTSC standards.</p>	<u>Planning</u>	Ongoing	<input type="checkbox"/> Complete <input type="checkbox"/> In progress Comments:
Action SA-4e	<p>Continue to work cooperatively with the Fire Districts and the Glenn County Air Pollution Control District to ensure local personnel is properly trained and certified (HAZWOPER, etc.) in the specialized identification, handling and cleanup procedures that are required for radioactive, toxic, and hazardous substance spills.</p>	<u>Public Works</u>	Ongoing	<input type="checkbox"/> Complete <input type="checkbox"/> In progress Comments:
Action SA-5a	<p>As part of the development review process, new development and expansion proposals near the Orland and Willows Airports, and public and private airstrips shall be:</p> <ul style="list-style-type: none"> <li>Reviewed for consistency with setbacks, land use restrictions, and height as determined by the Federal Aviation Administration (FAA) and the County Airport Land Use Commission;</li> <li>Provided to the Airport Land Use Commission for review.</li> </ul>	<u>Planning</u>	Ongoing	<input type="checkbox"/> Complete <input type="checkbox"/> In progress Comments:
Action SA-5b	<p>As part of future planning efforts, the Department of Planning &amp; Community Development Services shall review and provide input into updates to the Comprehensive Airport Land Use Plans to ensure that new development within Airport Safety Zones is compatible with existing airport operations, and that any changes or improvements to the airport facility or operations are compatible with land uses within this zone.</p>	<u>Planning</u>	Ongoing	<input type="checkbox"/> Complete <input type="checkbox"/> In progress Comments:
Action SA-6a	<p>Review, and revise if necessary, the Glenn County Development Standards to require fire protection methods, including fuels management and adequate water supply, for new development and expansion projects in areas of high and very high Fire Hazard Severity Zones that meet or exceed the requirements established by the State Fire Safe Regulations. Fire protection methods may consist of the establishment of “defensible space” around structures, using fire</p>	<u>Planning</u>  <u>Public Works</u>	2	<input type="checkbox"/> Complete <input type="checkbox"/> In progress Comments:

TABLE IM-1

	<i>resistant ground cover, building with fire-resistant roofing materials, fuel load reductions, visible home and street addressing and signage, and other appropriate measures.</i>			
<i>Action SA-6b</i>	<i>Consult with the applicable fire protection district/agency during the review of development applications for projects within high and very high Fire Hazard Severity Zones.</i>	<u>Planning</u>	Ongoing	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
<i>Action SA-6c</i>	<i>Implement State recommendations for fire prevention in Fire Hazard Severity Zones.</i>	<u>Planning</u> <u>Public Works</u>	4	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
<i>Action SA-6d</i>	<i>Create public outreach and awareness programs to promote the development of “defensible space” around structures using areas free of fuel loads, fire resistant landscaping and fire-resistant building materials. Any new development within State Responsibility Areas or VHFHSZs shall be required to implement fuel modification efforts to reduce flammable materials around structures, homes, and subdivisions.</i>	<u>Planning</u>	4	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
<i>Action SA-6e</i>	<i>Periodically review and update key emergency and fire protection plans in Glenn County, including but not limited to the Glenn County Multi-Jurisdiction Hazard Mitigation Plan (MJHMP) and the Glenn County Community Wildfire Protection Plan (CWPP). Future updates to these plans shall consider new growth and policy direction facilitated by this General Plan, and shall meet all applicable State requirements and incorporate industry best practices for fuel reduction and management, fuel breaks between communities, fire safety, emergency evacuation, and post-fire recovery.</i>	<u>Public Works</u> <u>Planning</u>	3	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
<i>Action SA-6f</i>	<i>Identify areas within Glenn County that are not adequately served by multiple evacuation routes which can be used during a fire or other natural disaster. Develop specific plans to improve the capacity, safety, and viability of evacuation routes to serve high-risk areas of the County, including areas</i>	<u>Public Works</u> <u>Planning</u>	4	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>

TABLE IM-1

	<i>located within High and Very High Fire Hazard Zones.</i>			
<i>Action SA 6g</i>	<i>As part of any future updates to the MJHMP and the CWPP, identify existing development that does not meet or exceed the State Responsibility (SRA) Fire Safe Regulations, or the applicable Glenn County Development Code and/or Fire Safe Ordinance Requirements. Develop plans to bring these properties into compliance in order to mitigate fire risks. Mitigation plans may include, but are not limited to, improvement of emergency evacuation routes and removal/abatement of vegetative hazards.</i>	<u>Planning</u> <u>Public Works</u>	4	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
<i>Action SA-6h</i>	<i>Any new development proposed within a VHFMSZ shall be required to prepare and implement a fire protection plan that meets all applicable State requirements.</i>	<u>Planning</u>	Ongoing	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
<i>Action SA-7a</i>	<i>Periodically assess and monitor the effects of climate change and the associated levels of risk in order to adapt to changing climate conditions.</i>	<u>Planning</u>	4	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
<i>Action SA-7b</i>	<i>Collaborate with utility providers to ensure that infrastructure and resource management plans account for anticipated climate change impacts</i>	<u>Public Works</u>	Ongoing	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
<i>Action SA-7c</i>	<i>Identify roadways subject to flooding which may impede emergency ingress and egress, and identify alternative evacuation routes for high-risk areas.</i>	<u>Public Works</u>	2	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
<i>Action SA-7d</i>	<i>Coordinate with Caltrans to implement flood control improvements along key transportation corridors in order to reduce roadway flooding impacts</i>	<u>Public Works</u>	Ongoing	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
<b>Noise</b>				
<i>Action N-1a</i>	<i>Require that new development projects are reviewed for compliance with</i>	<u>Planning</u>	Ongoing	<input type="checkbox"/> Complete

TABLE IM-1

	<i>Glenn County Code and the noise requirements established in this element, including the standards established in Tables N-1 and N-2, prior to project approval.</i>			<input type="checkbox"/> In progress <i>Comments:</i>
<i>Action N-1b</i>	<i>Continue to implement the County's Right-To-Farm Ordinance requirements to ensure and support agricultural operations continue to be viable and successful.</i>	<u>Planning</u>	Ongoing	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
<i>Action N-1c</i>	<i>Continue to enforce the State Noise Insulation Standards (Title 24, California Code of Regulations and Chapter 35 of the Uniform Building Code).</i>	<u>Planning</u> <u>Building</u>	Ongoing	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
<i>Action N-1d</i>	<i>During the environmental review process, determine if proposed construction will constitute a significant impact on nearby sensitive receptors and, if necessary, require mitigation measures in addition to the standard best practice controls. Suggested best practices for control of construction noise include:</i> <ul style="list-style-type: none"> <li>▪ <i>Noise-generating construction activities, including truck traffic coming to and from the construction site for any purpose, shall be limited to between the hours of 7:00 am and 7:00 pm. Construction staging areas shall be established at locations that will create the greatest distance between the construction-related noise sources and noise-sensitive receptors nearest the project site during all project construction activities, to the extent feasible.</i></li> <li>▪ <i>Neighbors located adjacent to the construction site shall be notified of the construction schedule in writing.</i></li> </ul>	<u>Planning</u> <u>Building</u>	Ongoing	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>



TABLE IM-1

<ul style="list-style-type: none"> <li>▪ <i>The construction contractor shall designate a “noise disturbance coordinator” who will be responsible for responding to any local complaints about construction noise. The disturbance coordinator shall be responsible for determining the cause of the noise complaint (e.g., starting too early, poor muffler, etc.) and instituting reasonable measures as warranted to correct the problem. A telephone number for the disturbance coordinator shall be conspicuously posted at the construction site.</i></li>   <li>▪ <i>At all times during project grading and construction, stationary noise-generating equipment shall be located as far as practicable from sensitive receptors and placed so that emitted noise is directed away from residences.</i></li>   <li>▪ <i>Unnecessary idling of internal combustion engines shall be prohibited for a duration of longer than five minutes.</i></li>   <li>▪ <i>Construction staging areas shall be established at locations that will create the greatest distance between the construction-related noise sources and noise-sensitive receptors nearest the project site during all project construction activities, to the extent feasible.</i></li>   <li>▪ <i>Neighbors located adjacent to the construction site shall be notified of the construction schedule in writing.</i></li>   <li>▪ <i>The construction contractor shall designate a “noise disturbance coordinator” who will be responsible for responding to any local complaints about construction noise. The disturbance coordinator shall be responsible for determining the cause of the noise complaint (e.g., starting too early, poor muffler, etc.) and instituting reasonable measures as warranted to correct the problem. A telephone number for the disturbance coordinator shall be conspicuously posted at the construction site.</i></li> </ul>			
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TABLE IM-1

<p><i>Action N-1e</i> Periodically review noise complaints for emerging trends in the community noise environment. Update the Glenn County Code, as necessary, to address emerging trends</p>	<p><u>Planning</u></p>	<p>Ongoing</p>	<p><input type="checkbox"/> Complete  <input type="checkbox"/> In progress  Comments:</p>
<p><i>Action N-1f</i> Review new development and long-term planning projects, including the Zoning Code Update, for conformity with the County’s Noise land use criteria, as identified in the Orland and Willows Airport Land Use Plans (ALUP).</p>	<p><u>Planning</u></p>	<p>Ongoing</p>	<p><input type="checkbox"/> Complete  <input type="checkbox"/> In progress  Comments:</p>
<p><i>Action N-1g</i> Collaborate with Caltrans, the California Public Utilities Commission and railroad operators to improve at-grade railroad crossings and, as feasible, seek quiet crossings in and/or near communities and developed areas to reduce the necessity for train horn/whistle blasting.</p>	<p><u>Public Works</u></p>	<p>4</p>	<p><input type="checkbox"/> Complete  <input type="checkbox"/> In progress  Comments:</p>
<p><i>Action N-1h</i> As feasible, plan for and maintain designated truck travel routes to minimize impacts on noise sensitive land uses.</p>	<p><u>Public Works</u></p>	<p>Ongoing</p>	<p><input type="checkbox"/> Complete  <input type="checkbox"/> In progress  Comments:</p>
<p><i>Action N-1i</i> As part of the project review and approval process, review new developments within 100 feet of rail lines to ensure that vibration experienced by residents and sensitive uses would not exceed the Federal Transit Administration guidelines.</p>	<p><u>Planning</u></p>	<p>Ongoing</p>	<p><input type="checkbox"/> Complete  <input type="checkbox"/> In progress  Comments:</p>
<p><b>Implementation</b></p>			
<p><i>Action I-1a</i> On an annual basis review implementation of the General Plan as required by State law, review implementation and timing of measures based on this implementation plan, and identify revisions to the General Plan that should be made to address the requirements of State law and emerging trends and conditions.</p>	<p><u>Planning</u></p>	<p>Annual</p>	<p><input type="checkbox"/> Complete  <input type="checkbox"/> In progress  Comments:</p>
<p><i>Action I-1b</i> Review and update the Municipal Code, as well as master plans for land uses,</p>	<p><u>Planning</u></p>	<p>Ongoing</p>	<p><input type="checkbox"/> Complete</p>

TABLE IM-1

<i>services and infrastructure as necessary to ensure consistency with the General Plan.</i>			<input type="checkbox"/> In progress <i>Comments:</i>
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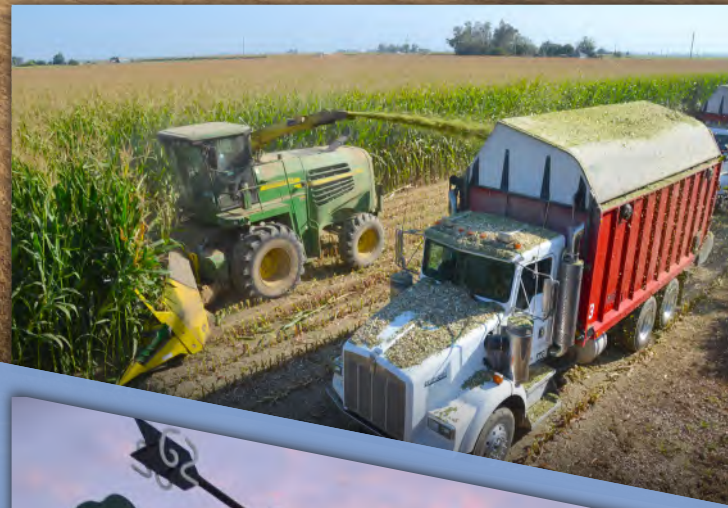
TABLE IM-1

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# GLENN COUNTY

## GENERAL PLAN UPDATE



# GENERAL PLAN

MAY 2023

Prepared for  
Glenn County by

De Novo Planning Group

A Land Use Planning, Design, and Environmental Firm





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# Introduction



## INTRODUCTION

In 2019, Glenn County embarked on a multi-year process to update the County's General Plan.

California law requires each county to adopt a comprehensive, long-term general plan for the physical development of the county. The general plan must be an integrated, internally consistent, and compatible statement of policies for the County.

The Glenn County General Plan (General Plan) identifies the community's vision for the future and provides a framework that will guide decisions on growth, development, and conservation of open space and resources in a manner that is consistent with the quality of life desired by the County's residents and businesses. The General Plan supersedes and replaces the previously-adopted General Plan, and has been substantially updated to address current local conditions, community priorities, and goals, and has been reorganized to make the document more user-friendly and straightforward.

This chapter includes the following sections:

- Scope and Content of the General Plan
- Community Participation
- Objectives and Vision
- Applying the General Plan
- Periodic Reporting

# SCOPE AND CONTENT OF THE GENERAL PLAN

State law requires the County to adopt a comprehensive, long-term general plan for the physical development of its planning area. In Glenn County, the planning area includes all lands within the unincorporated county limits. The general plan must include seven state mandated elements including: land use, circulation, housing, conservation, open space, noise, and safety elements, as specified in Government Code Section 65302, to the extent that the issues identified by State law exist in the County’s planning area. Additional elements that relate to the physical development of the County may also be addressed in the general plan. The degree of specificity and level of detail of the discussion of each general plan element need only reflect local conditions and circumstances. The Glenn County General Plan has been prepared consistent with the requirements of State law and addresses the relevant items addressed in Government Code Section 65300 et seq.

The County’s Housing Element was adopted in 2015, and covers the 2015-2023 housing cycle. Concurrent with this General Plan Update, the County will update the Housing Element to cover the 2023-2031 housing cycle.

## The General Plan includes the following elements

1. **Land Use**
2. **Circulation**
3. **Agricultural**
4. **Economic Development**
5. **Conservation & Open Space**
6. **Community Services & Facilities**
7. **Safety**
8. **Noise**
9. **Implementation**

The **General Plan policy** document is the heart of the General Plan. It contains the goals, policies, and actions that support the vision for Glenn County. Two important documents support the General Plan. The **Existing Conditions Report** and the **General Plan Environmental Impact Report (EIR)** are both intended to be used in conjunction with this General Plan and to serve as companions to this policy document. All Project documents associated with the general plan update including outreach summaries, technical documents, and meeting materials can be viewed online through the County’s website: [www.countyofglenn.net](http://www.countyofglenn.net)

## GENERAL PLAN POLICY DOCUMENT

The General Plan policy document contains the goals and policies that will guide future decisions within the County and identifies action items (implementation measures) to ensure the vision and goals of the General Plan are carried out. The General Plan also contains a land use diagram, which serves as a general guide to the distribution of land uses throughout the County. The General Plan addresses all of the elements required by State law, in addition to a range of optional topics and elements that the County has elected to include. The table below identifies the elements included in the General Plan and the corresponding requirement in State law.

Glenn County General Plan Elements	Elements Required by State Law							Optional Topics
	Land Use	Circulation	Conservation	Open Space	Noise	Safety	Housing	
<b>Housing</b>							▲	
<b>Land Use</b>	▲							
<b>Circulation</b>		▲						
<b>Agricultural</b>								▲
<b>Economic Development</b>								▲
<b>Conservation &amp; Open Space</b>			▲	▲				
<b>Community Services &amp; Facilities</b>						▲		▲
<b>Safety</b>						▲		
<b>Noise</b>					▲			
<b>Implementation</b>	▲	▲	▲	▲	▲	▲	▲	▲

## ORGANIZATION OF THE GENERAL PLAN ELEMENTS

Each element (i.e., chapter) of the General Plan is organized into a set of goals, policies, and implementing actions. Each goal is supported by a particular set of policies and actions to implement and achieve that goal. The Implementation Element includes a complete summary of each action that is identified in the various elements, accompanied by the County department responsible for implementing the action and the anticipated timing of implementation.

## COMMUNITY PARTICIPATION

The General Plan was developed with extensive opportunities for public participation, which included input and participation from residents, businesses, local agencies, and other stakeholders.

**PUBLIC WORKSHOPS:** In May and June of 2019, the General Plan Update team held three public visioning workshops to help kick-off the General Plan Update process. County residents and stakeholders attended workshops in Willows, Orland, and Hamilton City. The workshops provided an opportunity for the public to offer its thoughts on what it values about its community and the county, and what important issues should be addressed in updating the General Plan. In August 2021, a series of workshops focused on housing issues were conducted, in order to help focus on key issues to address in the Housing Element. Additional workshops were held near the end up the update process, in March 2023, to gather additional public feedback on the Draft General Plan. As noted below, additional public input opportunities were provided throughout the process at GPAC meetings, Board workshops, and public hearings.

**GENERAL PLAN ADVISORY COMMITTEE:** The General Plan Advisory Committee (GPAC), which consisted of residents, business leaders, elected officials, and representatives from various County agencies, collaborated with County staff and the General Plan Update team throughout the development of the General Plan. The Advisory Committee met nine times between November 2019 and March 2022 to identify key issues and challenges that Glenn County faces over the next 20 years, refine the County's Land Use Map, and to develop the comprehensive set of goals and policies contained in the General Plan. Each General Plan Advisory Group meeting was open to the public.

**PUBLIC HEARINGS:** The Board of Supervisors received periodic briefings from County Staff and the Consultant team to review input and receive information relevant to the specific topics addressed at the General Plan Advisory Committee group meetings, and provide specific direction and guidance to staff and the consultant team regarding policy direction and development of the preferred land use map. Additional public hearings with the Planning Commission will be held during the Draft General Plan review period, and the Planning Commission will provide input and make recommendations to the Board of Supervisors.

## OBJECTIVES AND VISION

The feedback provided by the community through the outreach process, including public meetings, workshops, and input from the GPAC provides the County with broad overarching objectives and a vision for the development of the General Plan update, and identifies key community values and priorities that should be carefully addressed in the General Plan.

### OBJECTIVES

- Protect and enhance Glenn County’s community character, and sense of community;
- Provide a range of high-quality housing options;
- Attract and retain businesses and industries that provide high-quality and high-paying jobs;
- Support local businesses and provide opportunities for economic advancement;
- Protect the County’s natural resources and agricultural lands;
- Maintain strong fiscal sustainability and continue to provide efficient and adequate public services;
- Address new requirements of State law; and
- Address emerging transportation, housing, and employment trends.

### VISION

*Glenn County is a desirable community to live, work, learn, and recreate. The County has maintained its natural resources, rural character, and agricultural heritage, while supporting new residential and business growth opportunities. The County is healthy, safe and family-oriented, with thriving schools, and abundant recreational opportunities, business opportunities, and is a destination for visitors seeking to experience unique agricultural goods, and outdoor recreational amenities. The County is prosperous and fiscally sound, providing well-maintained infrastructure, and a diverse mix of services and amenities that draws new residents, and dynamic businesses to the County. The County has maintained its reputation as one of the region’s agricultural leaders and has expanded agricultural business and employment opportunities in technology, processing, and manufacturing to support economic advancement, and a diverse and creative workforce.*

## APPLYING THE GENERAL PLAN

The General Plan is intended for use by a broad range of persons, including County decision-makers, County staff, developers, and community members, to serve the following purposes:

- » To identify Glenn County land use patterns, growth, transportation, environmental, economic, and community goals and policies as they relate to land use, conservation, development, and provision of community services and facilities.
- » To articulate a coherent and progressive vision and strategy for the future development of Glenn County and its residents.
- » To enable the Board of Supervisors and the Planning Commission to establish a decision-making framework through the application of long-range land use, transportation, services, conservation and growth goals and policies.
- » To provide a basis for judging whether specific individual development proposals and public improvement projects are consistent with these goals and policies.
- » To inform citizens, developers, decision makers, and other jurisdictions of the policies that will guide development and conservation within Glenn County
- » The General Plan applies to all lands in the unincorporated area of the County, to the extent allowed by Federal and State law. Under State law, many actions, such as development projects, specific plans, master plans, community plans, zoning, subdivisions, public agency projects, and other decisions must be consistent with the General Plan. State law requires that the County's ordinances regulating land use be consistent with the General Plan. The Zoning Ordinance, individual project proposals, and other related plans and ordinances must be consistent with the goals and policies in the General Plan.

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### Key Terms

**Goal:** A description of the general desired condition that the community seeks to create.

**Policy:** A specific statement that guides decision-making as the County works to achieve the various goals. Once adopted, policies represent statements of County regulations.

**Action:** An action, procedure, implementation technique, or specific program to be undertaken by the County to help achieve a specified goal or implement an adopted policy.

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## INTERPRETING THE GENERAL PLAN

In reading the General Plan, it is important to understand that the goals, policies, and actions are limited to the extent that they are financially feasible and appropriate for the County to carry them out and to the extent legally permitted by Federal and State law. For example, policies and measures which indicate that the County will “provide,” “support,” “ensure,” or otherwise require or carry them out do not indicate an irreversible commitment of County funds or staff resources to those activities, but rather, that the County will support them when the County deems that it is financially feasible and appropriate to do so. In some cases, the County will carry out various policies and measures by requiring development, infrastructure, and other projects to be consistent with the policies and actions of the General Plan. In other cases, the County may include General Plan items in the Capital Improvement Program, budget, or other implementation mechanisms, as the County deems appropriate.

## *HOW TO READ GLENN COUNTY’S GENERAL PLAN*

As the guide for future development decisions and desired conditions, residents, property owners, and business owners should familiarize themselves with how to read the General Plan Policy Document. Each element contains a brief introduction, several goals and related policies, and specific actions that the County will undertake to accomplish identified goals.

## *GOALS*

A goal in the General Plan is the broadest statement of community values. It is a generalized ideal which provides a sense of direction for action. They are overall statements of desired future conditions.

## *POLICIES AND IMPLEMENTATION ACTIONS*

The essence of the General Plan is contained within its policies. Policies are statements which further refine the goals, and guide the course of action the County must take to achieve the goals in the plan. It is important to note that policies are guides for decision makers, not decisions themselves.

Policies and implementation actions must be clear to be useful. However, they may range in terms of commitment of resources, importance, and expected results. Therefore, it is important to understand the distinctions between various levels of policy and implementation action.



The following is a list of common terms used in policies and implementation measures, and how to interpret their usage in the General Plan. In cases where other terms are used (and not defined below), an equivalent to the closest applicable term can be used.

*Shall:* Absolute commitment to the policy or action, and indicates that the policy must be adhered to in all cases.

*Should:* Policy will be followed in most cases, but exceptions are acceptable for good reasons.

*Encourage:* Policy is highly recommended and/or desired, and should be pursued when feasible.

*Allow:* Policy will be supported within certain parameters and certain guidelines.

*Coordinate:* Policy will occur in conjunction with another entity, and the County will carry its share of the responsibility.

*Explore:* Effort will be taken to investigate the subject at hand, to discover whether or not further commitment is relevant.

*Consider:* Policy may or may not be followed, depending upon the results of analysis that will be completed.

*Limit:* Effort will be taken to keep the subject within certain limits, or will at least make undesired change more difficult.

*Restrict:* Effort will be taken to keep the undesired action to a minimum.



## *AMENDING THE GENERAL PLAN*

The General Plan is not static, but rather is a dynamic and multi-faceted document that defines and addresses the changing needs of the County. It is based on an on-going assessment and understanding of existing and projected community needs. The County’s decision-makers have broad discretion in interpreting the General Plan and its purposes, and are allowed to weigh and balance the various goals and policies when applying them. Recognizing the need for the General Plan to remain current and reflective of local issues and policies, State law allows the County to periodically amend the General Plan to ensure that it is consistent with the conditions, values, expectations, and needs of its residents, businesses, and other stakeholders. The General Plan may be amended in accordance with State law. While specific findings may be applied on a project-by-project basis, at a minimum the following standard findings shall be made for each proposed General Plan amendment:

1. The amendment is deemed to be in the public interest;
2. The amendment is consistent and/or compatible with the rest of the General Plan;
3. The potential impacts of the amendment have been assessed and have been determined not to be detrimental to the public health, safety, or welfare; and
4. The amendment has been processed in accordance with the applicable provisions of the California Government Code, the California Environmental Quality Act (CEQA), and the County’s Code.

County-initiated amendments, as well as amendments requested by other public agencies, are subject to the same basic process described above to ensure consistency and compatibility with the General Plan. This includes appropriate environmental review, public notice, and public hearings, leading to an official action by the Board of Supervisors.

## *TIMING*

State Mandated elements of the General Plan may be amended up to four times in each calendar year. The Board of Supervisors or any citizen may initiate consideration of a General Plan Amendment. State law further requires that the Housing Element be reviewed and updated at least once every eight years.

## *EXEMPTIONS*

The State Legislature has recognized that occasions arise which require the local jurisdiction to have some flexibility in amending the General Plan. As set forth in the California Government Code, the following are exempt from the General Plan amendment schedule:

- » Amendments to optional elements.
- » Amendments requested and necessary for affordable housing (Section 65358(c)).
- » Any amendment necessary to comply with a court decision in a case involving the legal adequacy of the general plan (Section 65358(d)(1)).
- » Amendments to bring a general plan into compliance with an airport land use plan (Section 65302.3).

## PERIODIC REPORTING

Given the long-term nature of the General Plan, it is critical to periodically evaluate its effectiveness and to document the implementation status of the various policies and actions that it contains. State law provides direction on how cities and counties can maintain the General Plan as a useful policy guide. State law also requires the County to annually report "the status of the plan and progress in its implementation" (California Government Code Section 65400(b)) to the Board of Supervisors. The Implementation Element identifies each measure to be carried out by the General Plan, the timing of the measure, and the responsible County department for addressing implementation.

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# Land Use



## INTRODUCTION

The Land Use Element provides for a development and resource conservation pattern that preserves and fosters the rural and agricultural character of Glenn County, while promoting diverse opportunities for economic development and encouraging the provision of a range of housing options attainable to all income levels. The Land Use Map depicts the County's vision for how open space, agricultural, commercial, industrial, and other uses will occur in the County.

Agriculture is the single most important component of the County's economic base, and forms the cornerstone of the County's heritage and identity. As such, the protection of agricultural land is of great importance in this General Plan. To this end, this Land Use Element includes diverse and comprehensive strategies to protect agricultural lands and to foster the growth and expansion of the agricultural economy, including the myriad supporting uses and operations related to the agricultural economy. These strategies are further emphasized and articulated in the Agricultural Element and the Economic Development Element.

This Chapter includes the following goals:

- LU-1** Balance of Land Uses
- LU-2** Focused Growth
- LU-3** Agricultural Land Use
- LU-4** Commercial Land Use
- LU-5** Architectural Site Planning
- LU-6** Public Health

## INTRODUCTION CONT.

State law requires the Land Use Element to address:

- Proposed general distribution and general location and extent of the uses of the land for housing, business, industry, open space, including agriculture, natural resources, recreation, and enjoyment of scenic beauty, education, public buildings and grounds, solid and liquid waste disposal facilities, and other categories of public and private uses of land;
- Population density and building intensity; and
- Areas subject to flooding.

The Land Use Map (Figure LU-1) identifies the location of land uses by land use designation for all lands in unincorporated Glenn County. Figures LU-2 through LU-7 show the land use designations for the communities of Artois, Glenn, Hamilton City, portions of the I-5 corridor, and the areas around Willows and Orland. Policy LU-2 identifies the extent of uses, including timber production, densities, and building intensities allowed for each land use designation. While Figures 4.4-1 and 4.4-2 of the General Plan Existing Conditions Report identify areas subject to flooding, the review of such areas and the corresponding policies to protect public health and safety are addressed in the Safety Element.

## BACKGROUND

From a land use perspective, this element exhibits the County's strong commitment to ensuring that the County's rural quality of life will be maintained, its agricultural heritage will be preserved, and its economic base will grow. Residential and commercial growth is focused in and around existing communities, while industrial uses will occur near the primary transportation corridors and on agricultural lands, when the industrial uses directly relate to agricultural activities.

Background information regarding land use is provided in the Glenn County General Plan Existing Conditions Report.

## BALANCE OF LAND USES

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### Goal LU-1

Establish a balanced mix of land uses that reflects the needs of County residents and business and offers a broad spectrum of job opportunities, housing types, community facilities, and commercial centers

### POLICIES

**LU 1-1** Ensure that the County designates a supply of developable industrial, commercial, and residential land sufficient to meet projected growth and economic needs over the planning period.

**LU 1-2** Assign the following range of land use designations throughout the County, as shown in the Land Use Map (Figure LU-1):

### AGRICULTURAL DESIGNATIONS

**GENERAL AGRICULTURE (GA)** The General Agriculture (GA) designation identifies areas where it is desirable to retain agriculture as the primary land use. Lands designated General Agriculture are planned to be preserved for agricultural uses and the intent of the designation is to preserve such lands for existing and future agricultural use and protect these lands from the pressures of development.

Examples of uses which are considered appropriate under this designation include, but are not limited to: growing and harvesting field crops, grain and hay crops; growing and harvesting fruit and nut trees, vines and vegetables; pasture and grazing land; and animal raising operations. Agricultural-related industrial support operations shall be permitted on GA-designated lands. Such uses may include, but are not limited to, processing, assembly, distribution and warehousing of agricultural materials and commodities and alternative energy systems that provide energy for on-site uses. Small-scale retail uses, such as farm stands and other activities that promote the sale of agricultural products are allowed, as are other recreational and tourism uses, such as hunting clubs, duck blinds, and ancillary facilities, provided they do not change the primary use of the land from agricultural.

The minimum parcel size shall be twenty (20) acres and building intensity shall not exceed one residential unit per twenty (20) acres.

**INTENSIVE AGRICULTURE (IA)** The Intensive Agriculture (IA) designation is used to identify areas suitable for commercial agriculture which provide a major segment of the county's economic base; to protect the agricultural community from encroachment of unrelated agricultural uses which, by their nature, would be injurious to the physical and economic well-being of the agricultural community; to accommodate lands under Williamson Act contracts; to encourage the preservation of agricultural land, both in production and potentially productive, which contain State-designated Important Farmlands or Locally Significant Farmlands.

Examples of uses which are considered appropriate under this designation include, but are not limited to: growing and harvesting field crops, grain and hay crops; growing and harvesting fruit and nut trees, vines and vegetables; pasture and grazing land; and animal raising operations. Agricultural-related industrial support operations shall be permitted on Intensive Agricultural lands. Such uses may include, but are not limited to, processing, assembly, distribution and warehousing of agricultural materials and commodities and alternative energy systems that provide energy for on-site uses. Small-scale retail uses, such as farm stands and other activities that promote the sale of agricultural products are allowed, as are other recreational and tourism uses, such as hunting clubs, duck blinds, and ancillary facilities, provided they do not change the primary use of the land from agricultural.

The minimum parcel size shall be forty (40) acres and building intensity shall not exceed one residential unit per forty (40) acres.

**FOOTHILL AGRICULTURE/FORESTRY (FA)** The Foothill Agriculture/Forestry (FA) designation is used to preserve foothill areas of the county by providing for areas of intensive and extensive agricultural uses; to protect grazing land; to protect timber and forest lands economically suitable for logging; and to promote and encourage the use of forest lands for multiple purposes such as preserving wildlife, hunting, hiking, or other compatible uses.

Examples of uses which are considered appropriate under this designation include, but are not limited to: grazing; animal raising operations; growing and harvesting timber; uses directly related to growing, harvesting and processing forest products; growing and harvesting agricultural crops; uses directly related to growing, harvesting and processing agricultural products; and hunting lodges, clubs and camps. Large-scale commercial alternative energy production facilities may be considered on a case-by-case basis, provided such uses do not preclude the ongoing agricultural

viability of the land. Water-intensive agricultural practices and operations are strongly discouraged in this designation.

The minimum parcel size shall be one hundred sixty (160) acres and building intensity shall not exceed one permanent residence for every 160 acres.

**AGRICULTURE TRANSITION (AT)** The Agriculture Transition (AT) designation identifies areas intended for long-term rural, agricultural use and can be used to provide a permanent boundary or land use buffer around communities, urban areas, and planned future urban or community development. This designation identifies areas where: 1) agricultural land has already been subdivided into small parcels (less than 40 acres) for ranchettes, part-time farms, and orchards and, 2) to identify areas that may be developed with small-scale agricultural uses, including low intensity agricultural commercial and agricultural industrial uses. The Agriculture Transition designation may serve as a transition zone between urban areas and the large-scale farms and agricultural operations beyond. These lands are intended to remain in agricultural use for the long-term and are not intended for conversion to urban or rural residential uses.

Examples of uses which are considered appropriate under this designation include, but are not limited to: growing and harvesting field crops, grain and hay crops; growing and harvesting fruit and nut trees, vines and vegetables; pasture and grazing land; and animal raising operations. Small-scale retail uses, such as farm stands and other activities that promote the sale of agricultural products are allowed, as are other recreational and tourism uses, such as hunting clubs, duck blinds, and ancillary facilities, provided they do not change the primary use of the land from agricultural.

The minimum parcel size shall be ten (10) acres and building intensity shall not exceed one residential unit per ten (10) acres, except that housing for farm labor and senior citizens in excess of the above standard may be permitted subject to permitting procedures established in the Glenn County Unified Development Code.

**URBAN RESERVE (URA)** The Urban Reserve Area (URA) designation serves as a placeholder for future urban development. Properties shall remain zoned for agriculture or open space use until such a time as conversion to urban uses is deemed appropriate. Agricultural uses are an acceptable and encouraged interim use. Lands designated Urban Reserve Area are not intended to be extensively subdivided or developed with large-scale or intensive uses until it is appropriate to develop the lands



with urban levels of residential, commercial, parks and recreation, and public/semi-public uses to meet the needs of the County.

Intensive uses, such as industrial, alternative energy, and agricultural commercial/industrial uses that may conflict with future urbanization of the area are not allowed. Lands designated Urban Reserve Area shall not be amended to urban land use designations (e.g., residential, commercial, parks and recreation, and public/semi-public uses) in a piecemeal fashion. It is anticipated that most of these parcels will be redesignated under future General Plans when additional lands are needed to accommodate growth.

## *RESIDENTIAL LAND USE DESIGNATIONS*

**RURAL RESIDENTIAL (RR)** The Rural Residential (RR) designation is utilized to identify areas suitable for large lot, low density residential uses that provide for development which is compatible with a rural character and life-style.

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

The minimum parcel size shall be five (5) acres and building intensity shall not exceed one residential unit per five (5) acres.

**SUBURBAN RESIDENTIAL (SR)** The Suburban Residential (SR) designation is utilized for areas suitable for smaller residential parcel sizes in areas that should remain rural in character. This designation provides for development that is compatible with subdivisions in a suburban setting.

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

The minimum parcel size shall be one (1) acre and building intensity shall not exceed one residential unit per acre. For parcels that cannot connect to a municipal wastewater system, the minimum parcel size shall be two (2) acres, with building intensity not exceeding one residential unit per two acres.

**SINGLE FAMILY RESIDENTIAL (SFR)** The Single Family Residential (SFR) designation identifies areas suitable for the development of residential dwelling units intended for occupancy by only one household, and physically independent from other dwelling units or structures.

Examples of uses which are considered appropriate under this designation include, but are not limited to: "traditional" single-family detached housing; mobile home subdivisions; mobile home parks; and planned residential developments.

The SFR designation allows a range of 1 to 8 dwelling units per acre, and the minimum parcel size shall be 5,000 square feet.

**MULTIPLE FAMILY RESIDENTIAL (MFR)** The Multiple Family Residential (MFR) designation identifies areas suitable for the development of structures containing more than one dwelling unit, including duplexes and triplexes.

Examples of uses which are considered appropriate under this designation include, but are not limited to: attached housing; apartments; group housing; condominiums; mobile home parks; and planned residential developments.

The MFR designation allows a range of 9 to 22 dwelling units per acre, and the minimum parcel size shall be 5,000 square feet.

## **COMMERCIAL DESIGNATIONS**

### **HIGHWAY AND SERVICE COMMERCIAL (HSC)**

The Highway and Service Commercial (HSC) designation identifies areas to serve the more intensive commercial needs of County residents, business, visitors, and travelers. This designation provides areas suitable for heavier commercial uses involving outdoor storage, display and work activity, as well as commercial areas adjacent to major roadways where higher levels of vehicular traffic are expected.

Examples of uses which are considered appropriate under this designation include, but are not limited to: travel-related services such as gasoline service stations, truck stops, food and beverage sales, eating and drinking establishments, lodging, automotive-related or heavy equipment services and sales; lumber yards; machine shops; trucking terminals/printing/publishing facilities; and warehousing.

The HSC designation allows floor-area-ratios (FARs) up to 0.75, and the minimum parcel size shall be 8,000 square feet.

**COMMUNITY COMMERCIAL (CC)** The Community Commercial (CC) designation provides for a full range of commercial retail and service establishments. CC areas should satisfy a variety of personal needs as well as those of other nearby businesses.

Examples of uses which are considered appropriate under this designation include, but are not limited to: gasoline service stations; hardware stores; eating and drinking establishments; food and beverage sales; public buildings; general merchandise stores; professional offices; and medical services. CC uses may also include agricultural supply and commodities sales; veterinary services; and other agricultural-related services.

The CC designation allows floor-area-ratios (FARs) up to 0.5, and the minimum parcel size shall be 8,000 square feet.

**MIXED USE (MU)** The Mixed Use (MU) designation establishes areas appropriate for higher density and intensity development, redevelopment, or a broad spectrum of compatible land uses ranging from a single use to a cluster of uses. The MU designation encourages placing housing, jobs, services, and recreational land uses close together within a project site, or on different stories of the same building. This designation is placed primarily in the community centers, downtown districts, and in-fill areas to encourage economic investment and revitalization of these core areas through promoting community-serving retail, office, and residential opportunities in a dense, compact form with opportunities for people to access the project and other destinations through bicycle, pedestrian, and mass transit modes. The MU designation is applied to areas that are or will be serviced by public water and sewer districts.

Examples of uses which are considered appropriate under this designation include, but are not limited to: retail, office, residential, hotel, recreation, public facilities and/or other compatible use. Individual projects may include a combination of both residential and non-residential uses and exclusively residential uses are allowed. Residential uses shall occupy at least 50 percent of the total floor area of a mixed-use project.

The MU designation allows non-residential floor-area-ratios (FARs) up to 0.75 and residential densities ranging from 14 to 25 units per acre. The minimum parcel size shall be 8,000 square feet.

**RURAL SERVICE CENTER (RSC)** The Rural Service Center (RSC) designation identifies areas suitable to provide necessary housing and services in small rural communities. These areas are very small, predominantly residential settlements. Growth potential in these areas is severely limited by the lack of urban services. The Rural Service Center designation anticipates multiple land uses on any given lot, consistent with and supportive of a higher intensity of development in the community area core that will contribute to a prosperous economy and higher quality of life in each of these rural centers. Subdivision or lot splitting into parcels smaller than two acres is prohibited, unless community water and septic/sewer systems can be provided to serve lots smaller than two acres.

## *INDUSTRIAL DESIGNATIONS*

**BUSINESS PARK LIGHT INDUSTRIAL (BPLI)** The purpose of the Business Park Light Industrial (BPLI) designation is to strengthen and enhance industrial and business development potential by designating areas where adequate infrastructure can be provided to support new industries or the relocation of industries, and a "workplace use" environment can be provided.

Examples of uses which are considered appropriate under this designation include, but are not limited to: offices; research and development parks; light industrial parks; warehousing; health clubs and gymnasiums; small proprietary industries; "incubator" businesses and industries; and incidental retail uses.

The BPLI designation allows floor-area-ratios (FARs) up to 0.5, and the minimum parcel size shall be one (1) acre.

**INDUSTRIAL (I)** The purpose of the Industrial (I) designation is to provide for a range of manufacturing operations; the processing of natural resources; and the processing of agricultural products. The intent is to encourage appropriate industrial/manufacturing development that will be compatible with adjacent land uses and will not create adverse environmental impacts.

Examples of uses which are considered appropriate under this designation include, but are not limited to: light manufacturing uses; fabrication shops; large warehouses; equipment storage yards; distribution sales; batch plants; lumber mills; auto wrecking, salvage and junk yards; fuel tank farms; and energy facilities.

The Industrial designation allows floor-area-ratios (FARs) up to 1.0 and the minimum parcel size shall be 10,000 square feet. Outdoor storage shall be completely screened and shall not exceed one hundred percent (100%) of the gross floor area of all structures.

## *RECREATION AND OPEN SPACE DESIGNATIONS*

**OPEN SPACE/PUBLIC LANDS (OSP)** The Open Space/Public Lands (OSP) designation is used to identify areas having open space value as primitive or natural areas; to identify areas in public ownership which are reserved for wilderness use or as a wildlife or nature preserve; to retain certain lands in a natural or undisturbed state; to identify lake recreation areas and to provide for use of these areas for active or passive public recreation purposes.

Examples of uses which are considered appropriate under this designation include, but are not limited to: wildlife or nature preserves; passive, non-intensive recreational uses (such as picnic areas or walking/hiking trails); public campgrounds; public parks; and important natural resource areas.

There is no minimum parcel size for this designation.

**PUBLIC FACILITIES (PF)** The purpose of the Public Facilities (PF) designation is to provide areas for the development of public facilities to meet public needs.

Examples of uses which are considered appropriate under this designation include, but are not limited to: institutional, academic, governmental and community services, either publicly-owned or operated by non-profit organizations, such as fire stations, parks and community centers.

The PF designation allows floor-area-ratios (FARs) up to 0.75 and the minimum parcel size shall be 6,000 square feet.

**RECREATION (R)** The Recreation classification is used to identify areas having open space value for recreation purposes and provide for utilization of these areas for public or private recreational development.

Examples of uses which are considered appropriate under this classification include, but are not limited to: private and public campgrounds; private and public parks or playgrounds; water-related recreation activities; golf courses and/ or driving ranges; restaurants; recreationally-related commercial activity; outdoor theaters; ball parks; and race tracks.

Areas designated as Recreation shall not be utilized for permanent residences. The minimum parcel size shall be five (5) acres. Structures shall not cover more than twenty percent (20%) of the site or be higher than thirty feet (30').

**Table LU-1: General Plan Land Use Designation and Zoning Districts Compatibility**

General Plan Land Use Designation	Existing Zoning Districts and Special or Combining Zones	Future Zoning Districts and Special or Combining Zones
<b>General Agriculture (GA)</b>	Recreation Zone (RZ) Recreation and Planned Motorsports Zone (RPM) Foothill Agricultural/Forestry Zone (FA) Exclusive Agricultural Zone (AE) Agricultural Transitional Zone (AT) Agricultural Preserve Zone (AP) Farmland Security Zone (FS)	Commercial Resort (C-R)
<b>Intensive Agriculture (IA)</b>	Foothill Agricultural/Forestry Zone (FA) Exclusive Agricultural Zone (AE) Agricultural Preserve Zone (AP) Farmland Security Zone (FS)	
<b>Foothill Agriculture/Forestry (FA)</b>	Recreation Zone (RZ) Recreation and Planned Motorsports Zone (RPM) Foothill Agricultural/Forestry Zone (FA) Exclusive Agricultural Zone (AE) Agricultural Transitional Zone (AT) Timberland Preserve Zone (TPZ) Agricultural Preserve Zone (AP) Farmland Security Zone (FS)	Commercial Resort (C-R)
<b>Agriculture Transition (AT)</b>	Foothill Agricultural/Forestry Zone (FA) Agricultural Transitional Zone (AT) Agricultural Preserve Zone (AP) Farmland Security Zone (FS) Rural Residential Estate Zone (RE) Rural Residential Estate Zone- North Willows (RE-NW)	
<b>Urban Reserve Area (URA)</b>	Recreation Zone (RZ) Foothill Agricultural/Forestry Zone (FA) Exclusive Agricultural Zone (AE) Agricultural Transitional Zone (AT)	Commercial Resort (C-R)



**Table LU-1: General Plan Land Use Designation and Zoning Districts Compatibility**

General Plan Land Use Designation	Existing Zoning Districts and Special or Combining Zones	Future Zoning Districts and Special or Combining Zones
	Agricultural Preserve Zone (AP) Farmland Security Zone (FS) Rural Residential Estate Zone (RE) Rural Residential Estate Zone- North Willows (RE-NW)	
<b>Rural Residential (RR)</b>	Rural Residential Estate Zone (RE) Rural Residential Estate Zone- North Willows (RE-NW) Planned Development Residential District (PDR)	
<b>Suburban Residential (SR)</b>	Single Family Residential Zone (R-1) Planned Development Residential District (PDR)	
<b>Single Family Residential (SFR)</b>	Single Family Residential Zone (R-1) Planned Development Residential District (PDR)	
<b>Multiple Family Residential (MFR)</b>	Multiple Residential Zone (R-M) Planned Development Residential District (PDR) Planned Mobile Home Parks (MHP)	
<b>Highway and Service Commercial (HSC)</b>	Commercial Zone (C) Service Commercial Zone (SC) Highway and Visitor Commercial District (HVC) Planned Development Commercial District (PDC)	
<b>Community Commercial (CC)</b>	Local Commercial District (LC) Community Commercial District (CC) Commercial Zone (C) Planned Development Commercial District (PDC)	
<b>Mixed Use (MU)</b>	Multiple Residential Zone (R-M) Local Commercial District (LC) Community Commercial District (CC)	Mixed Use Zone (MU)

**Table LU-1: General Plan Land Use Designation and Zoning Districts Compatibility**

General Plan Land Use Designation	Existing Zoning Districts and Special or Combining Zones	Future Zoning Districts and Special or Combining Zones
	Commercial Zone (C) Planned Development Residential District (PDR) Planned Development Commercial District (PDC)	
<b>Rural Service Center (RSC)</b>	Rural Residential Estate Zone (RE) Single Family Residential Zone (R-1) Multiple Residential Zone (R-M) Planned Development Residential District (PDR) Local Commercial District (LC) Community Commercial District (CC) Commercial Zone (C) Service Commercial Zone (SC) Highway and Visitor Commercial District (HVC) Planned Development Commercial District (PDC) Planned Mobile Home Parks (MHP)	
<b>Business Park Light Industrial (BPLI)</b>	Industrial Zone (I) Planned Development Commercial District (PDC) Industrial Park District (MP)	
<b>Industrial (I)</b>	Industrial Zone (I) Industrial Park District (MP)	
<b>Open Space/Public Lands (OSP)</b>	Recreation Zone (RZ) Timberland Preserve Zone (TPZ)	Commercial Resort (C-R)
<b>Public Facilities (PF)</b>	Recreation Zone (RZ) Airport Zone (AV)	Commercial Resort (C-R)



- LU 1-3** Locate lands designated for future development based on constraints associated with natural features, such as soil, slope, and drainage, preservation of the County’s resources, including agriculture, open space, and scenic views, and by public service availability, such as sewer and water capability.
- LU 1-4** Provide for a variety of residential options through the Unified Development Code in order to accommodate the housing needs of all segments of the county’s population.
- LU 1-5** Require development projects to provide adequate and appropriately located land, easements, or in-lieu fees for recreational uses, including neighborhood parks, existing and planned trails, and connections to existing or planned trails and other recreational resources.
- LU 1-6** Locate new County government buildings and other public and quasi-public uses, such as hospitals, meeting halls, and private schools, in existing urbanized areas in convenient, central locations that provide maximum access for the maximum number of residents.
- LU 1-7** Encourage future schools to be located in areas throughout the community in close proximity to the areas they are intended to serve.
- LU 1-8** Schools are an allowed land use within all residential, commercial, and mixed-use designations.

## ACTIONS IN SUPPORT OF GOAL LU-1

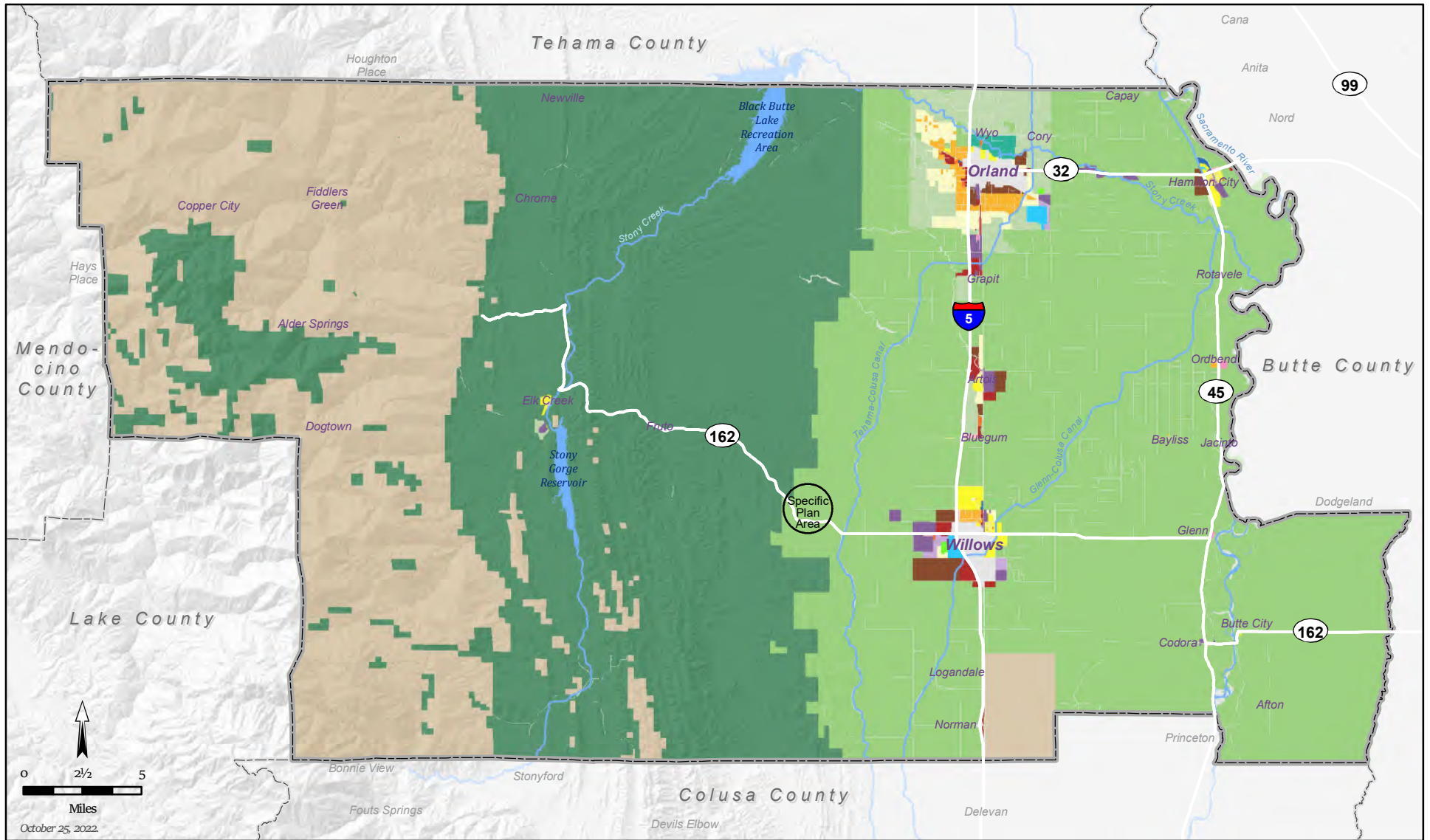
**Action LU-1a** *Following the adoption of this plan, review and revise the County Unified Development Code, development standards, and zoning maps to conform to the updated General Plan.*

**Action LU-1b** *Update the Glenn County Development Code to add the following new zoning districts:*



- *Commercial Resort (C-R) Zoning District. The C-R zone is intended to provide opportunities for a mix of commercial uses oriented towards tourists and other visitors to the County, including but not limited to, agriculturally based tourism, sports fishing, hunting, marinas, lodging, and other related uses.*
- *Mixed Use (MU) Zoning District. The MU zone is intended to provide for a mix of both commercial and residential uses at residential*

*densities similar to the MFR zoning district.*

- Action LU-1c** *Regularly review the General Plan to ensure that its policies and actions still reflect public sentiment about the desired character of communities, that adequate policies are in place to protect the County's important resources, and that adequate land is identified to accommodate high-quality employment-generating uses and associated housing demand.*
- Action LU-1d** *Refer applications for General Plan Amendments which would, in the judgment of the Director of Planning and Community Development Services, represent a substantive departure from the direction of the General Plan, to the Board of Supervisors for consideration prior to full review, including compliance with the California Environmental Quality Act, and processing. The Board of Supervisors shall be asked to determine whether: (a) the application may proceed, or (b) the application should be immediately scheduled for denial.*
- Action LU-1e** *Through the development review and permit process, ensure that residential developments meet the minimum density requirement stipulated on the Land Use Map in order to ensure that Glenn County has an ample number of housing units to meet all of its housing needs.*
- Action LU-1f** *Calculate residential densities by gross acre, as outlined in Policy LU 1-2 of this Land Use Element.*
- Action LU-1g** *Through the development review and permit process, screen development proposals for land use compatibility, including potential conflicts with adjacent uses and operations.*
- Action LU-1h** *Collaborate and coordinate with the local school districts to assist in the identification of suitable future school sites, and provide assistance through land use and zoning actions to aid the school districts in the procurement and entitlement of future school sites.*



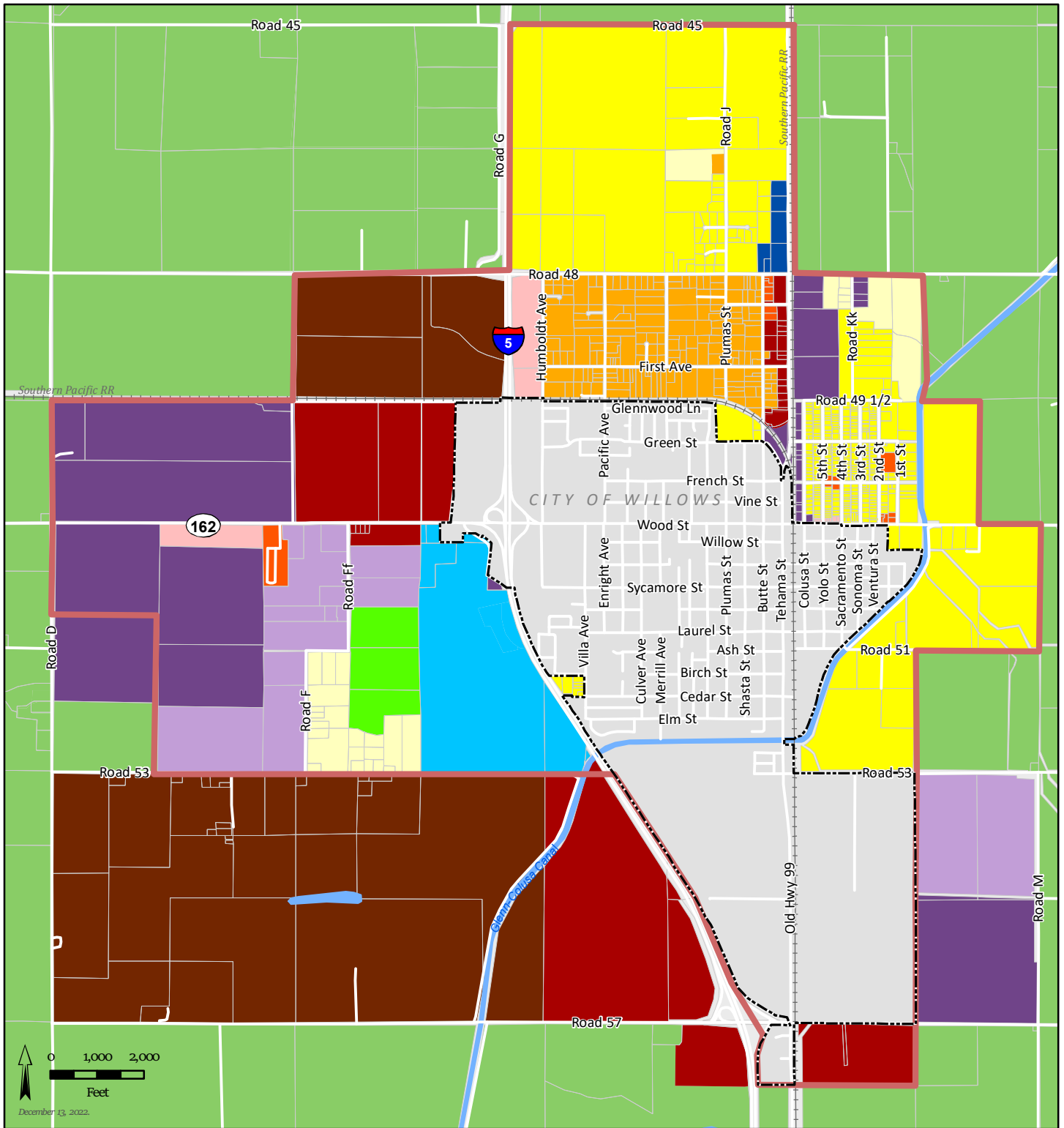
**General Plan Designations**

- |  |  |  |
|--|--|--|
|  Foothill Agriculture/Forestry |  Single Family Residential      |  Rural Service Center           |
|  General Agriculture           |  Suburban Residential           |  Business Park Light Industrial |
|  Intensive Agriculture         |  Multiple Family Residential    |  Industrial                     |
|  Agricultural/Residential      |  Urban Reserve                  |  Mixed Use                      |
|  Ag Transition                 |  Community Commercial           |  Public Facilities              |
|  Rural Residential             |  Highway and Service Commercial |  Recreation                     |

COUNTY OF GLENN, CALIFORNIA

**FIGURE LU-1.**  
**LAND USE MAP - COUNTYWIDE**

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**LEGEND**

City of Willows      Willows Sphere of Influence

**General Plan Designations**

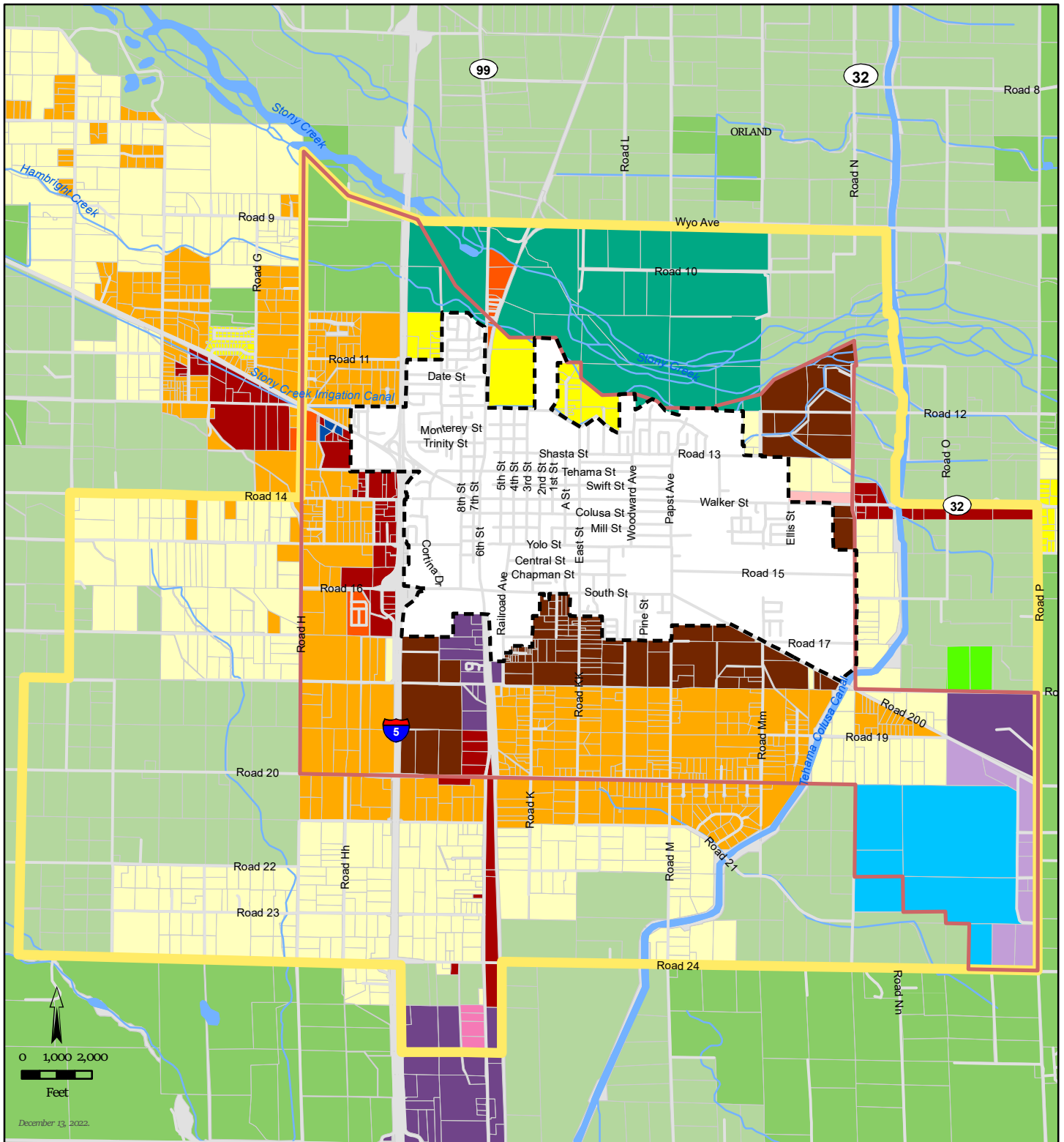
- |                          |                             |                      |
|--------------------------|-----------------------------|----------------------|
| Foothill                 | Single Family Residential   | Rural Service Center |
| Agriculture/Forestry     | Suburban Residential        | Business Park Light  |
| General Agriculture      | Multiple Family Residential | Industrial           |
| Intensive Agriculture    | Urban Reserve               | Mixed Use            |
| Agricultural/Residential | Community Commercial        | Public Facilities    |
| Ag Transition            | Highway and Service         | Recreation           |
| Rural Residential        | Commercial                  |                      |

COUNTY OF GLENN, CALIFORNIA

**FIGURE LU-2.**  
**LAND USE MAP - WILLOWS**

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**LEGEND**

- Orland City Limits
- Orland Sphere of Influence
- General Plan Focus Area

**General Plan Designations**

- |  |   |  |
|--|---|--|
| <ul style="list-style-type: none"> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: #006400; margin-right: 5px;"></span> Foothill</li> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: #90EE90; margin-right: 5px;"></span> Agriculture/Forestry</li> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: #90EE90; margin-right: 5px;"></span> General Agriculture</li> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: #90EE90; margin-right: 5px;"></span> Intensive Agriculture</li> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: #00FF00; margin-right: 5px;"></span> Agricultural/Residential</li> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: #008000; margin-right: 5px;"></span> Ag Transition</li> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: #FFFF00; margin-right: 5px;"></span> Rural Residential</li> </ul> | <ul style="list-style-type: none"> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: #FFFF00; margin-right: 5px;"></span> Single Family Residential</li> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: #FFA500; margin-right: 5px;"></span> Suburban Residential</li> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: #FF8C00; margin-right: 5px;"></span> Multiple Family Residential</li> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: #8B4513; margin-right: 5px;"></span> Urban Reserve</li> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: #FFB6C1; margin-right: 5px;"></span> Community Commercial</li> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: #DC143C; margin-right: 5px;"></span> Highway and Service Commercial</li> </ul> | <ul style="list-style-type: none"> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: #FF69B4; margin-right: 5px;"></span> Rural Service Center</li> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: #9370DB; margin-right: 5px;"></span> Business Park Light Industrial</li> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: #483D8B; margin-right: 5px;"></span> Industrial</li> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: #00008B; margin-right: 5px;"></span> Mixed Use</li> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: #00BFFF; margin-right: 5px;"></span> Public Facilities</li> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: #D2B48C; margin-right: 5px;"></span> Recreation</li> </ul> |
|--|---|--|

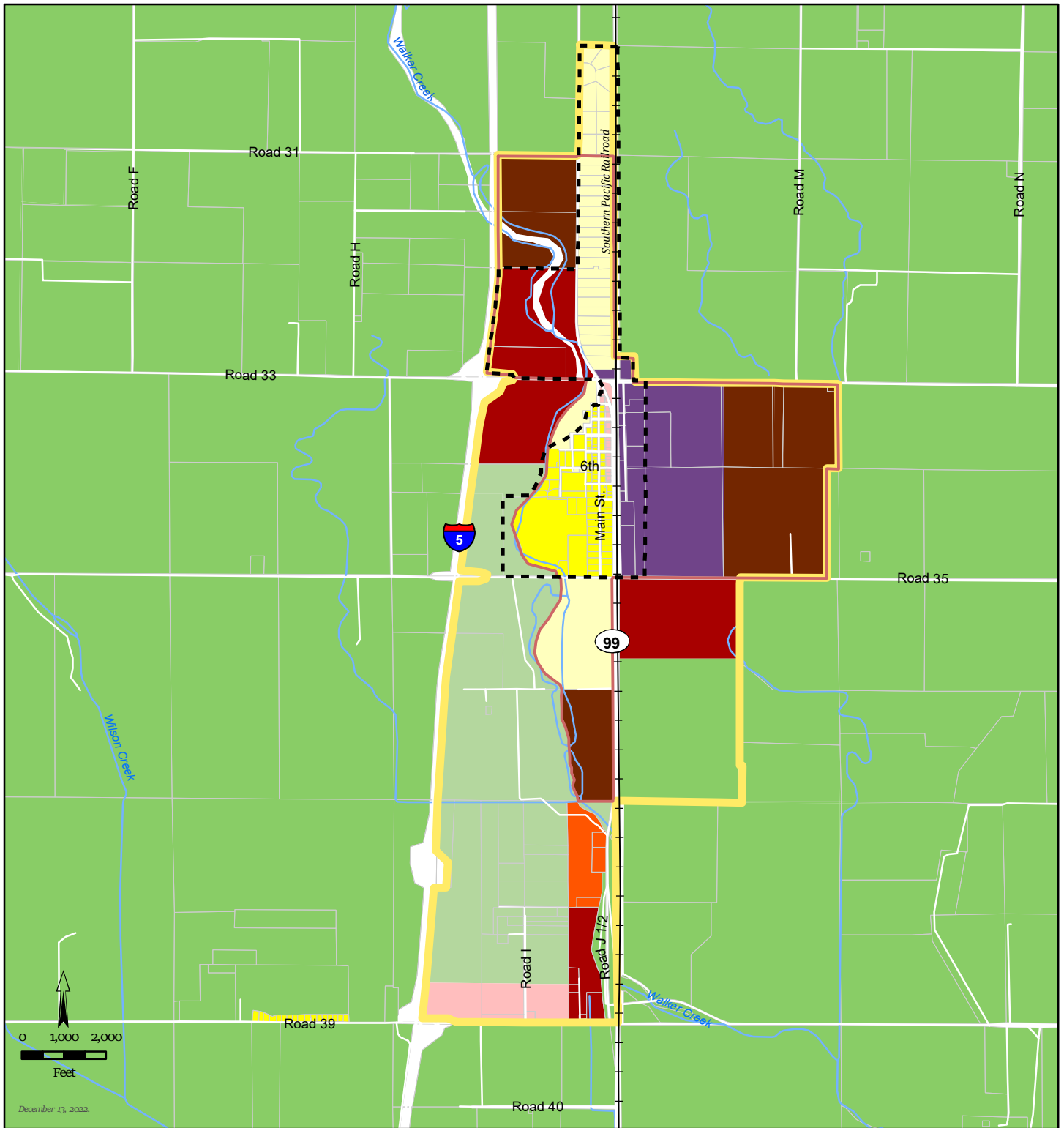
COUNTY OF GLENN, CALIFORNIA

**FIGURE LU-3.  
LAND USE MAP - ORLAND**

December 13, 2022

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**LEGEND**

- Artois Urban Limit Line
- Artois Sphere of Influence
- Artois General Plan Focus Area

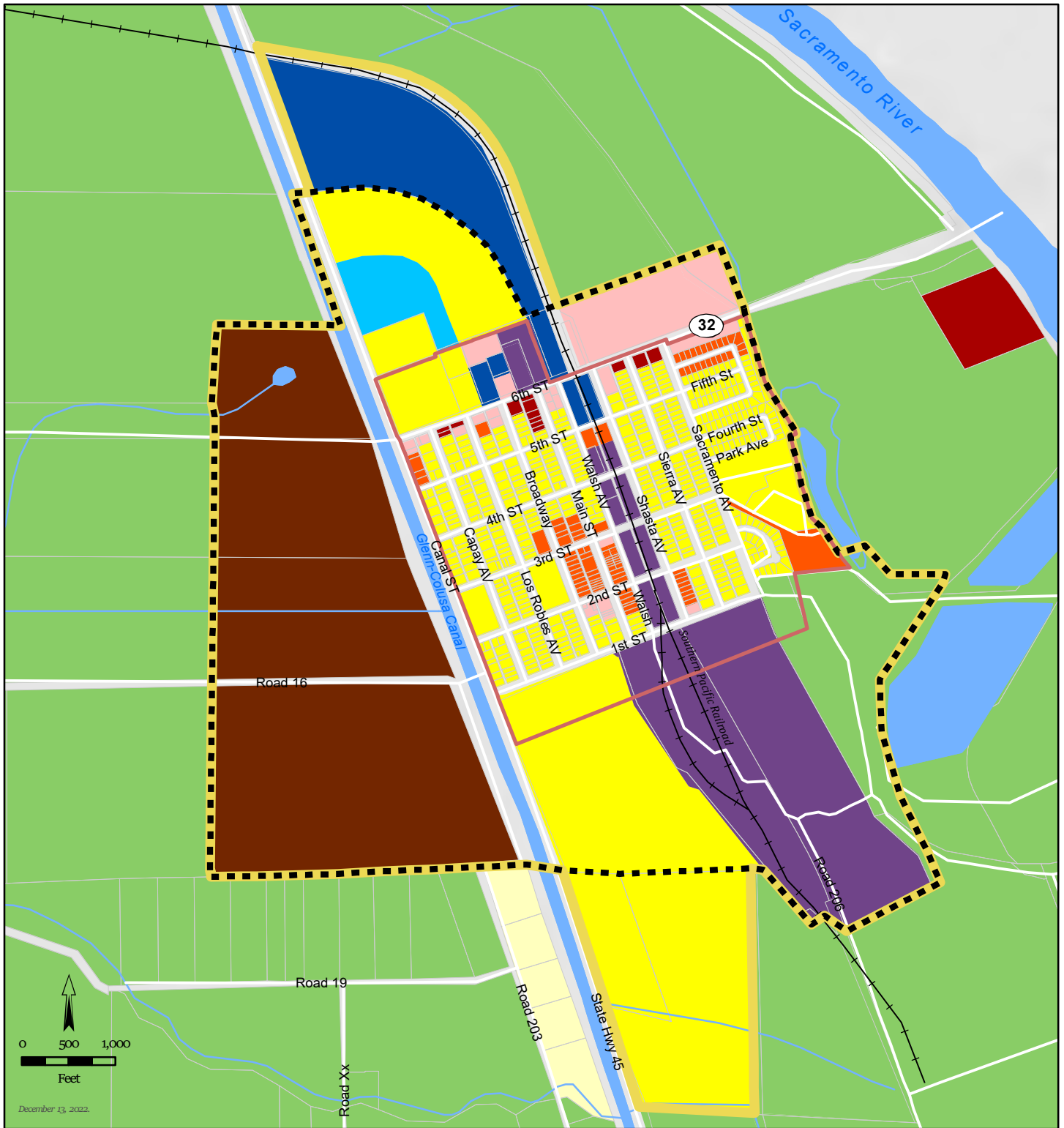
**General Plan Designations**

- |  |   |  |
|--|---|--|
| <ul style="list-style-type: none"> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #2e8b57; margin-right: 5px;"></span> Foothill</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #90ee90; margin-right: 5px;"></span> Agriculture/Forestry</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #c8e6c9; margin-right: 5px;"></span> General Agriculture</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #8bc34a; margin-right: 5px;"></span> Intensive Agriculture</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #ffeb3b; margin-right: 5px;"></span> Agricultural/Residential</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #008080; margin-right: 5px;"></span> Ag Transition</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #fff9c4; margin-right: 5px;"></span> Rural Residential</li> </ul> | <ul style="list-style-type: none"> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #ffff00; margin-right: 5px;"></span> Single Family Residential</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #ffa500; margin-right: 5px;"></span> Suburban Residential</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #ff4500; margin-right: 5px;"></span> Multiple Family Residential</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #800000; margin-right: 5px;"></span> Urban Reserve</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #ffb6c1; margin-right: 5px;"></span> Community Commercial</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #800000; margin-right: 5px;"></span> Highway and Service Commercial</li> </ul> | <ul style="list-style-type: none"> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #ffb6c1; margin-right: 5px;"></span> Rural Service Center</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #9370db; margin-right: 5px;"></span> Business Park Light Industrial</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #483d8b; margin-right: 5px;"></span> Industrial</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #000080; margin-right: 5px;"></span> Mixed Use</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #00bfff; margin-right: 5px;"></span> Public Facilities</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #d2b48c; margin-right: 5px;"></span> Recreation</li> </ul> |
|--|---|--|

COUNTY OF GLENN, CALIFORNIA

**FIGURE LU-4.**  
**LAND USE MAP - ARTOIS**

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**LEGEND**

- Urban Limit Line
- Sphere of Influence
- General Plan Focus Area

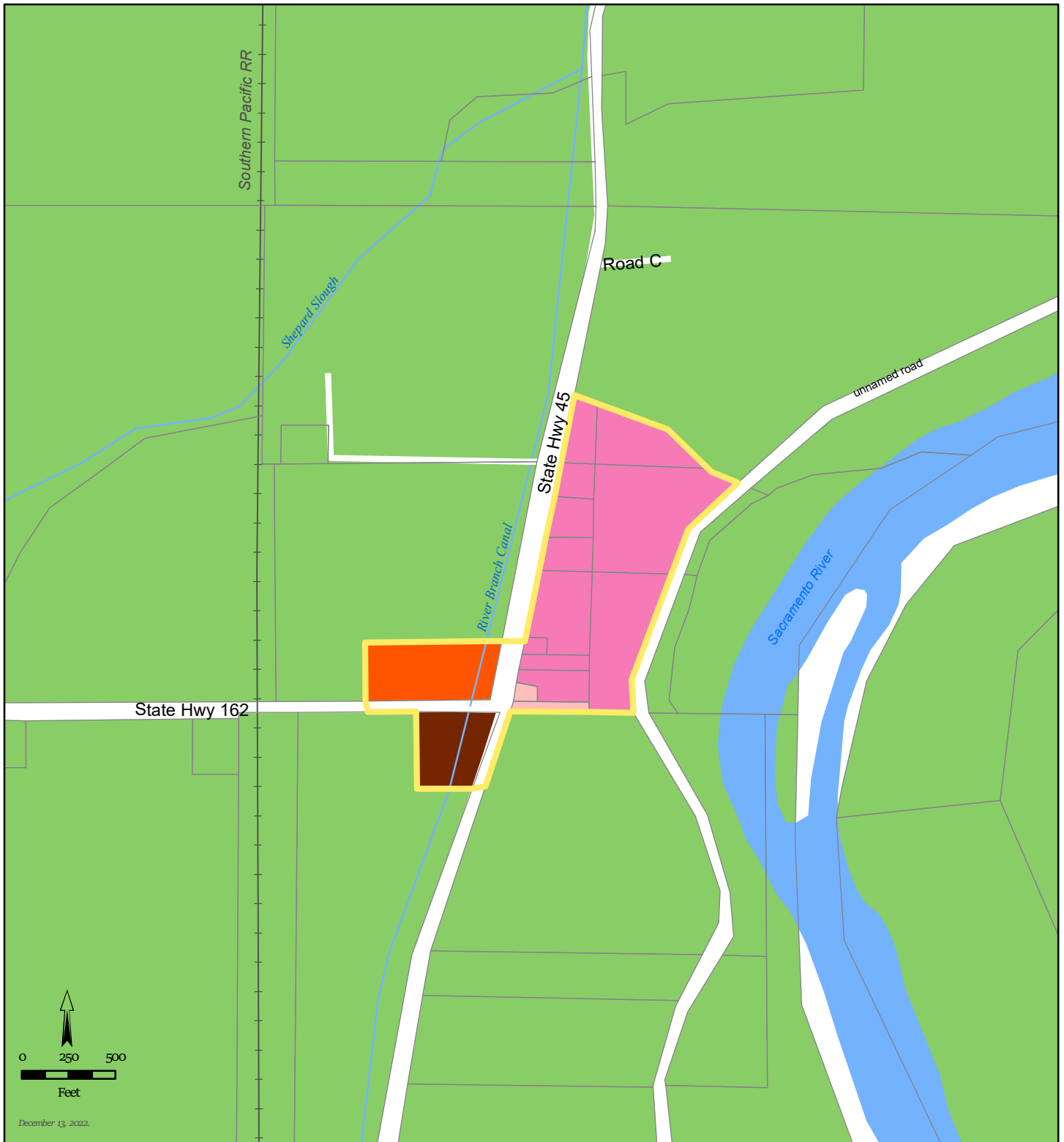
**General Plan**

- |                          |                             |                     |
|--------------------------|-----------------------------|---------------------|
| Foothill                 | Single Family Residential   | Rural Service       |
| Agriculture/Forestry     | Suburban Residential        | Business Park Light |
| General                  | Multiple Family Residential | Industrial          |
| Intensive                | Urban                       | Industrial          |
| Agricultural/Residential | Community Commercial        | Mixed               |
| Ag                       | Highway and Service         | Public              |
| Rural Residential        | Commercial                  |                     |

COUNTY OF GLENN, CALIFORNIA

**FIGURE LU-5.**  
**LAND USE MAP - HAMILTON CITY**

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December 13, 2022.

**LEGEND**

Glenn General Plan Focus Area

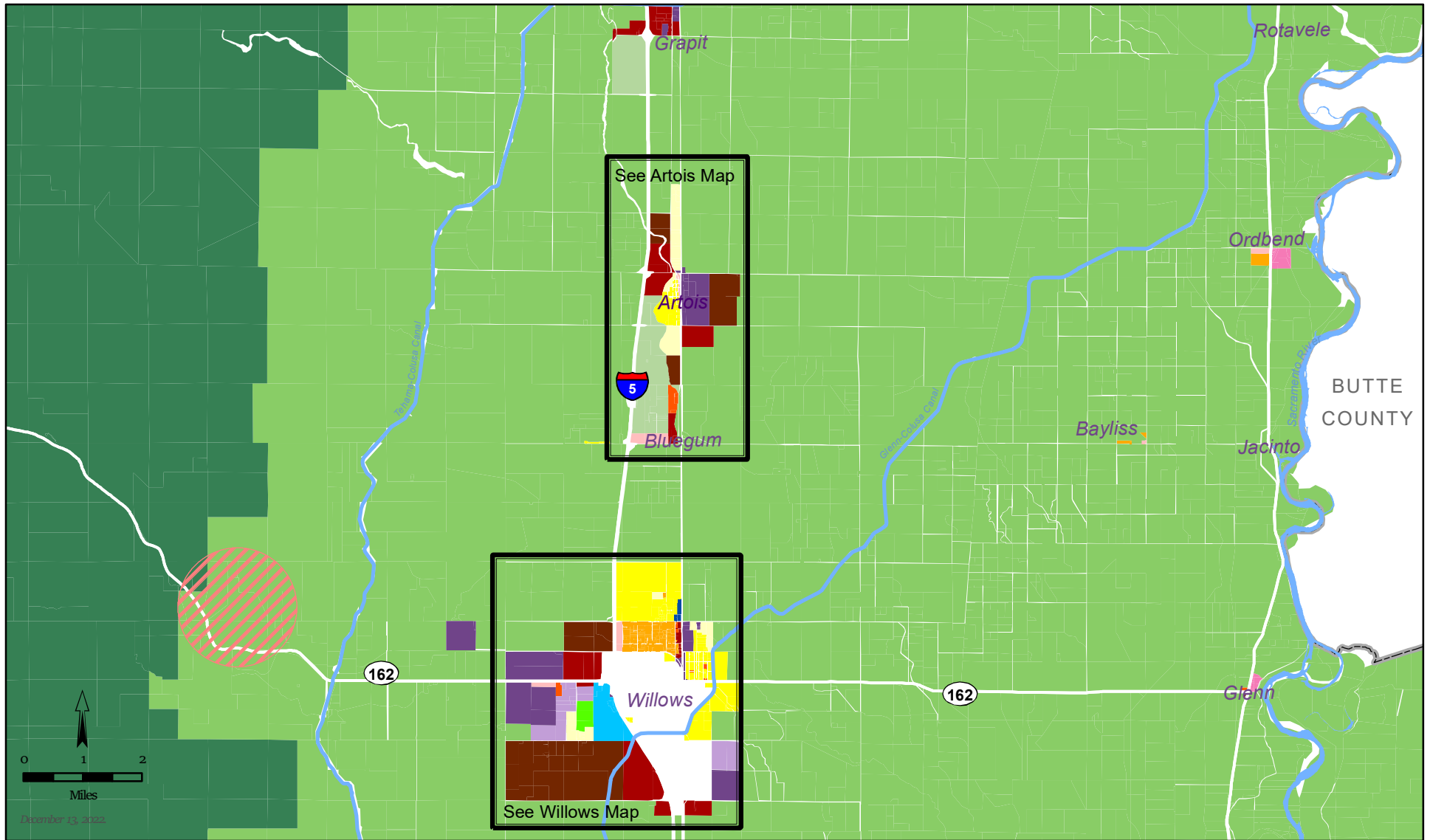
**General Plan Designations**

- |                          |                             |                      |
|--------------------------|-----------------------------|----------------------|
| Foothill                 | Single Family Residential   | Rural Service Center |
| Agriculture/Forestry     | Suburban Residential        | Business Park Light  |
| General Agriculture      | Multiple Family Residential | Industrial           |
| Intensive Agriculture    | Urban Reserve               | Industrial           |
| Agricultural/Residential | Community Commercial        | Mixed Use            |
| Ag Transition            | Highway and Service         | Public Facilities    |
| Rural Residential        | Commercial                  | Recreation           |

COUNTY OF GLENN, CALIFORNIA

**FIGURE LU-6.  
LAND USE MAP - GLENN**

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General Plan Designations

- |                          |                             |                                |                              |
|--------------------------|-----------------------------|--------------------------------|------------------------------|
| Foothill                 | Rural Residential           | Community Commercial           | Industrial                   |
| Agriculture/Forestry     | Single Family Residential   | Highway and Service Commercial | Mixed Use                    |
| General Agriculture      | Suburban Residential        | Rural Service Center           | Public Facilities            |
| Intensive Agriculture    | Multiple Family Residential | Business Park Light Industrial | Recreation                   |
| Agricultural/Residential | Urban Reserve               |                                | Potential Specific Plan Area |
| Ag Transition            |                             |                                |                              |

COUNTY OF GLENN, CALIFORNIA

FIGURE LU-7.  
LAND USE MAP - I5 CORRIDOR

## FOCUSED GROWTH

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### Goal LU-2

Focus future growth in and around existing communities in order to preserve and enhance the County's agriculture and rural character, and to provide safe, attractive and vibrant community areas

### POLICIES

- LU 2-1** Concentrate future development within or adjacent to the communities that provide urban services, including Willows, Orland, Hamilton City, and Artois, with an emphasis on placing large-scale and more intense development projects in these population centers as opposed to other rural and remote areas that lack public services and amenities, or are not connected to an existing community.
- LU 2-2** Make land use decisions that promote compact communities, generally filling in gaps of vacant and underutilized land between already developed areas before growing outward.
- LU 2-3** Use the Agricultural Transition and Rural Residential land use designations to buffer agricultural and other types of open space from existing communities.
- LU 2-4** Prohibit freestanding subdivisions and large-scale commercial developments that are isolated from existing communities, are outside of city and utility district spheres of influence, and/or and lack access to urban-level services.
- LU 2-5** To conserve open space and agricultural lands outside of planned urban areas and provide the efficient use of public services, make land use decisions that reinforce the cultural and economic viability of unincorporated community centers of the County, including Hamilton City, Artois, Glenn, Codora, and Ord Bend.
- LU 2-6** Use the Urban Reserve Area land use designation to identify lands for future urban use and to delineate the maximum extent of urban growth that can occur around established communities.



**LU 2-7** Require development proposals for lands designated Urban Reserve Area to request a General Plan Amendment to the proposed use. The General Plan Amendment shall require the following findings:

- The majority of adjacent designated urban residential and commercial lands has been built out or has received land use entitlements necessary for build out,
- Urban services (water, wastewater, storm drainage, utilities, and roads) have been extended or planned to be extended to the lands proposed for a General Plan Amendment,
- Adequate flood control measures are in place,
- The amendment would not create an island of urban uses in a rural, agricultural, or open space area, and
- The amendment would not result in leapfrog development patterns.

**LU 2-8** Require that permanent, well-defined buffer areas be provided as part of new non-agricultural development proposals located adjacent to designated agricultural land uses. These buffer areas shall be dedicated in perpetuity, shall be of sufficient size to protect agriculture from the impacts of incompatible development and to mitigate the effects of agricultural operations on adjacent land uses, and shall be credited as open space.

**LU 2-9** Use permanent physical features or barriers to separate agricultural from rural or urban uses wherever possible. Such features include rivers, streams, canals, roads, railroads, and topographical features.

**LU 2-10** Encourage clustering of residential development when parcels are adjacent to commercial agricultural lands, so as to place dwellings as far as possible from the agricultural land.

**LU 2-11** Use permanent physical features or barriers to separate agricultural from rural or urban uses wherever possible. Such features include rivers, streams, canals, roads, railroads, and topographical features.

## Leapfrog Development

Leapfrog Development means the development of vacant land which is separated from existing cities or other urban development, leaving large areas of vacant land between developed areas. Leapfrog development often requires the extension of utilities and infrastructure, and often leads to sprawl, which can result in impacts to agricultural lands and sensitive natural habitat.

**LU 2-12** Provide for the orderly transition of lands within areas identified for urban development from agricultural to urban uses, and encourage and allow agricultural uses to continue until such time as urban development occurs.

**LU 2-13** Ensure that the density and intensity of allowed development in established communities and rural areas is consistent with the existing and planned capability of public services and infrastructure.

**LU 2-14** Require proposed urban and rural residential development to be consistent with the following:

Rural Residential

- The soil is determined to be suitable for septic tank use by the Environmental Health Department
- Groundwater is determined to be sufficient to support a well by the Environmental Health Department and Glenn Groundwater Authority
- The parcel can be made accessible from a public street
- It can be demonstrated that the development is compatible with surrounding uses and will not have a significant, adverse effect on adjoining properties.
- The area is accessible for fire protection and can meet fire resistance guidelines if located in a high hazard area.
- It can be demonstrated that potable water is available.

Urban Residential (includes Single Family and Multi Family Residential)

- The community utility systems, including water, drainage, and sewer, if available, can accommodate the additional demand.
- The area has access to a major transportation route and reasonable access to transit service.
- The impact of the development on local streets can be mitigated to acceptable levels.

- Adequate fire protection measures are provided.
- The site adjoins existing urban (residential, commercial, public facility, etc.) development.
- The project avoids the repetition of residential facades/designs within subdivisions.
- The development is compact, is sensitive to natural resources, public safety, efficiently uses water and energy, maximizes bicycle and pedestrian opportunities, provides multi-modal connections to nearby neighborhoods, bike/pedestrian routes and trails, and provides direct, safe routes to services, schools, and shopping.

**LU 2-15** Require new development projects to connect to existing community utility service systems (such as water, sewer, and natural gas) when such systems are reasonably available to the project site. “Reasonably available” generally means within 1,000 feet of the parcel line. However, the final determination of “Reasonably available” shall be determined by the Director of the Planning and Community Development Services Agency on a case-by-case basis.

**LU 2-16** Allow resource-dependent industrial uses to locate outside urban limit lines and other areas planned for development, when such uses are dependent upon close proximity to resource production lands, and are not dependent on an urban level of service.

**LU 2-17** Encourage urban development within the Spheres of Influence (SOIs) of Willows and Orland to be annexed as part of the project review and approval process. Urban development within the SOIs may remain within the County under the following conditions:

- a) The city will not consent to annex or annexation is not possible under State law;
- b) Public service demands of the proposed development are within service capabilities of the County and affected special districts; and
- c) The proposed use and density are consistent with the County's General Plan and compatible with the City's General Plan.

## Urban Limit Lines (ULL)

Urban Limit Lines reflect the boundary around cities and unincorporated communities within which urban development will be directed. These lines represent those areas where growth can be accommodated because urban services and infrastructure sufficient to serve development is either available or can be made available within the planning period. ULL's are included for the Cities of Willows, and Orland, and the unincorporated communities of Hamilton City, Artois, Butte City and Elk Creek.

## Sphere of Influence (SOI)

A Sphere of Influence (SOI) is the probable physical boundary and service area of a local agency, as adopted by a Local Agency Formation Commission (LAFCO). An SOI may include both incorporated and unincorporated areas within which a city or special district will have primary responsibility for the provision of public facilities and services.

- LU 2-18** Ensure that rural and semi-rural living opportunities continue to be provided in the communities in the County, as well as in the rural, forested, and remote areas of the County, when feasible and appropriate with the consideration of a range of factors, including environmental impact, safety, access, hazards and the availability of water.
- LU 2-19** Maintain the compatibility of surrounding land uses and development, so as not to impede the existing and planned operation of public airports, landfills and related facilities and community sewage treatment facilities.
- LU 2-20** Provide an orderly framework for communication and coordination between the County and the cities of Willows and Orland regarding development, public services and improvements.
- LU 2-21** Afford the cities of Orland and Willows the opportunity to review and comment on matters within their adopted Spheres of Influence, and consider their recommendations in rendering land use decisions.
- LU 2-22** Work cooperatively and negotiate with each of the cities to achieve mutually beneficial outcomes related to, among other things: planning within spheres of influence; development impact fees for funding of regional parks and amenities, regional roadways and government services that benefit the entire County (including incorporated areas) and “replacement” funding for revenues foregone to protect agriculture and rural character.
- LU 2-23** Prior to additional development of Thunder Hill Raceway Park, require the development of a specific plan to guide the placement of future improvements in the area consistent with the policies and standards of the General Plan.

### ACTIONS IN SUPPORT OF GOAL LU-2:

- Action LU-2a** *Provide land use and development proposals for proposed projects that are either located within the sphere of influence or within areas of concern or interest, as designated and adopted by LAFCO for the Cities of Willows or Orland to the appropriate city's Planning Department for review and comment.*

- Action LU-2b** *Actively participate with LAFCO and the relevant cities and agencies in any proposed updates to the spheres of influence of the cities and other public service agencies.*
- Action LU-2c** *Work closely and actively with the cities, public utility districts, fire districts, and other special districts in developing programs for future capital improvements to ensure that such programs accommodate existing and planned growth.*
- Action LU-2d** *Encourage annexation to the incorporated cities of properties within one half mile of the existing city limits of Orland and Willows, such as the land area between Stony Creek and the present city limit line of the City of Orland, prior to development.*
- Action LU-2e** *Develop and adopt a Specific Plan, or similar comprehensive planning document, to guide future development, facilities, safety, and infrastructure at the Thunderhill Raceway Park, located on Highway 162, west of Willows. The planning document should address the following provisions, at a minimum:*
- a) Standards and provisions to motorsports operations, activities, and supporting services and logistics;*
  - b) Standards and provisions for supporting commercial uses, include food services, retail, and fuel sales;*
  - c) Standards and provisions for limited temporary residential uses, including residential lofts, RV parks, and other overnight accommodations which are not intended for full-time residential occupancy. Exceptions for full-time residential care-taker units may be developed;*
  - d) Planning for adequate utilities and services, including parking, water, sewer, drainage, and fire protection; and*
  - e) Provisions and safety standards for the use and storage of hazardous materials, including volatile fuels*

## AGRICULTURAL LAND USE

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### Goal LU-3

Maintain agriculture as the primary dominant land use within the County, and ensure that land use and planning decisions support a strong a vibrant agricultural economy

### POLICIES

**LU 3-1** Ensure that future development and land use decisions protect the integrity of agriculture and do not create a hardship for the county's farmers.

**LU 3-2** Ensure that lands presently in agricultural uses that do not adjoin existing communities continue to be designated for agricultural uses and are protected through the county's land use regulations.

**LU 3-3** Require lands designated General Agriculture, Intensive Agriculture, Foothill Agricultural/Forestry, or Agriculture Transition to remain designated for agricultural use, including businesses or uses that directly support County agricultural activities, for at least the duration of the planning period, with the exception of lands re-designated consistent with the requirements of Policy LU 3-4.

**LU 3-4** The Land Use Map may be amended from time to time to ensure that there is an adequate supply of industrial, commercial, public service, residential, and other lands to serve the County's economic needs. However, agricultural and open space lands shall not be re-designated or developed for urban or residential uses unless:

- The proposed use is necessary for the economic, agricultural, and social well-being of the County.
- Residential uses are located away from areas of excessive noise, smoke, or dust, especially in those areas adjoining freeways or industrial uses.
- The proposed use will not conflict with existing or anticipated uses in the vicinity.

**LU 3-5** With the exception of farmworker and senior housing allowed by state law, limit residential development on agricultural parcels to a single-family primary home and second unit consistent with State housing law.

**LU 3-6** Continue to allow industrial agriculture-related operations and facilities on parcels designated for agricultural uses. Examples include processing plants and facilities, such as hulling operations, greenhouses, wineries, silos, dehydrators, canneries and similar agricultural support uses.

**LU 3-7** Develop accommodations for the development of large-scale commercial energy production, such as solar, on agricultural parcels. Such projects shall require the following:

- A use permit.
- An energy production overlay zone.
- Detailed and rigorous site planning and development standards.

Such projects shall only be located on agricultural parcels with marginal or poor farmland. Prime farmlands are not appropriate for this type of development.

## ACTIONS IN SUPPORT OF GOAL LU-3

**Action LU-3a** Utilize density transitions in order to protect the integrity of existing land use patterns and minimize the impacts on existing uses and residents. It shall be County policy:

1. To locate lower residential densities adjacent to open space, areas of agricultural use, and existing lower density residential areas;
2. To locate higher residential densities in proximity to services, transit, and/or employment activity centers;
3. To require buffer lots in new residential developments that abut agricultural parcels.

**Action LU-3b** Amend the Unified Development Code to include an Energy Park Combining Zone and prepare an Energy Production Ordinance. The Energy Park Combining Zone and Energy Production Ordinance shall include standards including, but not limited to:

- a. Height, size and location of structures and facilities.
- b. Protection of natural resources, including sensitive habitat, riparian areas, wetlands, and scenic viewsheds.
- c. Setbacks from adjacent parcels to minimize or reduce land use conflicts.
- d. Adequate parking and circulation network improvements.
- e. Security and site access controls.
- f. Nighttime lighting.
- g. Noise, odors and other nuisances.

**Action LU-3c** Solicit and encourage the voluntary establishment of conservation easements or other development restrictions to the County or a qualified private nonprofit corporation to preserve the agricultural use of the land in areas designated for agricultural use, where subdivision of land would promote incompatible development.

**Action LU-3d** Continue to utilize a "Right to Farm" Ordinance as a method to reduce the impacts of potential land use conflicts.



## COMMERCIAL LAND USE

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### Goal LU-4

Provide for a diversified mix of strong retail centers, service commercial activities, manufacturing enterprises, and high-paying employment opportunities that contribute to Glenn County's economic well-being

### POLICIES

- LU 4-1** Encourage commercial and industrial development in areas where adequate facilities and services exist or where facilities and services can be made available, including areas within and adjacent to the incorporated cities, established unincorporated communities, and along the I-5 corridor.
- LU 4-2** Require proposed commercial development to be consistent with the following:
- a) The area can be readily hooked up to public water facilities.
  - b) The community utility systems can accommodate the added demand without additional costs to the existing community.
  - c) The area has access to a major transportation route.
  - d) The impact of the development on local streets, including traffic congestion and noise, can be mitigated to acceptable levels.
  - e) Adequate fire protection measures are provided.
- LU 4-3** Encourage infill development of vacant lots within existing commercial districts and the core downtown/business areas before new shopping areas are built on the periphery of communities.
- LU 4-4** Ensure that zoning and land use designations at the Interstate 5 freeway interchanges at Artois, and the unincorporated areas near Willows and Orland are used for highway-oriented commercial uses. These uses, which include hotels, restaurants, and service stations, should be oriented to interstate travelers, tourists, and visitors to the County's various open space recreation and agricultural opportunities.

Development at these interchanges should be planned to minimize traffic and safety hazards on local streets and regional transportation facilities to the extent feasible.

**LU 4-5** Discourage the conversion of designated industrial land to non-industrial uses.

**LU 4-6** Where appropriate, promote the development of well-planned and designed industrial and business parks catering to local businesses, as well as to outside opportunities.

**LU 4-7** Require proposed industrial development to be consistent with the following:

- a) The area can be readily hooked up to public sewer and water facilities where these facilities are available, or to private sewer and water facilities where utilities do not yet exist.
- b) If the industry uses community utilities, that community systems can accommodate the added demand without additional costs to the existing community.
- c) If the project is to be served by groundwater wells, that reliable, scientific data be provided in the project development application that demonstrates that groundwater will be available under all conditions, including drought, that surrounding the wells will not have appreciable adverse effects on the quality and quantity of existing domestic and agricultural water supplies, and that private sewage disposal systems can comply with Environmental Health Department standards.
- d) The project will not significantly contribute to air, water, light, and noise pollution.
- e) The area has access to a major transportation route.
- f) The impact of the development on local streets can be mitigated to acceptable levels.
- g) The area is located within 10 minutes of a fire station or can mitigate fire hazards through additional measures, such as, water storage and

pressure systems, building sprinkler systems and/or providing its own fire protection independently.

- LU 4-8** Require new industrial development to pay its fair share of increases in public service and facilities costs.
- LU 4-9** Support the orderly growth of the Willows-Glenn County and Orland-Haigh Field airports, the development of compatible uses for the areas surrounding these airports, and safeguard the general welfare of the inhabitants within the vicinity of each airport and the public in general.
- LU 4-10** Require that development agreements, tribal agreements, memoranda of understanding, conservation easements and other similar arrangements add community value by securing “net” public benefits to Glenn County over and above CEQA mitigation requirements and conditions of approval.

## ACTIONS IN SUPPORT OF GOAL LU-4

**Action LU-4a** *Revise the Unified Development Code to create zoning districts that distinguish light industrial from heavy industrial uses and that accommodate business park and research and development uses. Such revisions may include Light Industrial (M-1), Heavy Industrial (M-2), Business Park (BP), and Research and Development (RD) districts. The intent is to accommodate light industrial and research and development uses in locations where heavy industrial development may not be compatible with nearby residences or sensitive uses. The light industrial zone should also allow highway commercial uses.*

## ARCHITECTURAL SITE PLANNING

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### Goal LU-5

Maintain and enhance the visual quality of the County by promoting high standards for architecture and site design for all development projects, both public and private.

### POLICIES

- LU 5-1** Discourage strip commercial development and locate future commercial development in well-designed commercial centers having adequate and controlled access to public roads.
- LU 5-2** Establish design review guidelines for application to areas within established community areas, and establish new and creative design guidelines for development nodes along the I-5 corridor area.
- LU 5-3** Ensure that “heavy” commercial uses and industrial uses, including but not limited to, auto salvage yards, truck parking lots, and farm implement sales yards, are visually screened from urban residential uses and high-use public corridors.

## ACTIONS IN SUPPORT OF GOAL LU-5:

**Action LU-5a** *Revise the Unified Development Code to include design standards that promote attractive development for commercial, industrial, office, institutional, and multiple family development; include design recommendations that encourage “green” design construction; and address the following provisions:*

1. *Site planning sensitive to the natural environment and that addresses creating functional and attractive places.*
2. *Building rehabilitation and modification to improve existing structures.*
3. *Low environmental impact materials and products, including recycled and local materials, and recycling of construction waste.*
4. *Passive and active solar elements and use of efficient heating and cooling systems.*
5. *Standards for building design and appropriate use of materials to provide high-quality development, including requiring buildings to be sited toward the street, except for approved plazas, seating areas, and entry nooks; off-street parking, if any, located to the rear of the building or lot; architecture that incorporates a pedestrian scale with varied articulated facades, windows and building features; and community design features, such as landscaping, entry features, fountains, plazas, pedestrian furniture, and similar features.*
6. *Landscaping and design elements to screen unsightly elements from public and neighboring view.*
7. *Standards for adequate off-street parking and alternatives to on-site parking in downtown and historical areas.*
8. *Standards for exterior lighting, signage, and trash/recycling containment facilities.*

## PUBLIC HEALTH

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### Goal LU-6

Promote public health and well-being through land use planning efforts.

### POLICIES

- LU 6-1** Balance land use decisions and land use burdens countywide so that there is not a disproportionate impact to any one group of residents because of age, culture, ethnicity, gender, race, socio-economic status, or other arbitrary factor.
- LU 6-2** Allow for meaningful participation in the planning process by affected and interested groups or individuals.
- LU 6-3** Assist existing communities, residents, and businesses to obtain the services, support and infrastructure needed to thrive and be successful.
- LU 6-4** Participate in countywide, regional and other multi-agency planning efforts related to agriculture, water supply, tourism, open space, air quality, housing, green infrastructure, recreation, habitat conservation, energy, emergency preparedness and flood protection to ensure that the needs of the County's residents and businesses are not overlooked.
- LU 6-5** Encourage new development projects to incorporate pedestrian-scale design features that encourage walking, bicycling and the use of alternative transportation modes.
- LU 6-6** Support local farmer's markets, local food co-ops, and other programs that provide locals access to fresh, healthy, locally grown food.
- LU 6-7** Support efforts to provide affordable health care, mental health services and community support services to all County residents.
- LU 6-8** Encourage new development projects to incorporate public safety measures into project designs. Such measures may include, but are not limited to: crosswalks, exterior lighting, windows oriented towards the street, and other measures contained in the Crime Prevention through Environmental Design (CPTED) approach.

**LU 6-9** Improve community cohesiveness through the encouragement and promotion of community events, including parades, festivals, trade shows, rodeos and other events that bring people together to socialize in a community-based setting.

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# Circulation



## INTRODUCTION

This Circulation Element provides the framework for Glenn County's decisions concerning the circulation of people, goods, energy, water, sewage, storm drainage, and communications. It addresses the County's multi-modal transportation system, including facilities for driving, walking, biking, taking transit, and moving goods by truck, rail, and air. It also includes coordination with other infrastructure, such as utilities, which often share right-of-way with the transportation system.

As required by California Government Code Section 65302(b), the Circulation Element is correlated closely with the Land Use Element and must include the location and extent of existing and proposed:

- Major thoroughfares
- Transportation routes
- Terminals
- Military airports and ports
- Public utilities and facilities

This Chapter includes the following goals:

- CIR-1** Transportation Network
- CIR-2** Complete Streets
- CIR-3** Service Transit
- CIR-4** VMT Reduction

## INTRODUCTION CONT.

The Circulation Element also provides for coordination with the incorporated municipalities within the county (Willows and Orland), the Glenn County Local Transportation Commission (as the Regional Transportation Planning Agency), and State and Federal agencies that fund and manage the County's transportation facilities. Finally, the Circulation Element must identify funding for capital, operations, and maintenance of the existing circulation system, planned additions to the circulation system, and additions that would be triggered by policies in the element.

## BACKGROUND

Glenn County's preservation of agricultural land and concentration of growth within and around incorporated cities has created a unique transportation system consisting primarily of two-lane roadways with high speeds that serve low-density agricultural and industrial land uses. Goods movement, especially by truck, is a foundation of Glenn County's agricultural economy. Trucking supports the agricultural and industrial land uses in the County, and it also delivers the goods needed by residents and shoppers. The Circulation Element has been developed to continue to support the local economy while maintaining safety and reducing trucking's impacts on County residents.

Today, most people in Glenn County travel to work by car, mostly driving alone. However, people are also using biking, walking, and transit to get to work, and many more people use these modes to do other trips during the day, including trips to school, for shopping, and for recreation. Improving the walking and bicycling networks, and improving connections to transit, will help more Glenn County residents use these modes, improving health, recreational opportunities, and quality of life for residents while also helping the County meet statewide goals for the environment. The goals, policies, and actions discussed below aim to balance the circulation needs of the County's agricultural economy with multimodal options for residents.

## TRANSPORTATION NETWORK

### Complete Streets

Complete Streets are streets designed considering the full range of users including vehicles, trucks, pedestrians, bicycles, children, the disabled, and seniors. There is no one single design for a complete street; complete streets are context-sensitive and respond to the land use and travel needs of users at a particular location. In rural small towns, complete streets may include sidewalks, bike lanes, high visibility crosswalks, median islands, curb extensions, and other transportation facilities. In less-populated rural areas, complete streets may include paved shoulders that can serve farm equipment as well as bicyclists and pedestrians in the absence of other facilities with more separation. Complete streets make it easier and safer to use transportation modes other than a car.

#### Goal CIR-1

Develop and maintain a roadway system that promotes safety.

#### POLICIES

- CIR 1-1** Provide a roadway network that is consistent with the planned improvements shown in Circulation Element Map (Figure CIRC-1).
- CIR 1-2** Roadways shall be built to the standards defined by the Federal Highway Administration (FHWA) and Caltrans.
- CIR 1-3** Consider all modes of travel in planning, design, and construction of all transportation projects to create safe, livable, and inviting environments for pedestrians, bicyclists, motorists, and public transit users of all ages and capabilities.
- CIR 1-4** Implement a Safe Systems approach to designing roadways for all users. A Safe Systems approach recognizes that humans make mistakes on the road and focuses on vehicle or roadway design and operational changes rather than behavioral changes to create safe streets. The Safe Systems approach integrates the needs of all roadway users into a transportation system.
- CIR 1-5** Include safe routes to schools in new development projects, where appropriate, and seek opportunities to improve and enhance safe routes to schools when making roadway improvements in areas in proximity to school sites.
- CIR 1-6** Ensure all County roads are maintained and repaired in a timely fashion.
- CIR 1-7** Consider all transportation improvements as opportunities to improve safety, access, and mobility for all roadway users.
- CIR 1-8** Update and maintain existing evacuation routes with particular attention paid to vulnerable communities located in flood zones and high fire hazard zones.
- CIR 1-9** Maintain hazard and emergency responsiveness through a climate change vulnerability assessment that identifies measures to address vulnerabilities, respond to emergencies, and mitigate hazards.

## ACTIONS IN SUPPORT OF GOAL CIR-1

- Action CIR-1a** Pursue all available sources of funding and protect existing sources for the development, improvement, and maintenance of the existing roadway system.
- Action CIR-1b** Review and revise roadway standards for community and rural areas to ensure that the standards are adequate to accommodate complete streets, addressing the following factors as applicable: number of travel lanes, lane width, medians, drainage control, shoulder width, pavement striping and markings, parking lanes, bike lanes, fire and emergency response standards, curb and gutter design, landscaped strip, and sidewalk width.
- Action CIR-1c** Where feasible, coordinate pedestrian and bicycle facility improvements with roadway maintenance activities so that they can be implemented in a cost-effective manner.
- Action CIR-1d** Conduct a Local Roadway Safety Plan with the goal of reducing traffic fatalities and serious injuries on public roads and to support funding for safety improvements. The plan may consider collision history; vehicle, bicycle, and pedestrian volumes; vehicle speeds; and other improvements.
- Action CIR-1e** Design roadway infrastructure that protects human life when collisions happen on Glenn County roads.
- Action CIR-1f** See funding for the Safe Routes to Schools program.
- Action CIR-1g** Develop a Pavement Management System that documents all roads needing pavement and prioritizes roads for renovation based on a pavement condition index.
- Action CIR-1h** Continually seek opportunities to fund maintenance of the circulation network, including the active pursuit of a wide range of grant sources administered by Caltrans and other agencies.

## SAFE ROUTES TO SCHOOL

Safe Routes to School (SRTS) is an approach that promotes walking and bicycling to school through infrastructure improvements, enforcement, tools, safety education, and incentives to encourage walking and bicycling to school.

***Action CIR-1i*** *Conduct a climate change vulnerability assessment that identifies measures to address vulnerabilities, and comprehensive hazard mitigation and emergency response strategies.*

***Action CIR-1j*** *Review and revise Glenn County Multi-Jurisdiction Hazard Mitigation Plan every five years, per Fire Hazard Planning Requirements.*

***Action CIR-1k*** *Conduct a review of existing evacuation routes and update routes as needed.*

***Action CIR-1l*** *Work with federal and state funding agencies to create a funding plan to implement improvements for emergency access, evacuation, fire protection, public safety, and drainage, and work with appropriate agencies to identify and prioritize projects.*

## COMPLETE STREETS

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### Goal CIR-2

Create a system of Pedestrian, bicycle and transit facilities that enables non-automotive access and increases the health and livability of the community.

### POLICIES

- CIR 2-1** Implement best practices to improve the pedestrian and bicycle environment, including but not limited to separated bike and pedestrian pathways, enhanced safety features, improved signage, and landscaping and lighting features to improve safety and comfort, where feasible and appropriate.
- CIR 2-2** Coordinate pedestrian and bicycle facility improvements and pavement improvement projects (e.g., repaving and restriping), to the greatest extent feasible and while considering potential secondary effects.
- CIR 2-3** Ensure that residents have convenient transit service to employment centers, County service centers, other government centers, and regional destinations (i.e., Sacramento International Airport), as funding allows.

## ACTIONS IN SUPPORT OF GOAL CIR-2

- Action CIR-2a** *Implement and build on recommendations for pedestrian and bicycle improvements in Hamilton City included in the Glenn County Active Transportation Plan (2019).*
- Action CIR-2b** *Work with collaboratively with State and regional agencies, such as Caltrans and the Cities of Willows and Orland, to implement a regional bikeway system that connects the cities, larger unincorporated communities, recreation destinations, and scenic areas in Glenn County.*
- Action CIR-2c** *Pursue funding for construction and maintenance of bikeways and sidewalks, including off-road bikeways, where feasible.*
- Action CIR-2d** *Add planned bicycle and pedestrian facilities in conjunction with road rehabilitation, reconstruction, or re-striping projects whenever feasible.*
- Action CIR-2e** *Partner with Glenn Ride and other regional transit providers to conduct regular service reviews to advance convenient transit service to employment centers, County service centers, other government centers, and regional destinations (i.e., Sacramento International Airport), as funding allows. Also continue to support regional transit initiatives that serve Glenn County, which are already underway.*
- Action CIR-2f** *Enhance transit stops through high quality, well-maintained shelters and provide transit timetables.*
- Action CIR-2g** *Consider alternatives to conventional bus systems, such as smaller shuttle buses (micro-transit), on-demand transit services, or transportation networking company services that connect residential communities to regional activity centers with greater cost efficiency.*



## SERVICE TRANSIT

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### Goal CIR-3

Support the movement of goods through trucking, rail, air, and other forms of freight service to and from business in the County.

### POLICIES

- CIR 3-1** Develop a truck network connecting Surface Transportation Accountability Act (STAA) and California legal trucks to industrial areas.
- CIR 3-2** Require new industrial development and resource extraction and processing projects to pay a fair share toward improvements required to accommodate heavy vehicles, including increased pavement wear and damage.
- CIR 3-3** Minimize potential conflicts between trucks and pedestrian, bicycle, transit, and vehicle access and circulation on streets with truck travel.
- CIR 3-4** Support the provision of freight rail service into industrial developments on rail spurs.
- CIR 3-5** Support safety improvements at current at-grade rail crossings.
- CIR 3-6** Promote the expansion and improvement of existing airport facilities and service.
- CIR 3-7** Support the provision of freight rail service into industrial developments on rail spurs

### ACTIONS IN SUPPORT OF GOAL CIR-3

- Action CIR-3a** *Adopt, maintain, and enforce a truck route map that identifies key goods movement corridors and ensures goods movement needs are adequately served while reducing impacts to other uses.*
- Action CIR-3b** *Prominently sign all truck routes in accordance with the California Manual on Uniform Traffic Control Devices (CA MUTCD).*



- Action CIR-3c*** *Participate in intergovernmental activities related to regional and sub-regional transportation planning to advance travel efficiency of goods entering the region.*
- Action CIR-3d*** *Establish a nexus-based fee program to collect fair-share fees for industrial, mineral extraction, and other project types that contribute increased heavy truck trips to County roadways. The purpose of this program is to generate revenue to offset increased costs incurred by the County associated with accelerated damage and wear on County roadways caused by heavy truck trips.*
- Action CIR-3e*** *Railroad crossings of State and county roads shall be marked, signalized, and gated where warranted by traffic volumes and required by the California Public Utility Commission (PUC).*
- Action CIR-3f*** *Pursue funding for improved gates at current at-grade rail crossings.*
- Action CIR-3g*** *Maintain a working relationship between the County and the local management of the California Northern Pacific Railroad Company (CFNR) regarding expansion of freight rail service and economic development of the region.*
- Action CIR-3h*** *Pursue State and Federal aeronautics funds to support improvements to airport facilities and service.*

# VMT REDUCTION

## Goal CIR-4

Plan for the future in a way that reduces the environmental impacts of transportation.

## POLICIES

- CIR 4-1** Support land use with increased densities and intensity of trip-making near incorporated cities and other small towns in the County, consistent with the Land Use Element, to reduce vehicle miles traveled and promote the use of walking, biking, and transit.
- CIR 4-2** Encourage employers to provide programs for carpooling/transit/biking/walking subsidies, bicycle facilities, ridesharing, telecommuting, and working at home.
- CIR 4-3** Monitor the deployment of new transportation technologies and services and develop policies that implement best practices to ensure these technologies and services benefit the public and the multimodal transportation system.
- CIR 4-4** Support the creation of electric vehicle charging stations at commercial, government, and other employment and community destinations.
- CIR 4-5** Support community education on electric farm vehicle technology and state and federal incentives for purchasing electric farm vehicles.

## ACTIONS IN SUPPORT OF GOAL CIR-4

- Action CIR-4a** *Adopt VMT thresholds and screening criteria for environmental impact analysis. Review and update those guidelines on a regular basis using updated data.*
- Action CIR-4b** *Explore the feasibility of a VMT impact fee program to fund transportation demand management strategies that are proven to reduce VMT.*

## VEHICLE MILES TRAVELED (VMT)

VMT is a measure of the total distance traveled by all vehicles for all trips beginning or ending in Glenn County on a typical weekday. VMT impacts are calculated and assessed using an efficiency metric: VMT per capita for residential development projects, for example, or VMT per worker for commercial or industrial development projects. Lower VMT per capita or per worker indicates more efficient travel, with less driving needed to complete a trip, lower pollutant emissions, and lower greenhouse gas emissions.

## TRANSPORTATION DEMAND MANAGEMENT (TDM)

TDM uses incentives, information, and encouragement programs to reduce reliance on single-occupant vehicles and vehicle miles traveled. These programs help people walk, bike, ride transit, and telecommute. TDM measures may be implemented by governments or employers.

**FUNDING  
AGRICULTURAL  
REPLACEMENT  
MEASURES  
FOR EMISSION  
REDUCTIONS  
(FARMER)**

The FARMER program, which is administered by the California Air Resources Board (CARB) provides funding through local air districts for agricultural harvesting equipment, heavy-duty trucks, agricultural pump engines, tractors, and other equipment used in agricultural operations.

**Action CIR-4c** *Consider requiring new development to incorporate electric vehicle charging in accordance with the California Green Building Standards Code and/or commit to using electric vehicles for a certain percentage of its vehicle fleet. Encourage installation of electric vehicle charging stations at existing development.*

**Action CIR-4d** *Provide assistance to local farmers, through the form of educational materials and informational resources, to various programs that provide funding and technical assistance aimed at replacing diesel and gasoline powered farm equipment with electrical and other renewable energy source farm equipment.*

# Agricultural



## INTRODUCTION

Glenn County occupies a northern-central location in California's vast Central Valley agricultural heartland. Within the county, agriculture is the largest land use. The agricultural environment in Glenn County is rich with high quality soils and a temperate Mediterranean climate that support a variety of crops, including fruits and nut crops, field crops, apiary products, seed crops, and livestock and poultry. Other agricultural goods, such as nursery plants, vegetable crops and timber, are also produced in Glenn County. Leading commodities within the county include almonds, walnuts, and rice.

Background information related to topics addressed in this Element is provided in the Glenn County General Plan Existing Conditions Report.

This Chapter includes the following goals:

- AG-1** Agricultural Lands
- AG-2** Urban and Rural Compatibility
- AG-3** Agricultural Economy
- AG-4** Environmental Stewardship
- AG-5** Natural Resources
- AG-6** Animal Facilities
- AG-7** Regulatory Processes
- AG-8** Confined Animal Facilities

# AGRICULTURAL LANDS

## Goal AG-1

Preserve and protect agricultural lands throughout the County

## POLICIES

- AG 1-1** Maintain agriculture as a primary, extensive land use.
- AG 1-2** Support the continuation of agricultural uses on lands planned for other intensive uses, including areas designated as Urban Reserve Areas until urban development transitions are approved.
- AG 1-3** Recognize the importance of agriculture lands to Glenn County's economy and also in terms of agriculture's contribution to the preservation of open space, wildlife habitat, community identity, and environmental services.
- AG 1-4** Discourage land fragmentation which would result in the decline of agricultural productivity, or resource conservation.
- AG 1-5** Encourage use of agricultural lands preservation tools such as in-county transfer of development rights, conservation easements, exclusive agricultural zoning and continuation of minimum parcel sizes.
- AG 1-6** Provide an orderly and phased development pattern, encouraging the development of vacant lands within city boundaries, community areas, and/or in areas adjacent to existing development, prior to conversion of unconnected agricultural lands, so that farmland is not subjected to premature development pressure or leapfrog developments.
- AG 1-7** The County shall protect areas designated by the California Department of Conservation as prime, statewide importance, unique and locally important farmlands which are located outside of areas planned for growth, consistent with the General Plan Land Use Map, from intensive development and urban encroachment that would convert or diminish the agricultural value or productivity of the lands.
- AG 1-8** Retain grazing land in large contiguous areas of the foothills, in recognition of its value to the livestock industry and as open

## Prime Farmland

Prime Farmland is land which has the best combination of physical and chemical characteristics for the production of crops.

## Farmland of Statewide Importance

Farmland of Statewide Importance is land other than Prime Farmland which has a good combination of physical and chemical characteristics for the production of crops.

## Williamson Act

The Williamson Act, also known as the California Land Conservation Act of 1965, enables local governments to enter into contracts with private landowners for the purpose of restricting specific parcels of land to agricultural or related open space use. In return, landowners receive property tax assessments which are much lower than normal because they are based upon farming and open space uses as opposed to full market value.

## Farmland Security Zone

A Farmland Security Zone (FSZ) is an area created within an agricultural preserve by a Board of Supervisors upon request by a landowner or group of landowners. Farmland Security Zones offer landowners greater property tax reduction. Land restricted by a FSZ contract is valued for property assessment purposes at 65% of its Williamson Act valuation, or 65% of its Proposition 13 valuation, whichever is lower.

space for watershed management, and its contribution to groundwater recharge, wildlife and waterfowl, and potential for wildfire abatement. The conversion of grazing lands to water intensive agricultural uses, such as orchards, is strongly discouraged.

- AG 1-9** Support the U.S.D.A Soil Conservation Service efforts to update soils survey information in Glenn County.
- AG 1-10** Maintain urban limit lines around existing communities, development nodes and other areas of urban use, in an effort to protect agricultural land and to encourage infill development and growth.
- AG 1-11** Consult Important Farmland Maps maintained by the California Department of Conservation and other sources of information on the relative value of agricultural lands when planning areas of growth, in order to direct growth and development toward lesser value agricultural lands.
- AG 1-12** Maintain minimum parcel size for agricultural uses consistent with the General Plan’s Land Use Descriptions and Zoning code for each parcel.

## ACTIONS IN SUPPORT OF GOAL AG-1

- Action AG-1a** *Continue to utilize Farmland Security Zones through the application of the “FS” Farmland Security Zoning Designation (Glenn County Code Chapter 15.470).*
- Action AG-1b** *Work with the Local Agency Formation Commission (LAFCO) on issues of mutual concern including the conservation of agricultural land through consistent use of LAFCO policies, particularly those related to conversion of agricultural lands and establishment of adequate buffers between agricultural and non-agricultural uses, and the designation of a reasonable and logical Sphere of Influence (SOI) and Urban Limit Line (ULL) boundaries for the incorporated cities and unincorporated community areas.*
- Action AG-1c** *Work with the cities of Willows and Orland to implement consistent policies for agricultural lands*

*within the County's jurisdiction, and within the planning areas of each City.*

**Action AG-1d** *Maintain County policies to address consistency with the Williamson Act and future amendments.*

**Action AG-1e** *Consider impacts to agricultural lands, soils, and agricultural productivity when reviewing new development projects, amendments to the General Plan, and rezoning applications.*

**Action AG-1f** *Continue to prepare and present annual reports for crop production and land conversion. Annual reports compiled by the Department of Conservation and the Agricultural Department's Office should be presented to the local decision makers and relevant commissions including the Board of Supervisors, and Planning Commission.*

**Action AG-1g** *Explore the feasibility of creating and adopting a Farmland Conservation Program in which developers will be required to permanently protect agricultural land of equal or greater value in place of land that is converted from an agricultural to a non-agricultural designation. This ordinance may include:*

- *The option of paying an in-lieu fee that would contribute to an agricultural resource protection fund that could be used to purchase voluntary conservation easements or complete other projects that will protect and conserve agricultural land.*
- *The program should establish mitigation standards that address the valuation and geographic location of agricultural land.*
- *The program should be reviewed and adjusted periodically to ensure that the fee is adequate to offset the cost of purchasing farmland conservation easements at a 1:1 ratio to mitigate impacts from the conversion of Prime Farmland and Farmland of Statewide Importance.*



# URBAN AND RURAL COMBATABILITY

## Right to Farm Ordinance

The County's right to farm ordinance includes protective measures for farming interests

## Confined Animal Facility

Confined Animal Facility means a facility that consists of any structure, building, installation, barn, corral, coop, feed storage area, milking parlor, or system for the collection, storage, treatment, and distribution of liquid and solid manure, if domesticated animals, including, but not limited to, cattle, calves, horses, sheep, goats, swine, rabbits, chickens, turkeys, or ducks are corralled, penned, or otherwise caused to remain in restricted areas of the facility for commercial agricultural purposes and feeding by means other than grazing.

### Goal AG-2

Minimize conflicts between agricultural and urban land uses

### POLICIES

- AG 2-1** Recognize the potential restrictions urbanization places on nearby agricultural practices and mitigate such conflicts whenever possible.
- AG 2-2** Continue to support the County's "right-to-farm" ordinance (Ord. 1183 § 2, 2006) and other local efforts aimed at reducing conflicts between urban uses and agriculture operations.
- AG 2-3** As feasible, limit incompatible uses (i.e., schools, hospitals, and higher density residential) near intensive agricultural operations. Where uses such as country schools are located within agricultural areas, work with farmers and landowners to promote practices and methods aimed at reducing conflicts, which may include reductions in chemical applications, and dust abatement strategies.
- AG 2-4** As feasible, utilize buffers such as greenbelts, drainage features, parks and trails, or other improved and maintained features in order to separate residential and other sensitive land uses, such as schools and hospitals, from agricultural lands and agricultural operations.
- AG 2-5** Promote best management practices in agricultural operations to reduce emissions, conserve energy and water, promote soil health, and utilize alternative energy sources.
- AG 2-6** Protect established confined animal facilities from encroachment by incompatible land uses.



- AG 2-7** New dwelling units may not be sited within a “confined animal facility windshed” of the production facilities or, where this cannot be attained due to parcel size, the dwelling unit shall be located to the maximum extent possible from the property line bordering an existing confined animal facility. The confined animal facility windshed shall be defined as an area around the production facilities of the confined animal operation that is one mile in the direction of prevailing winds and one-half (1/2) mile in any other direction from the production facilities.
- AG 2-8** On projects involving conversion of land with a general plan designation of either General Agriculture or Intensive Agriculture, to other land uses, dwelling units may not be constructed within the confined animal facility windshed of the production facilities of the confined animal operation.
- AG 2-9** Coordinate with the County Ag Commissioner to enforce state laws and regulations pertaining to pesticide use, sales, permitting, licensing, worker protection, and pesticide use reporting.

## Windshed

Windshed is an area around the production facilities of the confined animal operation that is one mile in the direction of prevailing winds and one-half (1/2) mile in any other direction from the production facilities.

## ACTIONS IN SUPPORT OF GOAL AG-2

- Action AG-2a** *Continue to implement and update as necessary the right-to-farm ordinance (Glenn County Code Chapter 15.580) in order to reduce land use conflicts and protect the associated agricultural operations from encroachment by incompatible uses.*
- Action AG-2b** *Utilize the Agricultural Grievance Committee to review and recommend solutions related to agricultural land use conflicts and other grievances related to the urban-agricultural interface*
- Action AG-2c** *Review and update the County’s right-to-farm ordinance to include agricultural buffer/setback requirements to reduce conflicts between agricultural and residential and non-residential sensitive urban uses. The onus for meeting the setback standards shall be placed on new proposed developments.*
- Action AG-2d** *Periodically review and update as necessary the County right-to-farm ordinance to ensure it reflects changing issues best practices, and continues to protect agricultural uses.*
- Action AG-2e** *Continue to notify prospective buyers of property adjacent to agricultural operations, through the title report, that they could be subject to inconvenience or discomfort resulting from accepted farming activities as per provisions of the County’s right-to-farm ordinance’s “Agricultural Statement of Acknowledgment” (Glenn County Code 15.580.050).*
- Action AG-2f** *Work with agricultural landowners to improve practices that have resulted in adverse impacts to adjacent properties such as site drainage and flood control measures.*
- Action AG-2g** *Continue to support and implement the Glenn County Pesticide Use Enforcement program to promote and protect agriculture, human health, and the environment, through the work completed by the County Agricultural Department.*

## AGRICULTURAL ECONOMY

### **Goal AG-3**

Maintain and enhance the agricultural economy of Glenn County

### **POLICIES**

**AG 3-1** Expand opportunities for increased agricultural production by allowing agricultural processing facilities and uses directly supporting agriculture in all agricultural land use categories

**AG 3-2** Agricultural-related industrial and commercial support operations shall be permitted on agricultural designated lands. Such uses may include, but are not limited to, processing, assembly, distribution and warehousing of agricultural materials and commodities and alternative energy systems that provide energy for on-site uses. Onsite industrial uses should be permitted on agricultural lands and shall require a Conditional Use Permit subject to the standards of the Zoning Ordinance, and provided the following findings are made:

- a) The use provides a needed service to the surrounding agricultural area which cannot be provided more efficiently within designated industrial or commercial areas or which requires location in a non-urban area because of unusual site requirements, operational characteristics, or proximity to agricultural goods and products.
- b) The use avoids the conversion of prime agricultural lands to the greatest extent feasible.
- c) The operational or physical characteristics of the use will not have a significant adverse impact on water resources or the use or management of surrounding agricultural properties within at least a one-quarter (1/4) mile radius.
- d) The use supports local agricultural production.
- e) The use is compatible with existing uses in the area.
- f) The use will not result in significant adverse traffic or air quality impacts.
- g) The use will not be detrimental to the rural character of the area.

- AG 3-3** Low-intensity recreational uses may be permitted on agricultural lands as long as they do not interfere with the principal use of the land for agricultural purposes. Examples include hunting, fishing, horseback riding, hiking, agritourism, and exhibitions of working farms or ranches.
- AG 3-4** The exploration and extraction of oil, gas and other mineral resources may be allowed on agricultural lands, provided the activity is conducted in a way that minimizes interference with agricultural operations and does not result in a permanent loss of the agricultural viability of the land. Extractive operations shall require a conditional use permit.
- AG 3-5** Encourage and support the development of agricultural related industries featuring alternative energy, utilization of agricultural waste, methane capture, and biofuels. However, renewable energy projects should not be approved or developed in such a way as to displace viable agricultural operations, or render prime farmlands unusable for agricultural activities.
- AG 3-6** Support agricultural education and research including but not limited to supporting education and outreach to farmers, and agricultural learning opportunities at Glenn County educational institutions.
- AG 3-7** Recognize and support the role of small farms growing specialty products and high value crops such as organic and heirloom products and fruits, nuts, seeds, and table vegetables.

# ENVIRONMENTAL STEWARDSHIP

## Goal AG-4

Maintain agricultural lands and practices that offer co-benefits to promote environmental stewardship, health, and safety

## POLICIES

- AG 4-1** Recognize the value of agricultural lands for countywide biodiversity, soil health, waterfowl habitat, recreation, watershed management, fire abatement, and for groundwater recharge.
- AG 4-2** Support and encourage small-scale food production operations and farmers markets and other local resources such as farm stands that support local agriculture and provide fresh local foods.
- AG 4-3** Support farming and grazing practices in western county areas to reduce fire risks and support fuel reductions goals.
- AG 4-4** For projects that would convert grazing land to water-intensive crop production, require land owners to demonstrate adequate water supply availability prior to planting, and ensure that water usage would not conflict with the goals and policies established under the Sustainable Groundwater Management Act.

## ACTIONS IN SUPPORT OF GOAL AG-4

- Action AG-4a** *Explore opportunities for agricultural related fire abatement practices in the western county. This may include opportunities for specialty crop ground covers that may reduce fire risks and provide opportunities for fire breaks, as well as grazing programs that reduce fuel loads.*

## NATURAL RESOURCES

### Goal AG-5

Preserve and protect water, soil, and natural resources necessary for agricultural operations

### POLICIES

- AG 5-1** Where existing agricultural and proposed urban uses are competing for the same water supply, priority should be given to agricultural uses.
- AG 5-2** Work with agricultural land owners to improve practices that have resulted in adverse impacts to adjacent properties. Such practices include site drainage and flood control measures and the use of Best Management Practices (BMPs).
- AG 5-3** Support and promote water development projects which provide additional sources of water for agricultural uses, including local and regional groundwater recharge efforts.
- AG 5-4** Support the procurement of expanded and additional water rights which provide for contractual supply reliability for agricultural use.
- AG 5-5** Seek to increase the County's influence regarding water rights and distribution legislation at the state and federal level, to the greatest degree feasible for both surface water and ground water sources. This may occur through County support for local farm interest groups seeking to influence water-related legislation at the state and federal levels.
- AG 5-6** Assist landowners in resolving water rights, water delivery, and water supply issues with other agencies such as the California Department of Fish and Wildlife, the U.S. Army Corps of Engineers, the U.S. Bureau of Reclamation, and the California Department of Water Resources.
- AG 5-7** Within conservation easements and habitat conservation lands, preclude the practice of fallowing fields for the purpose of water export.
- AG 5-8** Encourage the reuse of treated wastewater for agricultural purposes.

- AG 5-9** Preserve water resources for agriculture, both in quantity and quality, from competition with development, non-agricultural uses, mitigation banks, and/or interests from outside of the County.
- AG 5-10** Promote best management practices in agricultural operations (including animal operations) to reduce emissions, conserve energy and water, and utilize alternative energy sources.
- AG 5-11** Promote wildlife-friendly farm practices, such as tailwater ponds, native species/grasslands restoration in field margins, hedgerows, ditch management for riparian habitat, and restoration of riparian areas in a manner consistent with ongoing agricultural activities, water delivery systems, responsible use of pesticides, and other appropriate measures.

## ACTIONS IN SUPPORT OF GOAL AG-5

- Action AG-5a** *Coordinate with irrigation districts to identify cost-effective and feasible Best Management Practices for the application and use of water resources that address the range of agricultural activities in Glenn County. Work with entities such as the irrigation districts, Agricultural Commissioner, UC Extension Office, the Glenn County Resource Conservation District, and the Natural Resources Conservation Service to distribute Best Management Practices information to agricultural operations in the County.*
- Action AG-5b** *Collaborate with water suppliers and wastewater treatment plant operators to increase the availability of treated or recycled water for agricultural purposes.*

## ANIMAL FACILITIES

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### **Goal AG-6**

Support the attraction of new confined animal facilities to Glenn County

### **POLICIES**

- AG 6-1** Glenn County shall provide a user-friendly process in which confined animal facility projects that meet the standards identified in this Agricultural Element may be approved.
- AG 6-2** Glenn County shall provide a streamlined, multi-tiered permitting process tailored to project type.
- AG 6-3** The County shall provide this Agricultural Element to all persons interested in confined animal facility expansion and development in Glenn County.



## REGULATORY PROCESSES

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### **Goal AG-7**

Facilitate county and state regulatory processes for the permitting of confined animal facilities

### **POLICIES**

**AG 7-1** An expansion of an existing confined animal facility shall require a use permit and environmental review if any of the following conditions are met:

- The original use permit has expired.
- The applicant must acquire more acreage for reuse of waste or wastewater to prevent impacts to surface water or groundwater quality (19.04.020-30a).
- The project will increase the capacity of the retention pond to maintain compliance with the conditions of the “Waste Discharge Requirements or Discharges from Confined Animal Facilities” for adequate flood protection and wastewater containment (19.04.020-30b).
- The production facilities, including corrals, barns, manure storage areas, feed, storage areas, lagoons, etc. are to be physically expanded through construction at a different and non-contiguous site on the property away from the existing production facilities.
- The proposed project conflicts with development standards contained in this Agricultural Element.

**AG 7-2** A new or expanded confined animal facility project that meets the development standards set forth in this Element will be eligible for a discretionary Minor Use Permit with no public hearing set unless it is requested by the applicant or other affected person. Public notices shall be sent to owners of adjacent properties that are within a minimum of 1,000 feet of the property line or within or bordering the confined animal facility windshed of the existing or proposed production facilities of the confined animal operation.

## California Dairy Quality Assurance Program (CDQAP)

The California Dairy Quality Assurance Program (CDQAP) is a collaborative partnership between the dairy industry, academia, government agencies and others to promote the health of consumers, the health of the environment, and the health and welfare of dairy animals.

The CDQAP provides educational workshops and assistance focusing on the components of public health (farm security and food safety), animal care and environmental stewardship. The program also provides third-party certification in Environmental Stewardship through its on-farm evaluation and certification program.

**AG 7-3** Confined animal facility projects that do not meet the development standards in this Element shall be subject to a Conditional Use Permit, including a public hearing before the Planning Commission.

**AG 7-4** All applications for new confined animal facilities shall be submitted to the Glenn County Planning and Community Development Services Agency. Each application for a new or expanded confined animal facility that requires a Minor Use Permit or a Conditional Use Permit shall include a technical report. Copies of the technical report shall be distributed to the Glenn County Health and Human Services Agency, Environmental Health Department; and the Glenn County Air Pollution Control District. The technical report shall include the following components:

- A. General Site Information
- B. Geotechnical Report
- C. Drainage Analysis
- D. Groundwater Evaluation
- E. Nutrient Management Plan
- F. Dead Animal Management Plan
- G. Pest and Vector Control Plan
- H. Dust Control Plan
- I. Odor Control Plan
- J. Traffic Analysis
- K. Biological Resources Survey
- L. Cultural Resources Evaluation
- M. Light and Glare Control Plan

**AG 7-5** Glenn County shall encourage applicants to develop project designs and management plans using Best Management Practices available from government, University Extension, and industry association sources.

**AG 7-6** Glenn County shall support the appropriate ongoing regulatory and compliance activities of the California

Regional Water Quality Control Board for the protection of water quality as related to confined animal facility expansion and new confined animal facility development and operation. The County shall require all such construction and expansion projects to obtain appropriate permits from the Regional Water Quality Board as required by the State of California.

- AG 7-7** To facilitate the regulatory activities of the California Regional Water Quality Control Board, all applications for new confined animal facilities and expansions of confined animal facilities that require a use permit shall include a Geotechnical Report, a Groundwater Evaluation, a Drainage Analysis, and a Nutrient Management Plan as part of the Technical Report (see Policy AG-6.4).
- AG 7-8** Glenn County shall encourage new confined animal facility development in portions of the County which are not identified as groundwater recharge areas or shallow groundwater areas.
- AG 7-9** For new or expanding confined animal facilities requiring a use permit, Glenn County shall encourage development of wastewater pond and waste separation pond linings in conformance with Natural Resource Conservation Service standards (Part 651/10 D) standards.
- AG 7-10** Glenn County shall support the appropriate ongoing regulatory and compliance activities of the California Air Resources Board with respect to “large confined animal facilities” as defined by the Air Resources Board.
- AG 7-11** To facilitate compliance with air quality regulations, all applications for new confined animal facilities and expansions of confined animal facilities that require a Minor Use Permit or Conditional Use Permit shall include a Dust Control Plan as part of the Technical Report (see Policy AG-6.4).
- AG 7-12** Glenn County shall encourage applicants seeking a use permit for a dairy to achieve certification under the California Dairy Quality Assurance (CDQA) Program.
- AG 7-13** The driveways and access points for confined animal facilities shall be designed to accommodate semi-tractor trailer trucks, and adjacent roads shall be built to meet the demands of extra weight and larger turning radii.

**AG 7-14** Other than the primary residence of the property owner, housing built on the site of new confined animal facilities and expansions of confined animal facilities that require a use permit shall only be occupied by families of employees who work on the premises.

## CONFINED ANIMAL FACILITIES

### Goal AG-8

Protection of the environment and residents from the potential impacts of confined animal facilities

### POLICIES

- AG 8-1** All applications for new confined animal facilities and expansions of confined animal facilities that require Minor Use Permit or Conditional Use Permit shall include a Biological Resources Survey as part of the Technical Report (Policy AG-6.4).
- AG 8-2** All new confined animal facilities and expansions of confined animal facilities that require a Minor Use Permit or Conditional Use Permit shall comply with state and Federal laws regarding protection of Special Status species and their habitats.
- AG 8-3** All applications for new confined animal facilities and expansions of confined animal facilities that require a Minor Use Permit or Conditional Use Permit shall include a Cultural Resources Evaluation as part of the Technical Report (Policy AG-6.4).
- AG 8-4** Production facilities for new or expanding confined animal facilities requiring a Minor Use Permit or Conditional Use Permit may not be located within urban windsheds. The urban windshed shall be defined as an area around urban limit lines, as denoted in the Glenn County General Plan, that is one mile in the direction of prevailing winds and one-half (1/2) mile in any other direction from urban limit lines.
- AG 8-5** Production facilities for new or expanding confined animal facilities requiring a Minor Use Permit or Conditional Use Permit may not be located within the windshed of existing public or private school sites, medical or nursing care facilities, or concentrations of five or more residences. The windshed shall be defined as an area that is one mile in the direction of prevailing winds and one-half (1 /2) mile in any other direction from existing public or private school sites, medical or nursing care facilities, or concentrations of five or more residences.

- AG 8-6** Production facilities for new or expanding confined animal facilities requiring a Minor Use Permit or Conditional Use Permit may not be located less than a one-half (1 /2) mile from Interstate 5.
- AG 8-7** To minimize the public nuisances caused by odors, dust, flies, vectors, and excessive light and glare, all applications for new confined animal facilities and expansions of confined animal facilities that require a Minor Use Permit or Conditional Use Permit shall include an Odor Control Plan; a Dust Control Plan; a Dead Animal Management Plan, a Pest and Vector Control Plan; and a Light and Glare Control Plan.
- AG 8-8** All applications for new confined animal facilities and expansions of confined animal facilities that require Minor Use Permit or Conditional Use Permit shall include a Light and Glare Control Plan as part of the Technical Report (Policy AG-6.4).
- AG 8-9** No confined animal facility shall be constructed or expanded in a manner which, or in an area in which, its construction or expansion will substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner that would result in substantial erosion or siltation on- or off-site; or substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river; or substantially increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site.
- AG 8-10** No confined animal facility shall be constructed or expanded in a manner that would create or contribute runoff water that would exceed the capacity of existing or planned stormwater drainage systems or create a source of polluted runoff.
- AG 8-11** No confined animal facility shall place housing within a 100-year flood hazard area as mapped on a Federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map unless the drainage analysis includes assurances that such housing will be above maximum flood levels; neither shall confined animal facility design place within a 100-year flood hazard area structures which would impede or redirect flood flows without approval by the County of drainage analysis data and design that assures no downstream impact.

# Economic Development



## INTRODUCTION

Glenn County aims to foster economic growth while maintaining a quality of life that makes the County a special place to live, work, and play. The Economic Development Element provides a framework for supporting a healthy local economy. Although the Economic Development Element is not a mandatory component of the General Plan, the County seeks to promote economic health as an essential component of maintaining a balanced community by including the Economic Development Element in the General Plan.

The Economic Development Element establishes broad goals and policies that provide a framework for a set of actions that promote local economic development. These goals, policies, and actions recognize the central role of agriculture and natural resources in the County's economy, heritage, and lifestyle, support the economic vitality of the County's urbanized areas of housing and commercial activity, and promote economic opportunity for all the people and businesses that make Glenn County their home.

In addition to the Economic Development Element, two other key documents guide economic development in Glenn County: the Glenn County Economic Development Strategy and the 3CORE Economic Development District's Comprehensive Economic Development Strategy (CEDS).

This Chapter includes the following goals:

- ED-1** Rural Community
- ED-2** Agricultural Production
- ED-3** Economic Diversity
- ED-4** Recreation and Tourism

## INTRODUCTION CONT.

The following outlines Glenn County’s economic development goals, policies, and actions for the General Plan time horizon. This section presents broad economic development Goals. For each Goal, supporting Policies are provided. Then, a set of specific Actions are identified which will help to achieve the Goals. These Actions should not be considered to be all-inclusive of the County’s economic development-related activities over the course of the General Plan time horizon; rather, they identify certain actions that have been identified at this time, recognizing that the County will implement additional economic development activities that are consistent with this Element, following the County’s Economic Development Strategy and the 3CORE CEDS, which will both be updated periodically during the General Plan time horizon.



## RURAL COMMUNITY

### Goal ED-1

Support growth and development within the unincorporated areas on land designated for residential and non-residential development

### POLICIES

- ED 1-1** Through the General Plan Land Use Element and the County’s zoning regulations, Glenn County will provide land use policies that provide flexibility for owners to develop their property in ways that are consistent with the overall General Plan and support the County’s economic development.
- ED 1-2** The County will work to streamline its regulatory processes and to carry out its land use oversight duties through processes that are transparent, user-friendly, and responsive to the needs of the people and businesses that wish to invest in building the Glenn County economy.
- ED 1-3** Glenn County will organize resources to provide an economic development support system. This will include organizing the County’s internal resources to be more responsive to economic development needs, as well as outreach to the business and development community to help the County understand what is needed to address private sector needs and concerns.

### ACTIONS IN SUPPORT OF GOAL ED-1

- Action ED-1a** *Glenn County will maintain a “one stop shop” approach to permitting, to help streamline the regulatory process for permit applicants by giving them a single point of contact within the County for their projects.*
- Action ED-1b** *In conjunction with the one stop shop, Glenn County will maintain a solution-oriented Development Review Committee (DRC) consisting of members of various County departments who will work to move projects efficiently from applications to approvals.*
- Action ED-1c** *In addition to providing resources such as the One Stop Shop and the DRC to help projects move efficiently through the permitting process, Glenn County will also work to streamline the development review process by incorporating technology, providing clear information*

*on standards and requirements, and simplifying the path to approvals for the full range of projects, from simple to complex. This will also include improving coordination between the County and regulatory staff from other agencies with jurisdiction over local projects. The County will regularly solicit input from the private sector (businesses, developers, etc.) to help identify opportunities for improvement.*

**Action ED-1d** *The County will continue to collaborate with the cities of Willows and Orland on economic development issues of mutual interest, through the Cities and County Economic Development Committee (CCEDC), including collaboration on mini economic development plans for unincorporated areas.*

**Action ED-1e** *Glenn County will engage in a range of activities to support business attraction, retention, and expansion. This will include working collaboratively to follow up with business recruits to support opening and launch within the County, and providing convenient access to business support services, such as technical assistance, research/data mining, and access to funding programs, such as through the Glenn Grows center.*

**Action ED-1f** *Through its responsibility for land use and infrastructure planning, the County will work to provide shovel-ready sites to support business retention, expansion, and attraction. This will include inventorying opportunity sites, particularly along I-5.*

**Action ED-1g** *Through programs such as the Glenn Grows center and participation in the 3CORE EDC, Glenn County will work to provide business support resources for local businesses, including technical assistance, financing, data mining, etc.*

## 3 CORE INC.

3CORE Inc. is an organization recognized by the U.S. Economic Development Administration (EDA) that provides economic development services for the three-county region consisting of the Counties of Butte, Glenn, and Tehama (the District). For participation in the EDA's programs, the District prepares a Comprehensive Economic Development Strategy (CEDS), most recently covering the 2016-2021 period. A focus of the 3CORE organization is connecting the region with economic development funding and financing programs available through various federal, state, private and charitable sources. Glenn County will work with 3CORE to ensure that periodic updates of the CEDS are consistent with and support the County General Plan Economic Development Element and the County's current Economic Development Strategy. This will maximize opportunities for 3CORE to support economic development in Glenn County by providing access to funding and financing support and other services that 3CORE provides within the District..

# AGRICULTURAL PRODUCTION

## Goal ED-2

Recognize that agricultural production is the county's key economic driver, and seek to protect and enhance agriculture as the core of the local economy

## POLICIES

- ED 2-1** Encourage development of a variety of agricultural businesses, including agricultural technology and research, processing facilities, sustainable energy, commercial sales, and agricultural tourism, on lands designated for agricultural use.
- ED 2-2** Encourage attraction and expansion of agricultural support industries, including processing, cold storage, distribution, manufacturing, shipping, and assembly of agricultural products and by-products.
- ED 2-3** Support increased processing and manufacturing of agricultural commodities grown in Glenn County.
- ED 2-4** Promote the use of agricultural by-products, such as rice bran and hulls, and recycled materials to capture the manufacturing and distribution market for re-use of local materials and waste.
- ED 2-5** Consistent with the Land Use Map, focus new development around the incorporated cities and established communities in order to preserve and protect agricultural lands and enhance the County's agricultural base.
- ED 2-6** Protect agricultural water supplies, in terms of both quantity and quality, in order to support continued agricultural activity.
- ED 2-7** Support agricultural workforce availability by encouraging production of housing, including housing affordable to the agricultural workforce within the County and the incorporated cities.

## ACTIONS IN SUPPORT OF GOAL ED-2

- Action ED-2a** *Discourage, and in some instances prohibit, the conversion of land designated for agriculture to other uses, consistent with the policy direction provided in the Land Use Element.*

- Action ED-2b** *Actively encourage maintenance and expansion of local agricultural production through implementation of strategies and actions in the County’s Economic Development Strategy, which will be updated every three to five years as conditions and trends dictate.*
- Action ED-2c** *Monitor and review proposed actions and activities for their potential impact on agricultural water supplies and discourage actions that would reduce agricultural water supply and/or quality unless adequate mitigation is provided.*
- Action ED-2d** *Support public and private sector actions to increase the supply, availability, and affordability of housing for the agricultural workforce, as detailed in the General Plan Housing Element. This will include effective policies and actions to accommodate the County’s regional housing need allocation (RHNA) and to address special housing needs, including the needs for farmworker households.*

## Glenn County Economic Development Strategy

Glenn County periodically prepares an Economic Development Strategy that guides economic development actions. Most recently, the County adopted the 2019-2022 Economic Development Strategy. This document guides short-term economic development activities and it calls for the preparation of annual work plans that detail specific immediate actions to be undertaken. As such, the Economic Development Strategy (and anticipated future updates) can be viewed as providing the tactical guidance to implement the broader economic development goals and policies of the General Plan Economic Development Element.

## ECONOMIC DIVERSITY

### Goal ED-3

Diversify the county's economic base and create sustainable long-term economic growth that will benefit county residents and businesses by providing high-paying jobs, and broadening the range of industries offering employment in Glenn County

### POLICIES

- ED 3-1** Attract commercial and industrial development.
- ED 3-2** Support local efforts to create and provide new products and services that will expand employment opportunities, such as technology and research centers, business parks, manufacturing nodes, and shipping centers.
- ED 3-3** Maintain and attract a broad range of businesses that offer a diverse range of career opportunities.
- ED 3-4** Ensure that an adequate supply of industrial and commercial land, in locations appropriate for future growth, is designated for development.
- ED 3-5** Promote the use of solar technology, cogeneration, biomass systems, and water reuse to reduce the long-term operational costs for businesses and provide a sustainable approach to water and energy use. However, renewable energy projects should not be approved or developed in such a way as to displace viable agricultural operations, or render prime farmlands unusable for agricultural activities.
- ED 3-5** Encourage the telecommunications industry to install and maintain high-speed broadband, wireless, and other state-of-the-art communication services throughout the County.
- ED 3-7** Require new office and industrial park developments to be pre-wired for comprehensive and advanced communications technology.
- ED 3-8** Ensure that all new commercial development creates a net fiscal benefit to the County.
- ED 3-9** Encourage economic investments in the downtowns of the unincorporated communities by creating a vibrant mix of retail, office, commercial, health services, and recreational opportunities that draw visitors and provide residents local options for shopping, dining, and entertainment.

**ED 3-10** Assist efforts to attract new industries and businesses that develop new products and expand markets, particularly those that involve research and development of agricultural and food products.

## ACTIONS IN SUPPORT OF GOAL ED-3

**Action ED-3a** *The County will continue to work to retain, expand, and attract businesses that support the success of Glenn County’s agricultural producers, including suppliers, professional services, transportation, and others.*

**Action ED-3b** *Maintain an inventory of vacant and underutilized commercial and industrial sites so that they may be targeted for development and redevelopment opportunities.*

**Action ED-3c** *The County will work to maintain and enhance critical infrastructure that is necessary to help local businesses operate efficiently. Examples include maintenance of the County road network, working with stakeholders to provide enhanced rail freight service through new connections to the Northern California Railroad and implementing the Glenn County Master Broadband Plan, maintaining lists of priority projects, coordinating with the cities, and identifying required matching funds to allow access to infrastructure grant funding programs.*

**Action ED-3d** *The County will work to enhance the capabilities of the local labor force as a key local economic development asset, through participation in collaborative public and private efforts such as those coordinated through the local workforce investment board (North Central Counties Consortium).*

**Action ED-3e** *Coordinate with the Chamber of Commerce and other local entities to identify specific industry and business sectors that are appropriate for Glenn County. Develop an outreach and marketing program to attract these sectors.*

**Action ED-3f** *The County will work to build the local retail sector, as both an amenity for local residents and businesses and a source of local revenue generation. This will include business retention, expansion, and attraction efforts, and identification of shovel ready sites as part of the sites inventory process.*

**Action ED-3g** *Seek feedback from the Chamber of Commerce, local businesses, and other relevant entities regarding: 1) effectiveness of business attraction programs, and 2) quality-of-life needs (e.g., schools, health care, community services) to ensure that the County's on-going approach to economic development is effective. If issues are identified, identify specific changes (e.g., business attraction procedures, revisions to the Development Code and Zoning Ordinance, coordination with service providers) that will improve the business attraction and retention climate.*

# RECREATION AND TOURISM

## Goal ED-4

Attract recreation and tourism visitors to expand local economic development opportunities

## POLICIES

- ED 4-1** Promote the expansion of tourist opportunities, especially agritourism (farm products and education) and outdoor recreation, including boating, rafting, fishing, hunting, horseback riding, bird watching, hiking, camping, and motorsports.
- ED 4-2** Develop a visitor network that links the County's attractions, including recreational activities, historic homes and properties, local events, lodging, dining, and shopping opportunities near the primary travel corridors.
- ED 4-3** Support the development of visitor-serving businesses that complement the County's rural character, such as bed and breakfast facilities and cafes, and provide key retail stores that are activity-specific, such as bait and tackle shops near the river and lakes, hunting supplies at entrances to wildlife/hunting areas, outdoor equipment at gateways to campground and outdoor recreational areas, and supporting commercial and dining options near motorsports facilities.
- ED 4-4** Support the development of public amenities, such as boat ramps, picnic facilities, and/or restrooms at public access locations along or near the Sacramento River, Stony Gorge Reservoir, Black Butte Lake Recreation Area, and the wildlife refuges.

## ACTIONS IN SUPPORT OF GOAL ED-4

- Action ED-4a** *As part of the County's overall economic development strategy, proactively work to attract new hotels, motels, and other lodging facilities to Glenn County to further bolster and support the County recreational and tourism industries.*



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# Conservation and Open Space



## INTRODUCTION

State law requires the General Plan to address conservation and open space issues. As required by State law, the Conservation and Open Space Element addresses the conservation and utilization of open space lands and natural resources, including natural habitats, riparian corridors, special-status species, cultural resources, energy, waste, and extractive resources.

The Conservation and Open Space Element also addresses the following topics:

- Open Space
- Cultural and Historic Resources
- Ecosystem and Habitat Resources
- Energy Conservation
- Solid Waste Reduction
- Water Resources
- Mineral and Extractive Resources
- Forest and Timber Resources

Background information regarding conservation, natural resources, and open space conditions is presented in Chapter 5 (Conservation and Natural Resources) of the Glenn County General Plan Existing Conditions Report. Topics related to the designation and preservation of agricultural lands are addressed within the Land Use Element and the Agricultural Resources Element.

This Chapter includes the following goals:

**COS-1 Open Space**

**COS-2 Cultural and Historic Resources**

**COS-3 Ecosystem and Habitat Resources**

**COS-4 Energy Conservation**

**COS-5 Solid Waste Reductions**

**COS-6 Water Resources**

**COS-7 Mineral and Extractive Resources**

**COS-8 Forest and Timber Resources**

# OPEN SPACE

## Goal COS-1

Ensure the provision and preservation of open spaces throughout Glenn County

## POLICIES

- COS 1-1** Preserve open space for conservation, agricultural, and recreation uses, consistent with the Land Use Element and the Land Use Map.
- COS 1-2** Recognize open space as essential to maintaining a high quality of life, providing visual relief, and maintaining a rural feel within the county.
- COS 1-3** Support regional and local natural resource preservation plans and efforts that retain and protect open space within the county.
- COS 1-4** Encourage public and private efforts to preserve open space.
- COS 1-5** Support and encourage the preservation of agricultural lands throughout the county, consistent with the direction provided by the Land Use Element, Agricultural Resources Element, and the Land Use Map.

## ACTIONS IN SUPPORT OF GOAL COS-1

- Action COS-1a** *Continue to work with local, regional, State, and Federal agencies to ensure that regional open space amenities remain publicly-accessible, well-maintained, and provide for essential habitat.*
- Action COS-1b** *Work with the Local Agency Formation Commission (LAFCO) on issues of mutual concern including the conservation of agricultural land through consistent use of LAFCO policies, particularly those related to conversion of agricultural lands and establishment of adequate buffers between agricultural and non-agricultural uses, and the designation of a reasonable and logical Sphere of Influence (SOI) boundaries for the community areas within the county*

## Open Space

California Government Code Section 65560 defines open space lands as being essentially unimproved and devoted to the preservation of natural resources, managed production of resources, outdoor recreation, or public health and safety.

In the Glenn County General Plan, open space designations include:

- General Agriculture
- Intensive Agriculture
- Foothill Ag/Forestry
- Urban Reserve Area
- Open Space/Public Lands.

## CULTURAL AND HISTORIC RESOURCES

### Mills Act

The Mills Act is an economic incentive program in California for the restoration and preservation of qualified historic buildings by private property owners. The Program is administered and implemented by local governments, and contracts are between the property owner and the local government granting tax abatement.

Each local government establishes their own criteria and determines how many contracts they will allow in their jurisdiction.

### AB 52

AB 52 requires public agencies to consult with California Native American tribes that are on the Native American Heritage Commission's (NAHC) consultation list that are traditionally and culturally affiliated with the geographic area of a proposed project that is subject to the California Environmental Quality Act (CEQA), if the tribes request formal notification and subsequently consultation.

### Goal COS-2

Protect and preserve cultural and historic resources in order to preserve and promote the county's heritage for future generations

### POLICIES

- COS 2-1** Review proposed developments and infrastructure improvements in conjunction with the California Historical Resources Information System, Northwest Information Center to determine whether project areas contain known archaeological resources, either prehistoric and/or historic-era, or have the potential for such resources.
- COS 2-2** If found during construction, ensure that human remains are treated with sensitivity and dignity, and ensure compliance with the provisions of California Health and Safety Code Section 7050.5 and California Public Resources Code Section 5097.98.
- COS 2-3** Work with Native American representatives to identify and appropriately address, through avoidance or mitigation, impacts to Native American cultural resources and sacred sites during the development review process consistent with State and Federal requirements.
- COS 2-4** Provide readily available public information on the Mills Act and encourage people to renovate historic homes in disrepair using property tax savings available through the Mills Act.

## ACTIONS THAT SUPPORT GOAL COS-2

**Action COS-2a** *Require a cultural and archaeological survey prior to approval of any project which would require excavation in an area that is sensitive for cultural or archaeological resources. If significant cultural or archaeological resources, including historic and prehistoric resources, are identified, appropriate measures shall be implemented, such as documentation and conservation, to reduce adverse impacts to the resource.*

**Action COS-2b** *Require all development, infrastructure, and other ground-disturbing projects to comply with the following conditions in the event of an inadvertent discovery of cultural resources or human remains:*

- a. *If construction or grading activities result in the discovery of significant historic or prehistoric archaeological artifacts or unique paleontological resources, all work within 100 feet of the discovery shall cease, the County Planning and Community Development Services Agency shall be notified, the resources shall be examined by a qualified archaeologist, paleontologist, or historian for appropriate protection and preservation measures; and work may only resume when appropriate protections are in place and have been approved by the County Planning and Community Development Services Agency.*
- b. *If human remains are discovered during any ground disturbing activity, work shall stop until the County Sheriff and Coroner and County Planning and Community Development Services Agency have been contacted; if the human remains are determined to be of Native American origin, the Native American Heritage Commission (NAHC) and the most likely descendants have been consulted; and work may only resume when appropriate measures have been taken and approved by the County Planning and Community Development Services Agency.*

### California Environmental Quality Act

CEQA is a California statute that requires state and local agencies to identify and disclose the environmental impacts of projects, and to avoid or mitigate those impacts, to the extent feasible.

**Action COS-2c** *Consistent with State, local, and tribal intergovernmental consultation requirements such as SB 18 and AB 52, the County shall consult as necessary with Native American tribes that may be interested in proposed new development projects and land use policy changes.*

**Action COS-2d** *Provide educational resources and public outreach efforts that inform citizens of historical preservation efforts including:*

- *School age programs, and on-line exhibits;*
- *Collaboration with community groups, and educational institutions to promote local awareness and appreciation of the County's rich history.*



# ECOSYSTEM AND HABITAT RESOURCES

## Goal COS-3

Protect and maintain sensitive ecosystems, natural habitats and biological resources within Glenn County

## POLICIES

- COS 3-1** Preserve natural riparian habitats throughout the planning area, and specifically along Stony Creek, the Sacramento River, and Butte Creek.
- COS 3-2** Recognize that retention of natural areas is important to maintaining adequate populations of wildlife that support recreation and hunting, open space, economic and environmental objectives.
- COS 3-3** Support programs that expand hunting and outdoor educational opportunities in Glenn County, including programs aimed at beneficial agricultural practices, land conservation, and supporting water quality objectives.
- COS 3-4** Coordinate with State and Federal agencies, private landowners and preservation and conservation groups in habitat preservation and protection of rare, endangered, threatened and special concern species, to ensure consistency in efforts and to encourage joint planning and development of areas to be preserved.
- COS 3-5** Recognize the Sacramento River corridor, the Sacramento National Wildlife Refuge, migratory deer herd areas, naturally occurring wetlands, and stream courses such as Butte and Stony Creeks as areas of significant biological importance.
- COS 3-6** Direct development away from naturally occurring wetlands and other areas of sensitive and critical habitat throughout the County Planning Area.
- COS 3-7** Preserve and enhance biological communities that contribute to the region's biodiversity including, but not limited to, grasslands, freshwater marshes, wetlands, vernal pools, riparian areas, aquatic habitat, oak woodlands, and agricultural lands.

## Special-Status Species

Special-status species include any species of plant or animal, which is listed, or proposed for listing, as threatened or endangered by the U.S. Fish and Wildlife Service, National Marine Fisheries Service, or the CA Department of Fish and Wildlife.

## Sensitive Habitat

Habitat is considered sensitive if it provides habitat for plant or animal species or communities that are locally unique, or are recognized by the State or Federal Resource Agencies as being rare, threatened endangered, or a species of special concern.

## Federal Refuge Revenue Sharing Act

Federal Refuge Revenue Sharing Act makes refuge revenue sharing payments to counties and local governments for the lands administered by the U.S. Fish and Wildlife Service for revenues collected from the sale of products and privileges on national wildlife refuge lands (e.g., timber sales, grazing leases) in those areas.

**COS 3-8** Focus conservation efforts on high priority conservation areas that contain suitable habitat for endangered, threatened, migratory, or special-status species and that can be managed with minimal interference with nearby urban land uses.

**COS 3-9** Conserve existing native vegetation where possible and integrate regionally native plant species into development and infrastructure projects where appropriate.

**COS 3-10** Discourage the removal of large, mature, native trees that provide wildlife habitat, visual screening, or contribute to the visual and biological quality of the environment.

**COS 3-11** Advocate full Federal funding of the Federal Refuge Revenue Sharing Act.

**COS 3-12** Encourage and support oak tree preservation and retention in subdivisions and other development projects.

### ACTIONS IN SUPPORT OF GOAL COS-3

**Action COS-3a** *Coordinate with wildlife agencies, the Army Corps of Engineers, and the State Lands Commission during review of development projects, permits and applications.*

**Action COS-3b** *Review development project proposals, infrastructure projects, long-range planning projects, and other projects that may potentially impact special-status species and sensitive resources to determine whether significant adverse impacts will occur. Where adverse impacts are identified, develop appropriate mitigation measures, in conformance with General Plan policies and relevant State and Federal laws, to reduce or avoid impacts to the greatest extent feasible.*

**Action COS-3c** *Where sensitive biological habitats have been identified on or immediately adjacent to a project site, the project shall include appropriate mitigation measures identified by a qualified biologist, which may include, but are not limited to the following:*



- *Pre-construction surveys for species listed under the State or Federal Endangered Species Acts, or species identified as special-status by the resource agencies, shall be conducted by a qualified biologist;*
- *Construction barrier fencing shall be installed around sensitive resources and areas identified for avoidance or protection; and*
- *Employees working on the project site shall be trained by a qualified biologist to identify and avoid protected species and habitat*

**Action COS-3d** *Make available a list of plants and trees native to the region that are suitable for use in landscaping, consistent with the requirements of California’s Model Water Efficient Landscape Ordinance (MWELO). The plant and tree species should be drought tolerant, and consideration should be given to the suitability of the plant and tree species for use as habitat to native animals, birds, and insects.*

## ENERGY CONSERVATION

### CALGreen

CALGreen (California Green Building Standards Code), is a mandatory statewide code for all new residential and non-residential construction projects. CALGreen consists of five categories, Planning and Design, Energy Efficiency, Water Efficiency and Conservation, Material Conservation and Resource Efficiency, and Environmental Quality.

### Goal COS-4

Conserve energy through consumption reduction programs and the use of renewable resources

### POLICIES

- COS 4-1** Require all development projects to comply with the mandatory energy efficiency requirements of the California Green Building Standards Code (CALGreen) and Building and Energy Efficiency Standards.
- COS 4-2** As feasible, promote County operation energy efficiency and install as feasible, energy-efficient lighting, appliances, and alternative-energy infrastructure in County facilities during routine maintenance and as upgrades are needed and may provide for cost savings opportunities.
- COS 4-3** As fleet vehicles are replaced, consider the use of alternative energy and fuel-efficient vehicles and equipment that meet or surpass State emissions requirements, to the extent feasible.
- COS 4-3** Promote incentives from local, State, and Federal agencies for improving energy efficiency and expanding renewable energy installations.
- COS 4-4** Support and encourage the implementation of innovative and green building best management practices including, but not limited to, sustainable site planning, solar opportunities, LEED certification, and exceeding the most current “green” development standards in the California Code of Regulations (CCR), Title 24, as feasible.

### ACTIONS IN SUPPORT OF GOAL COS-4

- Action COS-4a** *Continue to review development projects to ensure that all new public and private development complies with the California Code of Regulations (CCR), Title 24 and CALGreen standards as well as the energy efficiency standards established by the General Plan and County Code.*

**Action COS-4b** *Provide a conservation page (or similar page) on the County’s website that provides links to resource agencies and provides information regarding local and regional conservation and energy upgrade and efficiency programs.*

## SOLID WASTE REDUCTIONS

### Goal COS-5

Reduce the generation of solid waste and promote environmentally responsible solid waste disposal throughout the county using innovative waste diversion programs and strategies

### POLICIES

- COS 5-1** Provide adequate waste disposal, recycling, and reuse services for present and future residents and businesses, including programs that improve public access to solid waste collection and recycling facilities.
- COS 5-2** Continue to participate in source reduction and recycling efforts, including operation of the County’s transfer station, to reduce the amount of solid waste sent to landfills and extend the life of landfills.
- COS 5-3** Comply with Assembly Bill 939 source reduction and recycling requirements of 50 percent diversion of solid waste from landfills and strive to partner, plan for, and document compliance with Assembly Bill 341 source reduction, recycling, and composting requirements of 75 percent by 2020 and annually thereafter.
- COS 5-4** Support the County’s role in the source reduction and recycling components of waste management through recycling programs at County facilities to reduce the quantity of waste.
- COS 5-5** Ensure that special waste including hazardous materials, tires, medications, infectious waste, asbestos waste, construction waste, and electronic waste are recycled and disposed of in a manner that is safe for the environment, residents, and employees.

**COS 5-6** Educate the public on ways to divert household waste from the landfill, including education programs on reducing, reusing, and recycling material.

**COS 5-7** Consistent with SB 1383 conduct education and outreach on organics recycling to all residents, businesses (including those that generate edible food that can be donated) haulers, solid waste facilities, and local food banks and other food recovery organizations.

## ACTIONS IN SUPPORT OF GOAL COS-5

- Action COS-5a** *Continue existing, and develop new, diversion strategies (including source reduction, recycling, and composting and yard waste programs) to reduce solid waste disposal volume to meet the State-mandated level.*
- Action COS-5b** *Fully implement the California Integrated Waste Management Act of 1989.*
- Action COS-5c** *Pursue public funding sources, such as grants to reduce fiscal impacts of continued implementation of recycling programs.*
- Action COS-5d** *Continue to implement, and update as necessary, the County Code to regulate issues related to solid waste, including but not limited to Title 7 Health & Safety Chapter 80 Garbage & Refuse Disposal.*
- Action COS-5e** *Continue to conduct and promote County disposal events such as the Household Hazardous Waste Collection and Waste Tire Amnesty events, and encourage community groups and organizations to pursue reuse events and activities to prevent reusable items from going into the landfill. Periodically review the effectiveness and participation levels of these events, and adjust as necessary to maximize participation.*
- Action COS-5f** *Continue to provide a Solid Waste & Recycling page (or similar page) on the County website that provides links to resources and provides information regarding local and regional recycling programs, opportunities for reuse of materials, composting strategies, organics recycling, and opportunities for the disposal of hazardous waste.*
- Action COS-5g** *Use amenities such as signs and historical lighting in key public access areas. Consider incorporating public art to reflect historical elements.*

# WATER RESOURCES

## Groundwater Sustainability Plan

Assembly Bill (AB) 1739, Senate Bill (SB) 1168, and SB 1319, collectively known as the Sustainable Groundwater Management Act (SGMA), which is codified in Section 10720 et seq. of the California Water Code created a statutory framework for sustainable groundwater management in California and required governments and water agencies of high-and medium-priority basins to halt overdraft and bring groundwater basins into balanced levels of pumping and recharge.

SGMA empowered local agencies to form Groundwater Sustainability Agencies (GSAs) to manage basins sustainably and required GSAs to adopt Groundwater Sustainability Plans (GSPs) for medium-and high-priority groundwater basins in California.

The Colusa Groundwater Authority (CGA) and Glenn Groundwater Authority (GGA), or Authorities are exclusive GSAs covering the entire geographic extent of the Colusa Subbasin.

### Goal COS-6

Preserve and protect water resources throughout the Planning Area

### POLICIES

- COS 6-1** Protect floodways and other areas with high groundwater water recharge capability.
- COS 6-2** Require discretionary projects, as well as new flood control and stormwater conveyance projects, to integrate best management practices (BMPs) and natural features to the greatest extent feasible, while ensuring that these features adequately convey and control stormwater to protect human health, safety, and welfare while promoting g water quality objectives.
- COS 6-3** Protect surface water quality and prioritize the use of natural features such as bioswales, vegetation, retention ponds, and other measures to remove surface water pollutants prior to discharge into surface waters.
- COS 6-4** Promote water conservation among all water users.
- COS 6-5** Support and promote the use of drought tolerant and regionally native plants in landscaping.
- COS 6-6** Monitor groundwater extraction activities and ensure the health of the groundwater basin.
- COS 6-7** Support the Colusa and Glenn Groundwater Authority’s (CGA) Colusa Subbasin Groundwater Sustainability Plan and groundwater objectives.
- COS 6-8** Collaborate with water suppliers and wastewater treatment plant operators to increase the availability of treated or recycled water for agricultural purposes.
- COS 6-9** Encourage the development of water conservation programs by water purveyors for both agricultural and urban uses.

- COS 6-10** Recognize the impacts of gravel extraction on groundwater quantity and quality and encourage extraction methods that preserve and enhance groundwater resources.
- COS 6-11** Recognize that efforts to reserve water in Glenn County for wildlife may also bring long-term benefits to the effort to retain water resources locally.
- COS 6-12** Monitor actions taken at the State and Federal level which impact water resources in order to evaluate the effects of these actions on the county's resources.
- COS 6-13** Encourage development of educational programs to increase public awareness of water conservation opportunities and the potential benefits of implementing conservation measures and programs.
- COS 6-14** Work with State and Federal agencies to improve local surface and groundwater pollution detection and monitoring.
- COS 6-15** Support water development, treatment, and storage projects that are needed to meet existing and future local and regional demand.
- COS 6-16** Participate in and collaborate with Butte, Colusa and Tehama counties, and other regional groundwater management agencies to support and promote Groundwater Sustainability Plans and implementation strategies for the groundwater basin.
- COS 6-17** Support ongoing regulatory and compliance efforts at the Federal and State level for the protection of water quality.
- COS 6-18** Support the Rice Herbicide Action Plan and encourage other agricultural practices which reduce the threat of surface water pollution from agricultural chemical use.
- COS 6-19** Promote the use of surface water resources when available to offset groundwater extraction.
- COS 6-20** Encourage efficient uses of water produced within the county and discourage out of county water transfers.

**COS 6-21** Encourage solar farming and other water saving farming related opportunities in areas where water resources are not viable or available, or if future climate conditions render traditional farming practices and crop types unviable.

## ACTIONS THAT SUPPORT GOAL COS-6

**Action COS-6a** *Adopt a Water Efficient Landscaping Ordinance (or the CA – MWEL0) for residential, park, recreational, and commercial uses, based on the State model ordinance as amended to address local concerns. The ordinance should address: residential, commercial, industrial and institutional projects that require a permit, plan check, or design review.*

**Action COS-6b** *Update the County Code to incorporate standards for new development and infrastructure projects to incorporate Low Impact Development (LID) measures into site designs to reduce pollutants from non-point sources, incorporate LID infrastructure, and encourage greater use of permeable paving surfaces.*

**Action COS-6c** *Continue to implement the policies, actions, and Basin Management Objectives (BMOs) contained in the Colusa Subbasin Groundwater Sustainability Plan.*

**Action COS-6d** *Continue to cooperate with and foster regional cooperation with CGA Member Agencies including: County of Colusa, City of Colusa, City of Williams, Colusa County Water District, Glenn-Colusa Irrigation District Princeton-Codora-Glenn Irrigation District and Provident irrigation District, Maxwell Irrigation District and Westside Water District, Reclamation Districts 108 and 479, Colusa Drain Mutual Water Company, Private Pumpers, and other relevant parties involved in groundwater extraction.*

**Action COS-6e** *Continue to review well permit applications for compliance with County Code Title 20 Chapter 80 Water Well Drilling Permits & Standards.*

**Action COS-6f** *Continue to require implementation of the County's Grading Ordinance. Review projects to ensure that BMPs are implemented during construction and site grading activities as well as in project design to*



*reduce pollutant runoff into water bodies.*

**Action COS-6g** *Coordinate with the California Department of Fish and Wildlife to identify adversely impacted aquatic habitat within the County and to develop riparian management guidelines to be implemented by development, recreation, and other projects adjacent to rivers, lakes, reservoirs, and streams.*

**Action COS-6h** *Continue to identify stormwater and drainage facilities in need of repair and address these needs through the Capital Improvement Project list and process. As feasible seek to incorporate BMPs and LID techniques into repairs and upgrades that promote water quality objectives.*

# MINERAL AND EXTRACTIVE RESOURCES

## Goal COS-7

Manage mineral and other extractive resources while preserving development and conservation options for the future

## POLICIES

- COS 7-1** Encourage the extraction and processing of sand and gravel to support economic vitality and ensure an adequate supply of aggregate resources. Ensure that such activities are conducted in an environmentally sensitive manner, comply with all applicable local, State and Federal permits, and do not result in significant adverse impacts to the roadway network (including pavement conditions), surrounding land uses or sensitive natural resources.
- COS 7-2** Conserve mineral resources identified by the State to be of regional or statewide significance for mineral resource extraction.
- COS 7-3** Support new or expanded mineral resource extraction operations only if they are compatible with surrounding land uses. Manage resources to ensure that extraction results in the fewest environmental impacts while maximizing the use benefits of extracted resources.
- COS 7-4** Ensure that mineral extraction activities within the county conform to the State Mining and Reclamation Act (SMARA) requirements, including financial assurances and reclamation plans.
- COS 7-5** Support the natural gas industry and extraction within the County while ensuring that its operations are carried out in a safe and environmentally responsible manner.
- COS 7-6** Ensure resource and extractive activities and management are carried out consistent with local and State laws and regulations.

## ACTIONS THAT SUPPORT GOAL COS-7

- Action COS-7a** *Continue to utilize County Code (Section 15.840.010 Wells, Natural Gas Standards) to address oil and gas wells production standards.*
- Action COS-7b** *Continue to identify and maintain mineral resource maps and evaluate areas within the County Planning Area with potential resource value, including oil, gas, sand, and gravel.*
- Action COS-7c** *Continue to require conditional use permits for mineral extraction operations in all zones where mineral extraction may occur.*

## FOREST AND TIMBER RESOURCES

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### **Goal COS-8**

Conserve and maintain the county's forests and timber resources

### **POLICIES**

- COS 7-1** Conserve and maintain forest resources so that they may be enjoyed by a wide range of users including campers, hikers, hunters, OHV users, and others.
- COS 7-2** Support the Mendocino National Forest Plan for timber resource use and participate in the planning process when updates to the plan occur.
- COS 7-3** Encourage forest management and timber harvesting activities (e.g., reforestation, timber stand improvement, stream corridor and water quality protection) that improve forest health, reduce fire fuel loads, and promote economic activity.
- COS 7-4** Discourage new development in heavily wooded forest areas.
- COS 7-5** Support and cooperate with CalFire in its responsibilities related to timber and forest practice laws.
- COS 7-6** Support and encourage opportunities for public and private timber lands to be compatible with and provide for recreational opportunities and open space uses.

### **ACTIONS THAT SUPPORT GOAL COS-8**

- Action COS-8a** *Coordinate closely with the Mendocino National Forest, if development is proposed for private lands within the Forest.*
- Action COS-8b** *Review timber harvest plans for compatibility and consistency with the General Plan.*
- Action COS-8c** *Evaluate development applications, rezoning, land use change requests, and use permits in the context of the potential uses and their associated potential impacts on surrounding timberlands.*

# Community Services & Facilities



## INTRODUCTION

Glenn County and various local public agencies and service districts provide a broad range of public services and utilities services that are important to maintaining a high quality of life for County residents. This General Plan Element includes goals, objectives, policies and action items that address the following community services and facilities:

- Water Supplies
- Wastewater (Sewer Services)
- Storm Drainage Infrastructure
- Solid Waste Disposal
- Fire Protection and Law Enforcement
- Parks and Recreation Facilities
- Schools, Libraries and other public services and facilities

While not specifically required by State law for inclusion in the General Plan, this Community Services and Facilities Element is a critical component of the County's comprehensive strategy to meet the infrastructure and public services needs of businesses and residents. Background information related to topics addressed in this Element is found in Chapter 3.0 (Community Services and Facilities) of the Glenn County General Plan Background Report.

This Chapter includes the following goals:

- CSF-1** Water Supplies
- CSF-2** Wastewater (Sewer Services)
- CSF-3** Stormwater and Drainage
- CSF-4** Solid Waste
- CSF-5** Fire Protection and Law Enforcement
- CSF-6** Parks
- CSF-7** Schools, Libraries, and Other Public Facilities

# WATER SUPPLIES

## Goal CSF-1

Ensure a Long-term, sufficient, reliable, and safe water supply, storage, and distribution system to serve existing commitments and planned growth identified by the general land use map.

## POLICIES

- CSF 1-1** Coordinate with local water districts and providers to ensure safe drinking water standards are met, and to ensure the water system and supply adequately meets the needs of existing and future development.
- CSF 1-2** Encourage and support the expansion of municipal water systems to serve areas identified for current and future development by the General Plan Land Use Map.
- CSF 1-3** Prior to the approval of new development projects, Specific Plans, or other projects that would result in increased demand for public water conveyance and treatment, projects must demonstrate proof of adequate water supply and that existing services are adequate to accommodate the increased demand, or improvements to the capacity of the system to meet increased demand will be made prior to project implementation. Projects must also demonstrate that adequate fire flow water pressure is available to serve new development, particularly within High and Very High Fire Hazard Zones.
- CSF 1-4** Coordinate with the Glenn Groundwater Authority and water providers throughout the County to manage water supplies in a way that ensures adequate supplies for existing residents, agricultural uses, businesses, and for projected growth, in a manner which avoids groundwater overdraft, water quality degradation and other adverse environmental impacts.
- CSF 1-5** Municipal services, including water and wastewater infrastructure, should only be extended to lands designated as Urban Reserve (UR) if the following conditions are met:

1. The proposed development area is adjacent to existing development that is substantially built-out, and the extension of services would not facilitate leapfrog development;
2. The development is able to extend and connect to water and wastewater services needed to serve the proposed development without impacting existing services; and
3. The proposed development has agreed to fund the necessary extensions and any required improvements needed to serve the development.

**CSF 1-6** Support efforts by public water service providers to establish rates and fees which provide adequate funding for necessary system improvements, upgrades and maintenance.

**CSF 1-7** Ensure that infrastructure is planned and available in a timely manner to accommodate development needs.

**CSF 1-8** Prioritize water system improvements to areas prioritized for economic growth for commercial and industrial development as well as related housing needs.

**CSF 1-9** Ensure that all new development provides for and funds its fair share of the costs for adequate water distribution, including line extensions, easements, and dedications.

**CSF 1-10** Support water conservation measures that comply with the State and Federal legislation and that are consistent with measures adopted in all applicable Urban Water Management Plans, Agricultural Water Management Plans and Groundwater Management Plans.

**CSF 1-11** New development on parcels served by a public water system shall be required to connect to the public water system. Redevelopment, additions and accessory structures in existing Rural Residential and Urban Reserve parcels that are not served by a public water utility, and all rural areas of the county may continue to utilize an on-site well if approved by the County Department of Environmental Health.

**CSF 1-12** All new wells must have an approved permit from the Environmental Health Department prior to the start of any new construction.

## ACTIONS IN SUPPORT OF GOAL CSF 1

- Action CSF-1a** *Coordinate with local water agencies to assist in planning for adequate public services to support new residential, commercial, and industrial development in existing community areas where development may be desired.*
- Action CSF -1b** *Encourage the cities of Orland and Willows as well as local water agencies to apply for available State and Federal grants and loans to finance construction of necessary water infrastructure improvements.*
- Action CSF-1c** *Coordinate with the cities of Willows and Orland to annex areas of existing or planned urban residential development that are adjacent, or in close proximity, to the City limits, which are not currently served by municipal water and wastewater services.*
- Action CSF -1d** *Continue to utilize the Glenn County Water Quality Program (implemented through the Department of Environmental Health) for the enforcement of standards and codes regarding the construction and destruction of water wells, monitoring wells, exploratory soil borings and other special use wells.*



## WASTEWATER (SEWER SERVICES)

### Goal CSF-2

Ensure a safe, environmentally sound and adequate sewage collection treatment and disposal system to meet the needs of existing commitments and projected development

### POLICIES

- CSF 2-1** Ensure safe and reliable sewer and wastewater collection and treatment infrastructure to serve the existing and future development.
- CSF 2-2** Continue to coordinate with wastewater service providers when reviewing new development applications in order to ensure that new growth does not exceed available sewage treatment capacity or conveyance infrastructure capacity.
- CSF 2-3** Ensure that all new developments provide for and fund their fair share of the costs for adequate sewer collection and treatment, including line extensions, easements, and dedications.
- CSF 2-4** Encourage water conserving designs and equipment, water-conserving devices, and designing wastewater systems to minimize inflow and reduce wastewater flows.
- CSF 2-5** Coordinate with wastewater service providers, and end users to explore the feasibility and potential future use of recycled water as new technology, funding, and infrastructure is available.
- CSF 2-6** Support efforts by municipal wastewater service providers to provide the necessary funding for system improvements, upgrades and maintenance.
- CSF 2-7** Prior to the approval of new development that would result in increased demand for wastewater conveyance and treatment, projects must demonstrate that existing services are adequate to accommodate the increased demand, or improvements to the capacity of the system to meet increased demand will be made prior to project implementation.

- CSF 2-8** For projects that will rely upon on-site wastewater systems, applicants shall provide detailed plans demonstrating that the system will be adequate to serve the project and will meet or exceed all applicable water quality standards.
- CSF 2-9** Ensure new septic systems are designed and located to protect water resources and agricultural lands.
- CSF 2-10** Consider septic system and septage disposal limitations when determining areas suitable for new development not served by sewer.
- CSF 2-11** Require new development within urban limit lines to connect to sewer and water services when available, and discourage installation of septic tanks in all urban areas. When sewer and water services are not immediately available, commitments to serve in the future shall be obtained from service providers prior to development approval.

## ACTIONS IN SUPPORT OF GOAL CSF 2

- Action CSF-2a** *Continue to utilize and enforce the Glenn County Administrative Code for sewage disposal and on-site septic system requirements, including requirements for septic application, site evaluation, soil conditions, percolation testing, verification and monitoring and other site requirements and conditions.*
- Action CSF-2b** *Amend the County Administrative Code (Title 15 Chapter 15.660) to include septic and leach field setbacks from natural waterways. This setback should be a minimum 100 feet from perennial and intermittent streams, seasonal water bodies and natural bodies of standing water. Exceptions may be made if the project involves the repair of an existing system or the system is properly engineered and approved by the Department of Environmental Health.*
- Action CSF-2c** *Monitor ongoing changes and updates to State regulations for septic systems developed by the State Regional Water Quality Control Board, as required by AB 885, and periodically update the County Code to reflect applicable changes in regulations.*

**Action CSF-2d** *Require new development to provide for and fund a fair share of the costs for adequate sewer distribution, including line extensions, easements, and plant expansions.*

**Action CSF-2e** *Explore the viability of future uses of recycled water, including irrigation, dust control, soil compaction, recharge ponds, and fire protection.*

# STORMWATER AND DRAINAGE

## Goal CSF-3

Design and maintain efficient and environmentally-sound stormdrain systems to accommodate urban runoff from existing and projected development, and prevent property damage due to localized flooding

## POLICIES

- CSF 3-1** Maintain and improve Glenn County's storm drainage facilities.
- CSF 3-2** Require all new development projects and other activities that result in land alterations greater than one acre (such as new site grading for ag operations or the installation of orchards) to demonstrate how storm water runoff will be detained or retained on-site and/or conveyed to the nearest drainage facility as part of the development review process.
- CSF 3-3** Require the installation of storm drain and other flood protection/prevention improvements as a condition of all new development approvals.
- CSF 3-4** Applicable projects shall incorporate Best Management Practices (BMPs) and Low Impact Development measures (LID) to treat stormwater before discharge from the site.
- CSF 3-5** Where feasible, developments should avoid excessive grading and disturbance of vegetation and soils, retain native vegetation and trees, and maintain natural drainage patterns to the greatest extent feasible.
- CSF 3-6** In areas planned for new residential development, encourage dual-use detention basins for parks, ball fields, and other appropriate uses.
- CSF 3-7** Work with agricultural land owners to improve and remedy practices that have resulted in adverse impacts to adjacent properties and infrastructure. Such practices include site drainage and flood control measures and the use of Best Management Practices (BMPs) to reduce drainage impacts.

## ACTIONS IN SUPPORT OF GOAL CSF 3

- Action CSF-3a** *Continue to review development projects and other activities that result in grading or land alterations to areas greater than one acre to identify potential stormwater and drainage impacts. Projects should analyze their drainage and stormwater conveyance impacts and either demonstrate that the existing infrastructure can accommodate increased stormwater flows, or make the necessary improvements to mitigate potential impacts.*
- Action CSF-3b** *Identify stormwater drainage infrastructure that is in need of repair and address these needs through the Capital Improvement Projects Fund as feasible.*
- Action CSF-3c** *Continue to implement the requirements established by the State Water Resource Control Board's (SWRCB) National Pollutant Discharge Elimination System (NPDES) General Permit requirements including the requirements to prepare a Stormwater Pollution Prevention Plan (SWPPP) during construction activities and grading projects that disturb more than 1 acre of land area.*
- Action CSF-3d** *Work cooperatively with local, State, and Federal agencies to comply with water quality regulations, reduce pollutants in runoff, and protect and enhance water resources throughout Glenn County.*

## SOLID WASTE

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### **Goal CSF-4**

Reduce the county's reliance on landfills, reduce the volume of the solid waste stream, increase recovery of materials, and dispose of remaining waste in an environmentally and fiscally responsible manner

### **POLICIES**

- CSF 4-1** Achieve maximum waste diversion through the expansion and/or development of cost-effective recycling and source reduction programs tailored for both rural and urbanized jurisdictions in the county.
- CSF 4-2** Locate waste collection, transfer, and processing facilities in areas that minimize impacts to the surrounding community and the environment.
- CSF 4-3** Support an effective public information program aimed at achieving maximum participation, diversion of materials, and preservation of county landfill space.
- CSF 4-4** Assure that local plans and ordinance accommodate and facilitate the siting of recycling facilities, composting facilities, transfer stations, and pyrolysis facilities.
- CSF 4-5** Encourage and support commercial recycling and re-use activities and opportunities throughout the county.
- CSF 4-6** Support programs aimed at processing waste produced by the construction, agricultural and farming sectors. These programs may include but are not limited to opportunities for compost and mulching, and waste-to-energy technologies that utilize solid waste for bio-mass or bio-fuels for energy production.
- CSF 4-7** Identify public lands that have experienced problems with illegal dumping and explore opportunities to conduct clean-up efforts.
- CSF 4-8** Collaborate with waste/recycling haulers to expand collection and recycling services.

## ACTIONS IN SUPPORT OF GOAL CSF 4

- Action CSF-4a** *Implement and enforce the provisions of the County’s Source Reduction and Recycling Program and update the program as necessary to meet or exceed the State waste diversion requirements.*
- Action CSF-4b** *Distribute public education materials regarding the proper handling and disposal of household hazardous waste, opportunities for recycling and composting, and resources for solid waste disposal available to County residents and businesses.*
- Action CSF-4c** *Coordinate with the Glenn County Health Department to pursue available grants from agencies such as CalRecycle to fund cleanup efforts.*
- Action CSF-4d** *As part of the development review for projects that would generate significant volumes of solid waste within the county, require that these projects demonstrate adequate capacity for the haul and disposal of solid waste to serve the additional demand prior to project approval.*

# FIRE PROTECTION AND LAW ENFORCEMENT

## Goal CSF-5

Maintain adequate and efficient fire protection and law enforcement services to serve the community

## POLICIES

- CSF 5-1** Continue to support the County's volunteer fire forces and offer incentives for continued participation.
- CSF 5-2** Strive to maintain adequate fire services and law enforcement levels throughout the county.
- CSF 5-3** Determine the impact proposed development will have on the provision of fire protection and law enforcement services, and ensure that the established level of service is maintained.
- CSF 5-4** Establish and prioritize adequate funding and firefighting and law enforcement personnel for areas targeted for growth.
- CSF 5-5** Regularly review and evaluate fire district boundaries to determine if the existing service areas are the most efficient and cost-effective.
- CSF 5-6** Coordinate with fire districts to ensure new development pays its fair share for the provision of new fire stations, equipment, personnel and fire suppression improvements necessary to provide adequate fire protection services for new development.
- CSF 5-7** The fire protection districts shall review all development proposals within their district and recommend measures to reduce the potential for fire risk.
- CSF 5-8** Support the use of mutual aid agreements or memoranda of understanding for structural as well as wildland protection in areas currently under California Department of Forestry and U.S. Forest Service Jurisdiction.
- CSF 5-9** Require that all community water systems serving new development meet or exceed Glenn County minimum standards for provision of water for peak-load demands and required fire flows.



- CSF 5-10** Require that all community water systems serving new development meet or exceed Glenn County minimum standards for provision of water for peak-load demands and required fire flows.
- CSF 5-11** Recognize the autonomy of individual fire districts within the county.
- CSF 5-12** Coordinate with the California Highway Patrol to assist with traffic enforcement services on County roadways.
- CSF 5-13** Locate new essential public facilities, such as fire departments, sheriff's substations, and emergency evacuation centers outside of High and Very High Fire Hazard Zones.

## ACTIONS IN SUPPORT OF GOAL CSF 5

- Action CSF-5a** *Continue to participate in mutual aid agreements with State and federal firefighting and law enforcement agencies.*
- Action CSF-5b** *Continue to enforce the California Building Code and the California Fire Code to ensure that all construction implements fire-safe techniques, including fire resistant materials, where required.*
- Action CSF-5c** *As part of the development review process for new projects, the County will refer applications to the local-serving Fire District, and Sheriff's Department for determination of the project's potential impacts on fire protection and law enforcement services.*
- Action CSF-5d** *Maintain a public outreach campaign to generate interest in volunteer fire department opportunities.*
- Action CSF-5e** *Work with Fire Districts to explore the development of a fire impact fee program to ensure development projects pay their fair share of the costs of new or expanded services necessary to serve the new development projects.*

## PARKS

### Goal CSF-6

Maintain a network of parks, and recreation facilities that are attractive, well-maintained, safe and accessible to the community.

### POLICIES

- CSF 6-1** Recognize that some of the recreational resources available to County residents may be owned and/or operated by other entities, including the incorporated cities, the State, and the Federal government, while still meeting the recreational needs of County residents.
- CSF 6-2** Provide parks or recreation facilities that are safely accessible and prioritize the development of and access to these facilities in underserved areas of the community.
- CSF 6-3** Maintain and enhance existing parks and recreation facilities to improve their usefulness, safety, and appearance.
- CSF 6-4** Pursue partnerships with the private sector and nonprofit organizations to provide services and/or maintain and improve park and recreational facilities, wherever practical.
- CSF 6-5** As mutually desired, pursue and encourage the joint-use of parks and recreation facilities owned and operated by school districts.
- CSF 6-6** Ensure that community parks and recreational facilities have stable and self-sufficient funding resources.
- CSF 6-7** Ensure that financial mechanisms are in place to develop parks and recreation facilities, as new residential development occurs.
- CSF 6-8** Ensure access for disabled people is provided for park and recreation areas and facilities as appropriate.
- CSF 6-9** Incorporate security measures such as adequate lighting, into park design and recreation facilities to promote public safety.
- CSF 6-10** Strive to achieve a ratio of 5 acres of parkland for every 1,000 residents in the County.

## ACTIONS IN SUPPORT OF GOAL CSF 6

**Action CSF-6a** *Consider adoption of a parks and recreation ordinance that would apply to new residential development. The ordinance should establish a parkland dedication requirement based on five acres of parkland per 1,000 residents. The program would require dedication of parkland and/or payment of in lieu fees, consistent with the requirements of the Quimby Act, based upon the residential density, park land cost, and other factors. If an in-lieu fee program is established, the fees should either be distributed to the applicable park district or agency (contingent on the district's or agency's use of these funds towards new parks or park expansions that serve the residents of the unincorporated area) or used by the County to provide facilities that serve the local and regional needs of County residents. Public land dedicated and/or fees collected pursuant to the Quimby Act may only be used for the purpose of developing new or rehabilitating existing park or recreational facilities.*

**Action CSF-6b** *New development shall be required to construct on-site or off-site parks, or pay in-lieu park fees to mitigate park impacts to ensure the existing levels of services is maintained, but not to exceed five acres per 1,000 persons. Impact fee calculations and dedication requirements should be based on the existing level of service.*

**Action CSF-6c** *Pursue all forms of possible funding, including Federal and State funding, private contributions, gifts and endowments, bond measures, and special districts, to assist in the acquisition, development and programming of park and recreation facilities.*

# SCHOOLS, LIBRARIES, AND OTHER PUBLIC FACILITIES

## Goal CSF-7

Provide high quality and cost-effective facilities and service, including schools, libraries, and government facilities that serve the county.

## POLICIES

- CSF 7-1** Support high quality schools, libraries and community facilities to serve the needs of current and future residents.
- CSF 7-2** Ensure that new growth and development participates in the provision and expansion of community services and facilities, and does not exceed County's ability to provide them.
- CSF 7-3** Require new development to demonstrate that the community services and facilities within the county can accommodate the increased demand associated with the project.
- CSF 7-4** Require new development to offset or mitigate impacts to community services and facilities to ensure that service levels for existing users are not degraded or impaired by new development.
- CSF 7-5** Include school districts in the development review process for significant new residential development projects to identify potential impacts to school services and facilities.
- CSF 7-6** As feasible, invest in new equipment and facilities for libraries based current and projected needs.
- CSF 7-7** Encourage private donations and support from State funding for library operations, maintenance, renovation, equipment, and construction.
- CSF 7-8** Consider the needs of seniors and people with disabilities when considering the construction or renovation of community facilities.
- CSF 7-9** Encourage services and programs that meet the needs of seniors within the County, including supporting the senior centers, and programs that provide senior services.

## ACTIONS IN SUPPORT OF GOAL CSF 7

**Action CSF-7a** *As part of the development review process, consult with school districts in the County to ensure that adequate school sites are provided and that affected schools will have adequate capacity to serve new development.*

**Action CSF-7b** *Require new development to pay its fair share of the cost of new or expanded community services and facilities that are necessary to serve the new development project.*

**Action CSF-7c** *Maintain and update the development fee program to ensure the impact fee system will defray the cost of developing public services and facilities.*

# Safety



## INTRODUCTION

The Safety Element provides the framework to reduce risks associated with a range of environmental and human-caused hazards that may pose a risk to life and property in Glenn County. Inclusion of the Safety Element in the General Plan is required by State law. While the county's land, hillsides, forests and waterways are assets to the community, these features can present risks due to flood, fire, geologic, and seismic hazards. In addition, human-caused risks, such as hazardous materials, can pose risks to community health and safety. Effective planning to prepare for and mitigate the adverse effects of these risks can help ensure that Glenn County maintains a high level of safety for its residents. The Safety Element includes goals, policies, and actions to protect residents, businesses, visitors, and land uses from hazards, and includes the following topics:

- Seismic and Geologic Hazards
- Flooding Hazards and Flood Protection
- Emergency Response and Disaster Preparedness
- Hazardous Materials
- Airport Operations
- Wildfire

Background information regarding safety and hazards is provided in the Existing Conditions Report.

This Chapter includes the following goals:

- SA-1** Geologic and Seismic Hazards
- SA-2** Flooding
- SA-3** Emergency Preparedness
- SA-4** Hazardous Materials
- SA-5** Airport Operations
- SA-6** Wildfire Hazards
- SA-7** Climate Resiliency and Adaptation

# GEOLOGIC/SEISMIC HAZARDS

## Goal SA-1

Minimize community exposure to geologic and seismic hazards

## POLICIES

- SA 1-1** Require development to reduce risks to life and property associated with earthquakes, liquefaction, erosion, landslides, and unstable soil conditions.
- SA 1-2** Ensure that all new development and construction is in conformance with applicable building standards related to geologic and seismic safety.
- SA 1-3** Require geotechnical investigations to be completed prior to approval of any public safety or other critical facilities, in order to ensure that these facilities are constructed in a way that mitigates site-specific seismic and/or geologic hazards.
- SA 1-4** Development in areas subject to unstable soil and/or geologic conditions shall be reviewed by qualified engineers and or geologists prior to development in order to ensure the safety and stability of all new construction.
- SA 1-5** Prevent land subsidence and maintain adequate groundwater supplies.
- SA 1-6** Require erosion and sediment control plans for development proposed on sloping land or lands subject to erosion.

## ACTIONS IN SUPPORT OF GOAL SA-1

- Action SA-1a** *Require adherence to the requirements of the California Code of Regulations (CCR), Title 24 during the plan check review process.*
- Action SA-1b** *Periodically review the structural integrity of all existing County-owned critical facilities and, if any facilities are found unsatisfactory, take steps to ensure structural integrity and safety.*
- Action SA-1c** *Continue to maintain and provide an inventory of all natural hazards, including active faults, Alquist-Priolo Special Study Zones, floodplains, hazardous soil conditions, and dam failure inundation areas.*
- Action SA-1d** *Require the submission of geologic and soils reports for all new developments. The geologic risk areas that are determined from these studies shall have standards established and recommendations shall be incorporated into development.*
- Action SA-1e** *Monitor withdrawal of groundwater and gas, maintain land elevation records, and regulate overdraft to prevent subsidence.*



# FLOODING

## Goal SA-2

Reduce risks to human life, property, and public services associated with flooding

## POLICIES

- SA 2-1** Support and participate in planning efforts undertaken at the local, regional, State, and Federal levels to improve flood management facilities and dam safety throughout the County.
- SA 2-2** Require all new development projects to demonstrate how storm water runoff will be detained or retained on-site, treated, and/or conveyed to the nearest drainage facility as part of the development review process. Project applicants shall demonstrate that project implementation would not result in increases in the peak flow runoff to adjacent lands or drainage facilities that would exceed the design capacity of the drainage facility or result in an increased potential for off-site flooding.
- SA 2-3** Ensure that construction activities and new development projects will not result in adverse impacts to existing properties and flood control and drainage structures.
- SA 2-4** Unless otherwise mitigated, require new structures to be located outside of the 100-year floodplain. All new development within an identified Flood Hazard Area shall be built according to Federal Emergency Management Agency (FEMA) standards.
- SA 2-5** Encourage and accommodate multipurpose flood control projects that incorporate recreation, resource conservation, preservation of natural riparian habitat, and scenic values of drainages, creeks, and detention ponds. Where appropriate and feasible, encourage the use of water detention facilities for use as groundwater recharge facilities.

- SA 2-6** Encourage flood control measures that respect natural drainage features, vegetation, and natural waterways, while still providing for adequate flood control and protection.
- SA 2-7** Ensure that any development activity that requires a grading permit does not impact adjacent properties, local creeks and storm drainage systems by designing and building the site to drain properly to minimize drainage issues, erosion, and sedimentation.
- SA 2-8** Ensure that new development and infrastructure improvements do not compound the potential for flooding.
- SA 2-9** Ensure that adequate drainage and erosion control measures are provided during construction of all new development.
- SA 2-10** Recognize the special status of lands located within the designated floodways adopted by the State Reclamation Board, and maintain designated floodways as open space and limit uses to low intensity uses such as agriculture, passive recreation, preservation of vegetation and wildlife habitat, and scenery; provided such uses do not impede floodwaters or pose a threat to public safety.
- SA 2-11** Monitor and participate in efforts by the Central Valley Flood Protection Board (CVFPB) to increase flood safety throughout the region.
- SA 2-12** Support and encourage the efforts of public agencies and private landowners to maintain and improve existing flood management facilities and encourage the California Department of Fish and Wildlife (CDFW) to expedite the issuance of permits necessary clean and maintain regulated drainage channels.
- SA 2-13** Monitor ongoing efforts by FEMA and the California Department of Water Resources (DWR) to update flood hazard maps within Glenn County.
- SA 2-14** Require new development proposals in dam inundation areas to consider risks from failure of these dams.

## ACTIONS IN SUPPORT OF GOAL SA-2

- Action SA-2a** *As part of the development review process require new development projects to prepare hydraulic and storm drainage studies as necessary to define the net increase in storm water run-off resulting from construction and require mitigation to reduce impacts. Drainage and grading plans shall identify best management practices (BMP) protections and include standards established and recommended by the County that shall be incorporated into development.*
- Action SA-2b** *Require property owners and farmers to demonstrate that significant land alterations and site grading will not result in offsite flooding or changes in drainage patterns that would lead to offsite flooding, such as increases in runoff volume or velocity. Grading projects that affect five or more acres shall be required to obtain a land leveling permit from the Department of Public Works.*
- Action SA-2c** *Continue to participate in the National Flood Insurance Program (NFIP), and consider future participation in the NFIP Community Rating System (CRS).*
- Action SA-2d** *Continue to review projects in flood hazard areas to ensure compliance with the Glenn County Code.*
- Action SA-2e** *Periodically review the conditions of bridges, culverts, canals and other flood control and stormwater conveyance infrastructure, and when feasible include necessary improvements within the Capital Improvement Program (CIP) to increase safety and the adequate conveyance of stormwater.*
- Action SA-2f** *Periodically Review Glenn County Code, and revise as necessary to ensure that development standards are consistent with the requirements of State and Federal law.*

## Critical Facilities

Critical Facilities refers to essential public facilities, such as emergency communications facilities, and emergency shelters identified for disasters relief and response or as identified in the LHMP.

**Action SA-2g** *Coordinate with the local reclamation districts, state and federal agencies to improve levee systems.*

**Action SA-2h** *Address emergency evacuation and disaster preparedness in the event of dam failure as part of the emergency response planning efforts identified in Actions SA 1-A and SA 1-B.*

**Action SA-2i** *Educate property owners and farms on the potential for changes to property drainage infrastructure and grading to increase localized flooding risks and the impacts this may cause, including damage to county infrastructure and facilities.*

## EMERGENCY PREPAREDNESS

### Goal SA-3

Protect human life, safety, and property throughout the community by ensuring that Glenn County is prepared to provide an organized response to natural and human-caused emergencies

### POLICIES

**SA 3-1** Ensure that during natural catastrophes and emergency situations, the County can continue to provide essential emergency services.

**SA 3-2** Ensure that new critical facilities are located in areas that minimize exposure to potential natural hazards.

**SA 3-3** Promote ongoing training of County staff on their functions and responsibilities in disaster preparedness.

**SA 3-4** Ensure that critical facilities are properly supplied and equipped to provide emergency services.

**SA 3-5** Coordinate with the California Emergency Management Agency to ensure coordinated local and state-level responses in the event of an emergency.

**SA 3-6** Support local and regional disaster planning and emergency response planning efforts, and look for opportunities to collaborate and share resources with other municipalities in the region.

**SA 3-7** Promote public safety through public education programs.

**SA 3-8** Ensure that adequate two-way vehicular ingress and egress is maintained to critical facilities and residential development areas to provide for safe and efficient evacuation and access during an emergency event, particularly within areas subject to wildland fire hazards.

## ACTIONS IN SUPPORT OF GOAL SA 3

**Action SA-3a** *Continue to implement the Local Hazard Mitigation Plan (LHMP) for Glenn County.*

**Action SA-3b** *Conduct periodic emergency response training exercises and or participate in other area exercises to ensure that key members, local leaders, and emergency response personnel are adequately trained and prepared for emergency situations. Critical facilities within the county should also be annually assessed to ensure they are properly supplied.*

**Action SA-3c** *Encourage residents, County staff, and community leaders to participate in disaster training programs, and develop educational programs that will increase public awareness of fire safety and emergency response planning.*

**Action SA-3d** *Provide signage at public buildings and critical facilities that contain Automated External Defibrillators (AEDs).*

**Action SA-3e** *Develop and annually update an emergency contact list and emergency response information on the County's website. The information should include emergency access routes, available emergency resources, and contact information for emergency responders.*

**Action SA-3f** *Coordinate with the Glenn County Disaster Council and the Director of Emergency Services to update the Emergency Response Plan and LHMP periodically, as needed to meet existing and projected future emergency services needs throughout Glenn County.*

**Action SA-3g** *As part of the development review process, consult with the local fire department/district or CalFire in order to ensure that the project provides adequate emergency access.*

- Action SA-3h** *As part of the development review process adopt findings when approving discretionary projects and permits that the project adequately provides for and/or does not impede emergency response.*
- Action SA-3i** *Periodically review and update procedures for local implementation of the County Emergency Operations Plan (EOP).*
- Action SA-3j** *Seek funding from State, Federal, and other sources to assist in emergency management planning, including community education and outreach describing public procedures and evacuation routes in the event of an emergency or natural disaster.*

## HAZARDOUS MATERIALS

### Goal SA-4

Protect citizens and the environment from hazardous materials and waste

### POLICIES

- SA 4-1** Require businesses and agricultural operations to comply with all applicable local, state and federal regulations regarding the use, transport, storage and disposal of hazardous waste and hazardous materials.
- SA 4-2** Utilize the development review process to reduce the risk of community exposure to hazardous materials.
- SA 4-3** Encourage residents and businesses to minimize the use of toxic materials and products including the application of pesticides, and support education programs which increase the public awareness of the proper disposal of hazardous wastes in order to protect health, and resources such as groundwater quality.
- SA 4-4** Require hazardous waste generated within the county to be disposed of in a safe manner, consistent with all applicable local, State, and Federal laws.
- SA 4-5** Require hazardous materials to be stored in a safe manner, consistent with all applicable local, State, and Federal laws.

**SA 4-6** Require compliance with the Glenn County Air Pollution Control District’s Hazardous Waste Generator Program.

**SA 4-7** Agricultural pesticide operations shall not occur when wind speed is in excess of 10 miles per hour (mph) or in meteorological conditions where inversion occurs. Generally, wind speeds of 3 to 7 mph are preferable. Pesticide manufacturers may impose further restrictions or requirements in regard to wind speed. In all cases, the label is the law. Contact the local County Agricultural Commissioner for specific requirements or conditions for the county in which pesticide operations are expected to occur.

## ACTIONS IN SUPPORT OF GOAL SA 4

**Action SA-4a** *Coordinate with the Glenn County Air Pollution Control District as the Certified Unified Program Agency (CUPA) to ensure that businesses that handle hazardous materials at or above threshold quantities must prepare and electronically submit a Hazardous Materials Management Plan (HMMP). The HMMP shall include business owner/operator identification, hazardous materials inventory, a site map, emergency response plan, and training program.*

**Action SA-4b** *Provide educational opportunities for generators of small quantity, household and agriculture waste products regarding their responsibilities for waste reduction and proper and safe hazardous waste management and disposal.*

**Action SA-4c** *Provide information about drop-off programs for the local disposal of household hazardous waste offered Glenn County. The availability of the programs should be widely publicized throughout the community.*

**Action SA-4d** *The County will refer all permits for new projects or major additions to existing uses located on sites identified by the State as having or containing likely hazardous substances or materials to the Glenn County Air Pollution Control District to ensure compliance with applicable State and local regulations. If warranted, identify and require measures to ensure the exposure to hazardous materials from historical uses has been mitigated to acceptable levels consistent with EPA and/or DTSC standards.*

**Action SA-4e** *Continue to work cooperatively with the Fire Districts and the Glenn County Air Pollution Control District to ensure local personnel is properly trained and certified (HAZWOPER, etc.) in the specialized identification, handling and cleanup procedures that are required for radioactive, toxic, and hazardous substance spills.*



## AIRPORT OPERATIONS

### Goal SA-5

Protect the community from hazards associated with airport operations

### POLICIES

- SA 5-1** Ensure that land uses within the vicinity of airports and airstrips are compatible with airport restrictions and operations.
- SA 5-2** Ensure that all development proposals in the vicinity of local airports are consistent with the restrictions and requirements contained in the Orland and Willows Airport Land Use Plans and Design Standards.
- SA 5-3** The County shall ensure that new development proposals do not result in encroachments into future airport expansion areas and do not result in adverse economic impacts to airport operations.
- SA 5-4** Work cooperatively with the Airport Land Use Commission to ensure continued airport operations in a safe and cost-effective manner, consistent with the public's needs and applicable regulations from the Caltrans Division of Aeronautics and the Federal Aviation Authority (FAA).

### Airport Hazards

Land uses surrounding airports and airstrips can result in hazards to aircraft as well as hazards to persons on the ground associated with aircraft accidents and community exposure to noise.

## ACTIONS IN SUPPORT OF GOAL 5A

### Hazardous Materials

A hazardous material is a substance or combination of substances which, because of its quantity, concentration, or physical, chemical, or infectious characteristics, may either (1) cause or significantly contribute to an increase in mortality or an increase in serious, irreversible, or incapacitating irreversible illness; or (2) pose a substantial present or potential hazard to human health and safety, or the environment when improperly treated, stored, transported, or disposed of.

Hazardous materials are mainly present because of industries involving chemical byproducts from manufacturing, petrochemicals, and hazardous building materials.

**Action SA-5a** *As part of the development review process, new development and expansion proposals near the Orland and Willows Airports, and public and private airstrips shall be:*

- *Reviewed for consistency with setbacks, land use restrictions, and height as determined by the Federal Aviation Administration (FAA) and the County Airport Land Use Commission;*
- *Provided to the Airport Land Use Commission for review.*

**Action SA-5b** *As part of future planning efforts, the Department of Planning & Community Development Services shall review and provide input into updates to the Comprehensive Airport Land Use Plans to ensure that new development within Airport Safety Zones is compatible with existing airport operations, and that any changes or improvements to the airport facility or operations are compatible with land uses within this zone.*

# WILDFIRE HAZARDS

## Goal SA-6

Minimize risks to life and property from wildfire in both developed and undeveloped areas of the county

## POLICIES

- SA 6-1** Require development to reduce risks to life and property associated with wildfire events through adherence to the relevant fire safe standards established in the Glenn County Code, County Ordinances, and other applicable regulations such as the State Fire Safe Regulations. New development that may result in significant wildfire risk, which does not meet the applicable State requirements, shall not be permitted.
- SA 6-2** Support management and conservation of of forested lands including fuel management strategies in wildland areas to reduce wildfire risks.
- SA 6-3** Require adequate fire flow, water source and supply system, including adequate fire flows, prior to development approvals in very high or high Fire Hazard Severity Zones (FHSZs), as defined by Calfire.
- SA 6-4** Development projects adjacent to significant wildland, forest, or open space areas with high fuel loads shall prepare and implement wildland fire management plans.
- SA 6-5** Continue to implement the Glenn County Multi-Jurisdiction Hazard Mitigation Plan (MJHMP) to reduce risks associated with wildfire throughout Glenn County, and review any new development proposals with High and Very High Fire Hazard Zones for consistency with the MJHMP.
- SA 6-6** Continue to implement the Glenn County Community Wildfire Protection Plan (CWPP) to reduce risks associated with wildfire throughout Glenn County, and review any new development proposals with High and Very High Fire Hazard Zones for consistency with the CWPP
- SA 6-7** Prior to allowing redevelopment in an area devastated by wildfire, the County shall review safety conditions and require any redevelopment to meet all applicable State and County fire safe development standards.

## Wildfires

Wildfires are a potential hazard to development and land uses located in the foothill and mountain areas, particularly in Western Glenn County. The grassland, chaparral, woodland, and forest vegetation in areas of the County, coupled with hot, dry summers, present extreme fire hazards during critical fire periods

## Glenn County Multi-Jurisdiction Hazard Mitigation Plan (MJHMP)

The purpose of the Glenn County MJHMP is to provide the County and the Cities of Orland and Willows with a blueprint for hazard mitigation planning to better protect the people and property of the County and the Cities of Orland and Willows from the effects of future natural hazard events.

**SA 6-8** Participate in regional climate adaptation planning efforts.

## **ACTIONS IN SUPPORT OF GOAL SA-6**

**Action SA-6a** *Review, and revise if necessary, the Glenn County Development Standards to require fire protection methods, including fuels management and adequate water supply, for new development and expansion projects in areas of high and very high Fire Hazard Severity Zones that meet or exceed the requirements established by the State Fire Safe Regulations. Fire protection methods may consist of the establishment of “defensible space” around structures, using fire resistant ground cover, building with fire-resistant roofing materials, fuel load reductions, visible home and street addressing and signage, and other appropriate measures.*

**Action SA-6b** *Consult with the applicable fire protection district/agency during the review of development applications for projects within high and very high Fire Hazard Severity Zones.*

**Action SA-6c** *Implement State recommendations for fire prevention in Fire Hazard Severity Zones.*

**Action SA-6d** *Create public outreach and awareness programs to promote the development of “defensible space” around structures using areas free of fuel loads, fire resistant landscaping and fire-resistant building materials. Any new development within State Responsibility Areas or VHFHSZs shall be required to implement fuel modification efforts to reduce flammable materials around structures, homes, and subdivisions.*

**Action SA-6e** *Periodically review and update key emergency and fire protection plans in Glenn County, including but not limited to the Glenn County Multi-Jurisdiction Hazard Mitigation Plan (MJHMP) and the Glenn County Community Wildfire Protection Plan (CWPP). Future updates to these plans shall consider new growth and policy direction facilitated by this General Plan, and shall meet all applicable State requirements and*

*incorporate industry best practices for fuel reduction and management, fuel breaks between communities, fire safety, emergency evacuation, and post-fire recovery.*

**Action SA-6f** *Identify areas within Glenn County that are not adequately served by multiple evacuation routes which can be used during a fire or other natural disaster. Develop specific plans to improve the capacity, safety, and viability of evacuation routes to serve high-risk areas of the County, including areas located within High and Very High Fire Hazard Zones.*

**Action SA 6g** *As part of any future updates to the MJHMP and the CWPP, identify existing development that does not meet or exceed the State Responsibility (SRA) Fire Safe Regulations, or the applicable Glenn County Development Code and/or Fire Safe Ordinance Requirements. Develop plans to bring these properties into compliance in order to mitigate fire risks. Mitigation plans may include, but are not limited to, improvement of emergency evacuation routes and removal/abatement of vegetative hazards.*

**Action SA-6h** *Any new development proposed within a VHFMSZ shall be required to prepare and implement a fire protection plan that meets all applicable State requirements.*

## The Glenn County Community Wildfire Protection Plan (CWPP)

The Glenn County Community Wildfire Protection Plan (CWPP) was developed as a means of describing current fire related conditions within Glenn County, identifying public and private assets at risk from wildfire, and assessing currently in-place infrastructure developed in order to protect those assets.

# COMMUNITY RESILIENCY AND ADAPTATION

## Climate Resiliency

The ability of human and ecological systems to adapt to climate-related stresses while retaining the same basic structure and way of functioning, including the capacity of those systems to cope with, adapt to and recover fully or partially from climate-related stress and change.

## Climate Adaptation

The process of adjustment to actual or expected climate change and its effects. At the local level this means actions that the County can take to reduce the impacts to its population and infrastructure resulting from climate impacts.

### Goal SA-7

Minimize risks to life, property, the economy, and the environment through climate adaptation strategies that enhance and promote the county's resiliency

### POLICIES

**SA 7-1** Consider potential climate change impacts and adaptive responses in long-range planning and current development decisions.

### ACTIONS IN SUPPORT OF GOAL SA-7

**Action SA-7a** *Periodically assess and monitor the effects of climate change and the associated levels of risk in order to adapt to changing climate conditions.*

**Action SA-7b** *Collaborate with utility providers to ensure that infrastructure and resource management plans account for anticipated climate change impacts.*

**Action SA-7c** *Identify roadways subject to flooding which may impede emergency ingress and egress, and identify alternative evacuation routes for high-risk areas.*

**Action SA-7d** *Coordinate with Caltrans to implement flood control improvements along key transportation corridors in order to reduce roadway flooding impacts*



# Noise



## INTRODUCTION

The Noise Element is a mandatory component of the General Plan. The overall purpose of the Noise Element is to address major noise sources and to promote safe and comfortable noise levels throughout Glenn County. The Noise Element contains goals, policies, and actions that seek to reduce community exposure to excessive noise levels through the establishment of noise level standards for a variety of land uses.

Noise is typically defined as unwanted sound that interferes with an individual's ability to perform a task or enjoy an activity. From a planning perspective, noise control focuses on two primary concerns: (1) preventing the introduction of new noise-producing uses in noise-sensitive areas; and (2) preventing the encroachment of noise-sensitive uses into existing noise-producing areas. Noise in Glenn County is generated by a variety of sources, including, but not limited to: agricultural operations and activities, vehicle traffic, including automobiles, trucks, motorcycles, aircraft, and trains; restaurants/bars; industrial operations; and other businesses, including motorsports activities. Background information regarding noise sources and noise conditions is provided in the Glenn County General Plan Existing Conditions Report.

This Chapter includes the following goals:

### **N-1** Excessive Noise

## EXCESSIVE NOISE LEVELS

### Goal N-1

Protect residents from harmful and annoying exposure to excessive noise throughout the community and preserve the rural noise environment in Glenn County

### POLICIES

- N 1-1** Consider the noise compatibility of existing and future land uses and development when making land use planning decisions.
- N 1-2** Recognize that Glenn County is a predominantly agricultural county and that agricultural activities can generate significant sources of noise. The policies in this element shall not be interpreted to restrict or otherwise hinder legal agricultural activities.
- N 1-3** Require development projects to be consistent with the standards indicated in Table N-1 and N-2 to ensure acceptable noise levels for existing and future development.
- N 1-4** Ensure that new development does not result in indoor noise levels exceeding 45 dBA Ldn for residential uses by requiring the implementation of construction techniques and noise reduction measures for all new residential development.
- N 1-5** Require acoustical studies for new discretionary developments and transportation improvements that have the potential to impact existing noise-sensitive uses such as schools, hospitals, libraries, care facilities, and residential areas; and for projects that would introduce new noise-sensitive uses into an area where existing noise levels may exceed the thresholds identified in this element.

### Stationary Noise

Stationary Noise means a source of sound or combination of sources of sound that are included and normally operated within the property lines of a facility. Common examples include: commercial facilities, industrial facilities, repair or storage garages, and truck terminals.

### A-Weighted Decibels (dBA)

A-weighted decibels, abbreviated dBA, are an expression of the relative loudness of sounds in air as perceived by the human ear. Sample dBA sound levels are shown in Table N-3.

Average noise exposure over a 24-hour period is presented as a day-night average sound level, or Ldn.



## LMAX

The LMAX, or maximum sound level, descriptor is the highest sound level measured during a single noise event (such as a vehicle pass by), in which the sound level changes value as time goes on. The maximum sound level is important in judging the interference caused by a noise event with common activities

## Outdoor Activity Areas

include back yard spaces, first floor rear patio/deck areas, rear or internal courtyard seating and play areas, and rooftop decks. Front yard spaces, elevated balconies, side yards, etc., are not considered to be outdoor activity areas.

**N 1-6** For projects that are required to prepare an acoustical study to analyze noise impacts, the following criteria shall be used to determine the significance of those impacts:

### *STATIONARY NOISE SOURCES*

- The following criteria shall be used to determine the significance, for projects required by the California Environmental Quality Act to analyze noise impacts from stationary sources:
  - A significant impact will occur if the project results in an exceedance of the noise level standards contained in this element, or for instances where the ambient noise level is already above the standards contained in this element, or the project will result in an increase in ambient noise levels by more than 3 dB, whichever is greater. This does not apply to temporary construction activities or agricultural activities.

### *TRANSPORTATION NOISE SOURCES*

- The following criteria shall be used to determine the significance, for projects required by the California Environmental Quality Act to analyze roadway noise impacts for roadway improvement, development, and other projects that increase roadway noise:
  - Where existing traffic noise levels are less than 60 dB Ldn at the outdoor activity areas of noise-sensitive uses, a +5 dB Ldn increase in roadway noise levels will be considered significant; and
  - Where existing traffic noise levels range between 60 and 65 dB Ldn at the outdoor activity areas of noise-sensitive uses, a +3 dB Ldn increase in roadway noise levels will be considered significant; and

- Where existing traffic noise levels are greater than 65 dB Ldn at the outdoor activity areas of noise-sensitive uses, a + 1.5 dB Ldn increase in roadway noise levels will be considered significant.
- N 1-7** Require construction activities to comply with best practices to reduce noise exposure to adjacent sensitive receptors (see Action N 1d).
- N 1-8** Regulate the effects of operational noise from existing and new industrial and commercial development on adjacent sensitive uses through the enforcement of the County’s noise standards.
- N 1-9** Temporary emergency operations or emergency equipment usage authorized by the County shall be exempt from noise standard criteria set by this element.
- N 1-10** Require new land use development proposals to address potential noise impacts and land use incompatibilities from aircraft noise, and train travel.
- N 1-11** Require new development projects and long-term planning projects to conform to the County’s Airport Safety and Noise land use criteria, as identified in Orland and Willows Airport Land Use Plans (ALUP).
- N 1-12** Where noise mitigation measures are required to achieve the standards of Tables N-1 or N-2, the emphasis of such measures shall be placed upon site planning and project design. The use of noise barriers shall be considered a means of achieving the noise standards only after all other practical design-related noise mitigation measures have been considered and integrated into the project.
- N 1-13** As feasible, orient buildings such that the noise sensitive portions of a project are shielded from noise sources. Noise attenuation barriers are discouraged and should be used in the context of new developments when other approaches to noise mitigation are infeasible.
- N 1-14** Support noise-compatible land uses along existing and future high-volume roadways, including County, State, and Interstate routes.

- N 1-15** As part of the review of new development projects, consider groundborne vibration and noise nuisance associated with rail operations prior to approving the development of sensitive uses.
- N 1-16** Recognize that agricultural activities are important to Glenn County’s character and economy, and that agricultural operations are characterized by elevated noise levels from the use of tractors, heavy equipment, crop dusting, agricultural processing, and other supporting equipment and activities.
- N 1-17** Protect the County’s economic base by preventing incompatible land uses from encroaching upon existing or planned noise-producing agriculture, and agriculture industries and continue to support the County’s right-to-farm ordinance when addressing noise concerns or complaints as they relate to agricultural operations.

## ACTIONS IN SUPPORT OF GOAL N1

- Action N-1a** *Require that new development projects are reviewed for compliance with Glenn County Code and the noise requirements established in this element, including the standards established in Tables N-1 and N-2, prior to project approval.*
- Action N-1b** *Continue to implement the County’s Right-To-Farm Ordinance requirements to ensure and support agricultural operations continue to be viable and successful.*
- Action N-1c** *Continue to enforce the State Noise Insulation Standards (Title 24, California Code of Regulations and Chapter 35 of the Uniform Building Code).*
- Action N-1d** *During the environmental review process, determine if proposed construction will constitute a significant impact on nearby sensitive receptors and, if necessary, require mitigation measures in addition to the standard best practice controls. Suggested best practices for control of construction noise include:*

- *Noise-generating construction activities, including truck traffic coming to and from the construction site for any purpose, shall be limited to between the hours of 7:00 am and 7:00 pm. Construction staging areas shall be established at locations that will create the greatest distance between the construction-related noise sources and noise-sensitive receptors nearest the project site during all project construction activities, to the extent feasible.*
- *Neighbors located adjacent to the construction site shall be notified of the construction schedule in writing.*
- *The construction contractor shall designate a “noise disturbance coordinator” who will be responsible for responding to any local complaints about construction noise. The disturbance coordinator shall be responsible for determining the cause of the noise complaint (e.g., starting too early, poor muffler, etc.) and instituting reasonable measures as warranted to correct the problem. A telephone number for the disturbance coordinator shall be conspicuously posted at the construction site.*
- *At all times during project grading and construction, stationary noise-generating equipment shall be located as far as practicable from sensitive receptors and placed so that emitted noise is directed away from residences.*
- *Unnecessary idling of internal combustion engines shall be prohibited for a duration of longer than five minutes.*
- *Construction staging areas shall be established at locations that will create the greatest distance between the construction-related noise sources and noise-sensitive receptors nearest the project site during all project construction activities, to the extent feasible.*
- *Neighbors located adjacent to the construction site shall be notified of the construction schedule in writing.*

- *The construction contractor shall designate a “noise disturbance coordinator” who will be responsible for responding to any local complaints about construction noise. The disturbance coordinator shall be responsible for determining the cause of the noise complaint (e.g., starting too early, poor muffler, etc.) and instituting reasonable measures as warranted to correct the problem. A telephone number for the disturbance coordinator shall be conspicuously posted at the construction site.*

**Action N-1e** *Periodically review noise complaints for emerging trends in the community noise environment. Update the Glenn County Code, as necessary, to address emerging trends.*

**Action N-1f** *Review new development and long-term planning projects, including the Zoning Code Update, for conformity with the County’s Noise land use criteria, as identified in the Orland and Willows Airport Land Use Plans (ALUP).*

**Action N-1g** *Collaborate with Caltrans, the California Public Utilities Commission and railroad operators to improve at-grade railroad crossings and, as feasible, seek quiet crossings in and/or near communities and developed areas to reduce the necessity for train horn/whistle blasting.*

**Action N-1h** *As feasible, plan for and maintain designated truck travel routes to minimize impacts on noise sensitive land uses.*

**Action N-1i** *As part of the project review and approval process, review new developments within 100 feet of rail lines to ensure that vibration experienced by residents and sensitive uses would not exceed the Federal Transit Administration guidelines.*

**Action N-1j** *If pile driving is required within 50 feet of an existing structure, pre-construction crack documentation and construction vibration monitoring shall be conducted to ensure that construction vibrations do not cause damage to any adjacent structures. The results of the documentation and monitoring shall be submitted to the County Community Development Department prior to the start of construction activities which would occur within 50 feet of an existing structure.*

**TABLE N-1: LAND USE COMPATIBILITY FOR COMMUNITY NOISE ENVIRONMENT**

Land Use Category	Exterior Noise Exposure (Ldn)					
	55	60	65	70	75	80
Residential						
Lodging, Hotels, and Motels						
Outdoor Sports, Playgrounds Neighborhood Parks						
Schools, Libraries, Museums, Hospitals, Public Assembly						
Office Buildings, Commercial, and Professional						
Industrial						

	<p><b>NORMALLY ACCEPTABLE</b>          Specified land use is satisfactory, based upon the assumption that any buildings involved are of normal conventional construction, without any special insulation requirements</p>
	<p><b>CONDITIONALLY ACCEPTABLE</b>          Specified land use may be permitted only after detailed analysis of the noise reduction requirements and needed noise insulation features included in the design</p>
	<p><b>UNACCEPTABLE</b>          New construction or development should generally not be undertaken because mitigation was found to be infeasible to comply with noise element policies</p>

**L<sub>dn</sub>** Day/Night Average Sound Level. Similar to CNEL but with no evening weighting.

**TABLE N-2: STATIONARY (NON-TRANSPORTATION) NOISE SOURCE STANDARDS**

Land Use Receiving the Noise	Hourly Noise-Level Descriptor	Exterior Noise-Level Standard (dBA)	
		Daytime (7am-10pm)	Nighttime (10pm-7am)
Residential	L <sub>eq</sub>	55	45
	L <sub>max</sub>	70	65

**Notes:**

- a) The residential standards apply to all properties that are designated or zoned for residential use. The exterior noise level standard is to be applied at the property line of the receiving land use or at a designated outdoor activity area.
- b) Each of the noise levels specified above shall be lowered by 5 dBA for tonal noises characterized by a whine, screech, or hum, noises consisting primarily of speech or music, or recurring impulsive noises. In no case shall mitigation be required to a level that is less than existing ambient noise levels, as determined through measurements conducted during the same operational period as the subject noise source.
- c) In situations where the existing noise level exceeds the noise levels indicated in the above table, any new noise source must include mitigation that reduces the noise level of the noise source to the existing level plus 3 dB.

**Tonal Noises** are characterized by a whine, screech, beep, or hum, consisting primarily of speech or music, or recurring impulsive noises. Tonal noises can cause unpleasant experiences in spaces adjacent to areas that produce tonal noise, which annoys occupants and, in turn, lead to increased complaints from nearby sensitive receptors.

**L<sub>eq</sub>** Equivalent or energy-averaged sound level.

**L<sub>max</sub>** The highest root-mean-square (RMS) sound level measured over a given period of time.



# Implementation



## INTRODUCTION

For the General Plan to serve as an effective guide to achieving the County’s vision for its future, it must be implemented and administered. The General Plan includes a number of "Action" items that provide direction for how the County will implement the goals and policies within the body of the General Plan. In general, actions are spread throughout each of the elements, appearing immediately after the corresponding goals and policies. Government Code Section 65400(a)(1) requires the County’s planning agency (Planning Department) to make recommendations to the Planning Commission and Board of Supervisors that identify reasonable and practical means for implementation of the General Plan. The Planning Department is also required to provide an annual report to the Planning Commission, the State Office of Planning and Research (State Clearinghouse), and the State Department of Housing and Community Development that includes the status of the General Plan, the County’s progress in the implementation of the General Plan, and the County’s progress in meeting its allocation of regional housing needs and removing governmental constraints to the maintenance, improvement, and development of housing. Table 11-1, General Plan Implementation, is intended to serve as a tool for tracking implementation of the General Plan and preparing the annual report.

This Chapter includes the following goals:

### IM-1 Administration



# ADMINISTRATION

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## Goal IM-1

To provide for the ongoing administration and implementation of the General Plan.

## POLICIES

- IM 1-1** Regularly review the General Plan and revise it as necessary to comply with State law and reflect emerging trends and conditions.
- IM 1-2** Require the County's Zoning Ordinance, planning documents, master plans, infrastructure projects, and development projects to be consistent with the General Plan and State law.

## ACTIONS IN SUPPORT OF GOAL IM-1

- Action IM-1a** *On an annual basis review implementation of the General Plan as required by State law, review implementation and timing of measures based on this implementation plan, and identify revisions to the General Plan that should be made to address the requirements of State law and emerging trends and conditions.*
- Action IM-1b** *Review and update the Municipal Code, as well as master plans for land uses, services and infrastructure as necessary to ensure consistency with the General Plan.*

## IMPLEMENTATION PLAN

Table IM-1 identifies the general timing for the implementation of each action, the Department responsible for the action’s implementation, and the status of the action. The Planning Department is responsible for coordinating with other departments regarding implementation of the individual measures.

For each of the actions listed below, the numbers “1”, “2”, “3”, “4” and the terms “Ongoing” and “Annual” refer to a relative priority for implementation, as described more specifically below.

Relative Priority	General Timeframe
<b>1</b>	Implemented in the relatively short-term ( <b>most likely, 1 to 2 years</b> ).
<b>2</b>	Implemented in the mid-term ( <b>most likely, 1 to 5 years</b> ).
<b>3</b>	Implemented in the mid- to long-term ( <b>most likely, 6 to 10 years</b> ).
<b>4</b>	Considered and implemented <b>as funding permits</b> .
<b>Ongoing</b>	Ongoing means that the measure is <b>ongoing</b> and should be implemented for every applicable action as the opportunity presents itself.
<b>Annual</b>	Annual means that the measure is an annual measure and should be addressed <b>every year</b> .

The party or parties that are primarily responsible for implementing each action, whether a specific County department or, in some cases, an outside agency, are also indicated where applicable.

The reader should keep some caveats in mind regarding the implementation schedule. One is that many of these actions will require both staff and financial resources to implement, thus making them difficult to definitively schedule, given the annual nature of the budgetary process and changing priorities and resources over the years. A second caveat to keep in mind is that it is often difficult to clearly state the duration of tasks; therefore, estimated starting dates (priority levels) are presented for actions rather than completion dates. A third caveat is that, in some instances, the selection of priority level (1,2,3, or 4) reflects the level of complexity and the level of effort required to implement a measure rather than the importance of the measure itself.

TABLE IM-1

Measure		Responsible Department	Priority/Timing	Status
<b>Land Use</b>				
<i>Action LU-1a</i>	<i>Following the adoption of this plan, review and revise the County Unified Development Code, development standards, and zoning maps to conform to the updated General Plan.</i>	<u>Planning</u>	1	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
<i>Action LU-1b</i>	<i>Update the Glenn County Development Code to add the following new zoning districts:</i> <ul style="list-style-type: none"> <li><i>Commercial Resort (C-R) Zoning District. The C-R zone is intended to provide opportunities for a mix of commercial uses oriented towards tourists and other visitors to the County, including but not limited to, agriculturally based tourism, sports fishing, hunting, marinas, lodging, and other related uses.</i></li> <li><i>Mixed Use (MU) Zoning District. The MU zone is intended to provide for a mix of both commercial and residential uses at residential densities similar to the MFR zoning district.</i></li> </ul>	<u>Planning</u>	1	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
<i>Action LU-1c</i>	<i>Regularly review the General Plan to ensure that its policies and actions still reflect public sentiment about the desired character of communities, that adequate policies are in place to protect the County’s important resources, and that adequate land is identified to accommodate high-quality employment-generating uses and associated housing demand.</i>	<u>Planning</u>	Ongoing	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
<i>Action LU-1d</i>	<i>Refer applications for General Plan Amendments which would, in the judgment of the Director of Planning and Community Development Services, represent a substantive departure from the direction of the General Plan, to the Board of Supervisors for consideration prior to full review, including compliance with the California Environmental Quality Act, and processing. The Board of Supervisors shall be asked to determine whether: (a) the application may proceed, or (b) the application should be immediately scheduled for denial.</i>	<u>Planning</u>	Ongoing	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>

TABLE IM-1

<p><i>Action LU-1e</i> Through the development review and permit process, ensure that residential developments meet the minimum density requirement stipulated on the Land Use Map in order to ensure that Glenn County has an ample number of housing units to meet all of its housing needs.</p>	<p><u>Planning</u></p>	<p>Ongoing</p>	<p><input type="checkbox"/> Complete  <input type="checkbox"/> In progress  Comments:</p>
<p><i>Action LU-1f</i> Calculate residential densities by gross acre, as outlined in Policy LU 1-2 of this Land Use Element.</p>	<p><u>Planning</u></p>	<p>Ongoing</p>	<p><input type="checkbox"/> Complete  <input type="checkbox"/> In progress  Comments:</p>
<p><i>Action LU-1g</i> Through the development review and permit process, screen development proposals for land use compatibility, including potential conflicts with adjacent uses and operations.</p>	<p><u>Planning</u></p>	<p>Ongoing</p>	<p><input type="checkbox"/> Complete  <input type="checkbox"/> In progress  Comments:</p>
<p><i>Action LU-1h</i> Collaborate and coordinate with the local school districts to assist in the identification of suitable future school sites, and provide assistance through land use and zoning actions to aid the school districts in the procurement and entitlement of future school sites.</p>	<p><u>Planning</u></p>	<p>Ongoing</p>	<p><input type="checkbox"/> Complete  <input type="checkbox"/> In progress  Comments:</p>
<p><i>Action LU-2a</i> Provide land use and development proposals for proposed projects that are either located within the sphere of influence or within areas of concern or interest, as designated and adopted by LAFCO for the Cities of Willows or Orland to the appropriate city’s Planning Department for review and comment.</p>	<p><u>Planning</u></p>	<p>Ongoing</p>	<p><input type="checkbox"/> Complete  <input type="checkbox"/> In progress  Comments:</p>
<p><i>Action LU-2b</i> Actively participate with LAFCO and the relevant cities and agencies in any proposed updates to the spheres of influence of the cities and other public service agencies.</p>	<p><u>Planning</u></p>	<p>Ongoing</p>	<p><input type="checkbox"/> Complete  <input type="checkbox"/> In progress  Comments:</p>
<p><i>Action LU-2c</i> Work closely and actively with the cities, public utility districts, fire districts, and other special districts in developing programs for future capital improvements to ensure that such programs accommodate existing and</p>	<p><u>Planning</u>  <u>Public Works</u></p>	<p>Ongoing</p>	<p><input type="checkbox"/> Complete  <input type="checkbox"/> In progress  Comments:</p>

TABLE IM-1

<i>planned growth.</i>				
<i>Action LU-2d</i>	<i>Encourage annexation to the incorporated cities of properties within one half mile of the existing city limits of Orland and Willows, such as the land area between Stony Creek and the present city limit line of the City of Orland, prior to development.</i>	<u>Planning</u>	Ongoing	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
<i>Action LU-2e</i>	<p><i>Develop and adopt a Specific Plan, or similar comprehensive planning document, to guide future development, facilities, safety, and infrastructure at the Thunderhill Raceway Park, located on Highway 162, west of Willows. The planning document should address the following provisions, at a minimum:</i></p> <ul style="list-style-type: none"> <li><i>a) Standards and provisions to motorsports operations, activities, and supporting services and logistics;</i></li> <li><i>b) Standards and provisions for supporting commercial uses, include food services, retail, and fuel sales;</i></li> <li><i>c) Standards and provisions for limited temporary residential uses, including residential lofts, RV parks, and other overnight accommodations which are not intended for full-time residential occupancy. Exceptions for full-time residential care-taker units may be developed;</i></li> <li><i>d) Planning for adequate utilities and services, including parking, water, sewer, drainage, and fire protection; and</i></li> <li><i>e) Provisions and safety standards for the use and storage of hazardous materials, including volatile fuels</i></li> </ul>	<u>Planning</u>  <u>Public Works</u>	2	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
<i>Action LU-3a</i>	<p><i>Utilize density transitions in order to protect the integrity of existing land use patterns and minimize the impacts on existing uses and residents. It shall be County policy:</i></p> <ul style="list-style-type: none"> <li><i>1. To locate lower residential densities adjacent to open space,</i></li> </ul>	<u>Planning</u>	Ongoing	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>

TABLE IM-1

<p>areas of agricultural use, and existing lower density residential areas;</p> <ol style="list-style-type: none"> <li>2. To locate higher residential densities in proximity to services, transit, and/or employment activity centers;</li> <li>3. To require buffer lots in new residential developments that abut agricultural parcels.</li> </ol>			
<p><i>Action LU-3b Amend the Unified Development Code to include an Energy Park Combining Zone and prepare an Energy Production Ordinance. The Energy Park Combining Zone and Energy Production Ordinance shall include standards including, but not limited to:</i></p> <ol style="list-style-type: none"> <li>a. Height, size and location of structures and facilities.</li> <li>b. Protection of natural resources, including sensitive habitat, riparian areas, wetlands, and scenic viewsheds.</li> <li>c. Setbacks from adjacent parcels to minimize or reduce land use conflicts.</li> <li>d. Adequate parking and circulation network improvements.</li> <li>e. Security and site access controls.</li> <li>f. Nighttime lighting.</li> <li>g. Noise, odors and other nuisances.</li> </ol>	<p><u>Planning</u></p>	<p>1</p>	<p><input type="checkbox"/> Complete  <input type="checkbox"/> In progress  Comments:</p>
<p><i>Action LU-3c Solicit and encourage the voluntary establishment of conservation easements or other development restrictions to the County or a qualified private nonprofit corporation to preserve the agricultural use of the land in areas designated for agricultural use, where subdivision of land would promote incompatible development.</i></p>	<p><u>Planning</u>  <u>Agriculture</u></p>	<p>Ongoing</p>	<p><input type="checkbox"/> Complete  <input type="checkbox"/> In progress  Comments:</p>

TABLE IM-1

<p>Action LU-3d</p>	<p>Continue to utilize a "Right to Farm" Ordinance as a method to reduce the impacts of potential land use conflicts.</p>	<p><u>Planning</u>  <u>Agriculture</u></p>	<p>Ongoing</p>	<p><input type="checkbox"/> Complete <input type="checkbox"/> In progress Comments:</p>
<p>Action LU-4a</p>	<p>Revise the Unified Development Code to create zoning districts that distinguish light industrial from heavy industrial uses and that accommodate business park and research and development uses. Such revisions may include Light Industrial (M-1), Heavy Industrial (M-2), Business Park (BP), and Research and Development (RD) districts. The intent is to accommodate light industrial and research and development uses in locations where heavy industrial development may not be compatible with nearby residences or sensitive uses. The light industrial zone should also allow highway commercial uses.</p>	<p><u>Planning</u></p>	<p>1</p>	<p><input type="checkbox"/> Complete <input type="checkbox"/> In progress Comments:</p>
<p>Action LU-5a</p>	<p>Revise the Unified Development Code to include design standards that promote attractive development for commercial, industrial, office, institutional, and multiple family development; include design recommendations that encourage "green" design construction; and address the following provisions:</p> <ol style="list-style-type: none"> <li>1. Site planning sensitive to the natural environment and that addresses creating functional and attractive places.</li> <li>2. Building rehabilitation and modification to improve existing structures.</li> <li>3. Low environmental impact materials and products, including recycled and local materials, and recycling of construction waste.</li> <li>4. Passive and active solar elements and use of efficient heating and cooling systems.</li> <li>5. Standards for building design and appropriate use of materials to provide high-quality development, including requiring buildings to be sited toward the street, except for approved plazas, seating areas, and entry nooks; off-street parking, if any, located to the rear of the building or lot; architecture that</li> </ol>	<p><u>Planning</u></p>	<p>2</p>	<p><input type="checkbox"/> Complete <input type="checkbox"/> In progress Comments:</p>

TABLE IM-1

<p><i>incorporates a pedestrian scale with varied articulated facades, windows and building features; and community design features, such as landscaping, entry features, fountains, plazas, pedestrian furniture, and similar features.</i></p> <p>6. <i>Landscaping and design elements to screen unsightly elements from public and neighboring view.</i></p> <p>7. <i>Standards for adequate off-street parking and alternatives to on-site parking in downtown and historical areas.</i></p> <p>8. <i>Standards for exterior lighting, signage, and trash/recycling containment facilities.</i></p>			
<b>Circulation</b>			
<p><i>Action CIR-1a Pursue all available sources of funding and protect existing sources for the development, improvement, and maintenance of the existing roadway system.</i></p>	<u>Public Works</u>	Ongoing	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
<p><i>Action CIR-1b Review and revise roadway standards for community and rural areas to ensure that the standards are adequate to accommodate complete streets, addressing the following factors as applicable: number of travel lanes, lane width, medians, drainage control, shoulder width, pavement striping and markings, parking lanes, bike lanes, fire and emergency response standards, curb and gutter design, landscaped strip, and sidewalk width.</i></p>	<u>Public Works</u>	3	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
<p><i>Action CIR-1c Where feasible, coordinate pedestrian and bicycle facility improvements with roadway maintenance activities so that they can be implemented in a cost-effective manner.</i></p>	<u>Public Works</u>	Ongoing	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>



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Action CIR-1d	<i>Conduct a Local Roadway Safety Plan with the goal of reducing traffic fatalities and serious injuries on public roads and to support funding for safety improvements. The plan may consider collision history; vehicle, bicycle, and pedestrian volumes; vehicle speeds; and other improvements.</i>	<u>Public Works</u>	4	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
Action CIR-1e	<i>Design roadway infrastructure that protects human life when collisions happen on Glenn County roads.</i>	<u>Public Works</u>	Ongoing	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
Action CIR-1f	<i>See funding for the Safe Routes to Schools program.</i>	<u>Public Works</u>	Ongoing	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
Action CIR-1g	<i>Develop a Pavement Management System that documents all roads needing pavement and prioritizes roads for renovation based on a pavement condition index.</i>	<u>Public Works</u>	3	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
Action CIR-1h	<i>Continually seek opportunities to fund maintenance of the circulation network, including the active pursuit of a wide range of grant sources administered by Caltrans and other agencies.</i>	<u>Public Works</u>	Ongoing	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
Action CIR-1i	<i>Conduct a climate change vulnerability assessment that identifies measures to address vulnerabilities, and comprehensive hazard mitigation and emergency response strategies.</i>	<u>Planning</u> <u>Public Works</u>	4	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
Action CIR-1j	<i>Review and revise Glenn County Multi-Jurisdiction Hazard Mitigation Plan every five years, per Fire Hazard Planning Requirements.</i>	<u>Planning</u> <u>Public Works</u>	3	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>

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<p><i>Action CIR-1k</i>      <i>Conduct a review of existing evacuation routes and update routes as needed.</i></p>	<p><u>Public Works</u></p>	<p>3</p>	<p><input type="checkbox"/> Complete  <input type="checkbox"/> In progress  <i>Comments:</i></p>
<p><i>Action CIR-1l</i>      <i>Work with federal and state funding agencies to create a funding plan to implement improvements for emergency access, evacuation, fire protection, public safety, and drainage, and work with appropriate agencies to identify and prioritize projects.</i></p>	<p><u>Planning</u> <u>Public Works</u></p>	<p>Ongoing</p>	<p><input type="checkbox"/> Complete  <input type="checkbox"/> In progress  <i>Comments:</i></p>
<p><i>Action CIR-2a</i>      <i>Implement and build on recommendations for pedestrian and bicycle improvements in Hamilton City included in the Glenn County Active Transportation Plan (2019).</i></p>	<p><u>Public Works</u></p>	<p>4</p>	<p><input type="checkbox"/> Complete  <input type="checkbox"/> In progress  <i>Comments:</i></p>
<p><i>Action CIR-2b</i>      <i>Work with collaboratively with State and regional agencies, such as Caltrans and the Cities of Willows and Orland, to implement a regional bikeway system that connects the cities, larger unincorporated communities, recreation destinations, and scenic areas in Glenn County.</i></p>	<p><u>Public Works</u></p>	<p>4</p>	<p><input type="checkbox"/> Complete  <input type="checkbox"/> In progress  <i>Comments:</i></p>
<p><i>Action CIR-2c</i>      <i>Pursue funding for construction and maintenance of bikeways and sidewalks, including off-road bikeways, where feasible.</i></p>	<p><u>Public Works</u></p>	<p>Ongoing</p>	<p><input type="checkbox"/> Complete  <input type="checkbox"/> In progress  <i>Comments:</i></p>
<p><i>Action CIR-2d</i>      <i>Add planned bicycle and pedestrian facilities in conjunction with road rehabilitation, reconstruction, or re-striping projects whenever feasible.</i></p>	<p><u>Public Works</u></p>	<p>4</p>	<p><input type="checkbox"/> Complete  <input type="checkbox"/> In progress  <i>Comments:</i></p>
<p><i>Action CIR-2e</i>      <i>Partner with Glenn Ride and other regional transit providers to conduct regular service reviews to advance convenient transit service to employment centers,</i></p>	<p><u>Public Works</u></p>	<p>4</p>	<p><input type="checkbox"/> Complete  <input type="checkbox"/> In progress</p>

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	<i>County service centers, other government centers, and regional destinations (i.e., Sacramento International Airport), as funding allows. Also continue to support regional transit initiatives that serve Glenn County, which are already underway.</i>			<i>Comments:</i>
<i>Action CIR-2f</i>	<i>Enhance transit stops through high quality, well-maintained shelters and provide transit timetables.</i>	<u>Public Works</u>	4	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
<i>Action CIR-2g</i>	<i>Consider alternatives to conventional bus systems, such as smaller shuttle buses (micro-transit), on-demand transit services, or transportation networking company services that connect residential communities to regional activity centers with greater cost efficiency.</i>	<u>Public Works</u>	4	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
<i>Action CIR-3a</i>	<i>Adopt, maintain, and enforce a truck route map that identifies key goods movement corridors and ensures goods movement needs are adequately served while reducing impacts to other uses.</i>	<u>Public Works</u>	2	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
<i>Action CIR-3b</i>	<i>Prominently sign all truck routes in accordance with the California Manual on Uniform Traffic Control Devices (CA MUTCD).</i>	<u>Public Works</u>	2	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
<i>Action CIR-3c</i>	<i>Participate in intergovernmental activities related to regional and sub-regional transportation planning to advance travel efficiency of goods entering the region.</i>	<u>Public Works</u>	Ongoing	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
<i>Action CIR-3d</i>	<i>Establish a nexus-based fee program to collect fair-share fees for industrial, mineral extraction, and other project types that contribute increased heavy truck trips to County roadways. The purpose of this program is to generate</i>	<u>Planning</u> <u>Public Works</u>	2	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>

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	<i>revenue to offset increased costs incurred by the County associated with accelerated damage and wear on County roadways caused by heavy truck trips.</i>			
<i>Action CIR-3e</i>	<i>Railroad crossings of State and county roads shall be marked, signalized, and gated where warranted by traffic volumes and required by the California Public Utility Commission (PUC).</i>	<u>Public Works</u>	Ongoing	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
<i>Action CIR-3f</i>	<i>Pursue funding for improved gates at current at-grade rail crossings.</i>	<u>Public Works</u>	Ongoing	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
<i>Action CIR-3g</i>	<i>Maintain a working relationship between the County and the local management of the California Northern Pacific Railroad Company (CFNR) regarding expansion of freight rail service and economic development of the region.</i>	<u>Planning</u> <u>Public Works</u>	Ongoing	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
<i>Action CIR-3h</i>	<i>Pursue State and Federal aeronautics funds to support improvements to airport facilities and service</i>	<u>Planning</u> <u>Public Works</u>	Ongoing	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
<i>Action CIR-4a</i>	<i>Adopt VMT thresholds and screening criteria for environmental impact analysis. Review and update those guidelines on a regular basis using updated data.</i>	<u>Planning</u> <u>Public Works</u>	1	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
<i>Action CIR-4b</i>	<i>Explore the feasibility of a VMT impact fee program to fund transportation demand management strategies that are proven to reduce VMT.</i>	<u>Planning</u> <u>Public Works</u>	2	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>

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Action CIR-4c	Consider requiring new development to incorporate electric vehicle charging in accordance with the California Green Building Standards Code and/or commit to using electric vehicles for a certain percentage of its vehicle fleet. Encourage installation of electric vehicle charging stations at existing development.	<u>Public Works</u>	Ongoing	<input type="checkbox"/> Complete <input type="checkbox"/> In progress Comments:
		<u>Planning</u>		
Action CIR-4d	Provide assistance to local farmers, through the form of educational materials and informational resources, to various programs that provide funding and technical assistance aimed at replacing diesel and gasoline powered farm equipment with electrical and other renewable energy source farm equipment.	<u>Agriculture</u>	Ongoing	<input type="checkbox"/> Complete <input type="checkbox"/> In progress Comments:
<b>Agricultural</b>				
Action AG-1a	Continue to utilize Farmland Security Zones through the application of the “FS” Farmland Security Zoning Designation (Glenn County Code Chapter 15.470).	<u>Planning</u>	Ongoing	<input type="checkbox"/> Complete <input type="checkbox"/> In progress Comments:
		<u>Agriculture</u>		
Action AG-1b	Work with the Local Agency Formation Commission (LAFCO) on issues of mutual concern including the conservation of agricultural land through consistent use of LAFCO policies, particularly those related to conversion of agricultural lands and establishment of adequate buffers between agricultural and non-agricultural uses, and the designation of a reasonable and logical Sphere of Influence (SOI) and Urban Limit Line (ULL) boundaries for the incorporated cities and unincorporated community areas.	<u>Planning</u>	Ongoing	<input type="checkbox"/> Complete <input type="checkbox"/> In progress Comments:
Action AG-1c	Work with the cities of Willows and Orland to implement consistent policies for agricultural lands within the County’s jurisdiction, and within the planning areas of each City.	<u>Planning</u>	Ongoing	<input type="checkbox"/> Complete <input type="checkbox"/> In progress Comments:
Action AG-1d	Maintain County policies to address consistency with the Williamson Act and	<u>Planning</u>	Ongoing	<input type="checkbox"/> Complete

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<p><i>future amendments.</i></p>			<input type="checkbox"/> In progress <i>Comments:</i>
<p><i>Action AG-1e Consider impacts to agricultural lands, soils, and agricultural productivity when reviewing new development projects, amendments to the General Plan, and rezoning applications.</i></p>	<p><u>Planning</u></p>	<p>Ongoing</p>	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
<p><i>Action AG-1f Continue to prepare and present annual reports for crop production and land conversion. Annual reports compiled by the Department of Conservation and the Agricultural Department’s Office should be presented to the local decision makers and relevant commissions including the Board of Supervisors, and Planning Commission.</i></p>	<p><u>Agriculture</u></p>	<p>Annual</p>	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
<p><i>Action AG-1g Explore the feasibility of creating and adopting a Farmland Conservation Program in which developers will be required to permanently protect agricultural land of equal or greater value in place of land that is converted from an agricultural to a non-agricultural designation. This ordinance may include:</i></p> <ul style="list-style-type: none"> <li><i>• The option of paying an in-lieu fee that would contribute to an agricultural resource protection fund that could be used to purchase voluntary conservation easements or complete other projects that will protect and conserve agricultural land.</i></li> <li><i>• The program should establish mitigation standards that address the valuation and geographic location of agricultural land.</i></li> <li><i>• The program should be reviewed and adjusted periodically to ensure that the fee is adequate to offset the cost of purchasing farmland conservation easements at a 1:1 ratio to mitigate impacts from the conversion of Prime Farmland and Farmland of Statewide Importance.</i></li> </ul>	<p><u>Planning</u>  <u>Agriculture</u></p>	<p>4</p>	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
<p><i>Action AG-2a Continue to implement and update as necessary the right-to-farm ordinance</i></p>	<p><u>Planning</u></p>	<p>Ongoing</p>	<input type="checkbox"/> Complete

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	<i>(Glenn County Code Chapter 15.580) in order to reduce land use conflicts and protect the associated agricultural operations from encroachment by incompatible uses.</i>	<u>Agriculture</u>		<input type="checkbox"/> In progress <i>Comments:</i>
Action AG-2b	<i>Utilize the Agricultural Grievance Committee to review and recommend solutions related to agricultural land use conflicts and other grievances related to the urban-agricultural interface</i>	<u>Planning</u> <u>Agriculture</u>	Ongoing	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
Action AG-2c	<i>Review and update the County’s right-to-farm ordinance to include agricultural buffer/setback requirements to reduce conflicts between agricultural and residential and non-residential sensitive urban uses. The onus for meeting the setback standards shall be placed on new proposed developments.</i>	<u>Planning</u> <u>Agriculture</u>	2	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
Action AG-2d	<i>Periodically review and update as necessary the County right-to-farm ordinance to ensure it reflects changing issues best practices, and continues to protect agricultural uses.</i>	<u>Planning</u> <u>Agriculture</u>	2	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
Action AG-2e	<i>Continue to notify prospective buyers of property adjacent to agricultural operations, through the title report, that they could be subject to inconvenience or discomfort resulting from accepted farming activities as per provisions of the County’s right-to-farm ordinance’s “Agricultural Statement of Acknowledgment” (Glenn County Code 15.580.050).</i>	<u>Planning</u> <u>Agriculture</u>	Ongoing	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
Action AG-2f	<i>Work with agricultural landowners to improve practices that have resulted in adverse impacts to adjacent properties such as site drainage and flood control measures.</i>	<u>Planning</u> <u>Public Works</u> <u>Agriculture</u>	Ongoing	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
Action AG-2g	<i>Continue to support and implement the Glenn County Pesticide Use Enforcement program to promote and protect agriculture, human health, and</i>	<u>Agriculture</u>	Ongoing	<input type="checkbox"/> Complete <input type="checkbox"/> In progress

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	<i>the environment, through the work completed by the County Agricultural Department.</i>			<i>Comments:</i>
<i>Action AG-4h</i>	<i>Explore opportunities for agricultural related fire abatement practices in the western county. This may include opportunities for specialty crop ground covers that may reduce fire risks and provide opportunities for fire breaks, as well as grazing programs that reduce fuel loads.</i>	<u>Agriculture</u> <u>Fire</u> <u>Public Works</u>	4	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
<i>Action AG-5a</i>	<i>Coordinate with irrigation districts to identify cost-effective and feasible Best Management Practices for the application and use of water resources that address the range of agricultural activities in Glenn County. Work with entities such as the irrigation districts, Agricultural Commissioner, UC Extension Office, the Glenn County Resource Conservation District, and the Natural Resources Conservation Service to distribute Best Management Practices information to agricultural operations in the County.</i>	<u>Public Works</u> <u>Agriculture</u>	4	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
<i>Action AG-5b</i>	<i>Collaborate with water suppliers and wastewater treatment plant operators to increase the availability of treated or recycled water for agricultural purposes.</i>	<u>Public Works</u>	4	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
<b>Economic Development</b>				
<i>Action ED-1a</i>	<i>Glenn County will maintain a “one stop shop” approach to permitting, to help streamline the regulatory process for permit applicants by giving them a single point of contact within the County for their projects.</i>	<u>Planning</u>	Ongoing	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
<i>Action ED-1b</i>	<i>In conjunction with the one stop shop, Glenn County will maintain a solution-oriented Development Review Committee (DRC) consisting of members of various County departments who will work to move projects efficiently from applications to approvals.</i>	<u>Planning</u>	Ongoing	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>



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Action ED-1c	<p><i>In addition to providing resources such as the One Stop Shop and the DRC to help projects move efficiently through the permitting process, Glenn County will also work to streamline the development review process by incorporating technology, providing clear information on standards and requirements, and simplifying the path to approvals for the full range of projects, from simple to complex. This will also include improving coordination between the County and regulatory staff from other agencies with jurisdiction over local projects. The County will regularly solicit input from the private sector (businesses, developers, etc.) to help identify opportunities for improvement.</i></p>	<u>Planning</u>	Ongoing	<input type="checkbox"/> Complete <input type="checkbox"/> In progress Comments:
Action ED-1d	<p><i>The County will continue to collaborate with the cities of Willows and Orland on economic development issues of mutual interest, through the Cities and County Economic Development Committee (CCEDC), including collaboration on mini economic development plans for unincorporated areas.</i></p>	<u>Business Services</u>	Ongoing	<input type="checkbox"/> Complete <input type="checkbox"/> In progress Comments:
Action ED-1e	<p><i>Glenn County will engage in a range of activities to support business attraction, retention, and expansion. This will include working collaboratively to follow up with business recruits to support opening and launch within the County, and providing convenient access to business support services, such as technical assistance, research/data mining, and access to funding programs, such as through the Glenn Grows center.</i></p>	<u>Business Services</u>	Ongoing	<input type="checkbox"/> Complete <input type="checkbox"/> In progress Comments:
Action ED-1f	<p><i>Through its responsibility for land use and infrastructure planning, the County will work to provide shovel-ready sites to support business retention, expansion, and attraction. This will include inventorying opportunity sites, particularly along I-5.</i></p>	<u>Planning</u> <u>Business Services</u>	Ongoing	<input type="checkbox"/> Complete <input type="checkbox"/> In progress Comments:
Action ED-1g	<p><i>Through programs such as the Glenn Grows center and participation in the 3CORE EDC, Glenn County will work to provide business support resources for local businesses, including technical assistance, financing, data mining, etc.</i></p>	<u>Business Services</u>	Ongoing	<input type="checkbox"/> Complete <input type="checkbox"/> In progress Comments:

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<p><i>Action ED-2a</i> Discourage, and in some instances prohibit, the conversion of land designated for agriculture to other uses, consistent with the policy direction provided in the Land Use Element.</p>	<p><u>Planning</u></p>	<p>Ongoing</p>	<p><input type="checkbox"/> Complete  <input type="checkbox"/> In progress  Comments:</p>
<p><i>Action ED-2b</i> Actively encourage maintenance and expansion of local agricultural production through implementation of strategies and actions in the County’s Economic Development Strategy, which will be updated every three to five years as conditions and trends dictate.</p>	<p><u>Business Services</u> <u>Agriculture</u></p>	<p>2</p>	<p><input type="checkbox"/> Complete  <input type="checkbox"/> In progress  Comments:</p>
<p><i>Action ED-2c</i> Monitor and review proposed actions and activities for their potential impact on agricultural water supplies and discourage actions that would reduce agricultural water supply and/or quality unless adequate mitigation is provided.</p>	<p><u>Planning</u> <u>Public Works</u> <u>Agriculture</u></p>	<p>Ongoing</p>	<p><input type="checkbox"/> Complete  <input type="checkbox"/> In progress  Comments:</p>
<p><i>Action ED-2d</i> Support public and private sector actions to increase the supply, availability, and affordability of housing for the agricultural workforce, as detailed in the General Plan Housing Element. This will include effective policies and actions to accommodate the County’s regional housing need allocation (RHNA) and to address special housing needs, including the needs for farmworker households.</p>	<p><u>Planning</u></p>	<p>Ongoing</p>	<p><input type="checkbox"/> Complete  <input type="checkbox"/> In progress  Comments:</p>
<p><i>Action ED-3a</i> The County will continue to work to retain, expand, and attract businesses that support the success of Glenn County’s agricultural producers, including suppliers, professional services, transportation, and others.</p>	<p><u>Planning</u> <u>Business Services</u> <u>Agriculture</u></p>	<p>4</p>	<p><input type="checkbox"/> Complete  <input type="checkbox"/> In progress  Comments:</p>
<p><i>Action ED-3b</i> Maintain an inventory of vacant and underutilized commercial and industrial sites so that they may be targeted for development and redevelopment opportunities.</p>	<p><u>Planning</u></p>	<p>Ongoing</p>	<p><input type="checkbox"/> Complete  <input type="checkbox"/> In progress  Comments:</p>

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<p><i>Action ED-3c</i>     <i>The County will work to maintain and enhance critical infrastructure that is necessary to help local businesses operate efficiently. Examples include maintenance of the County road network, working with stakeholders to provide enhanced rail freight service through new connections to the Northern California Railroad and implementing the Glenn County Master Broadband Plan, maintaining lists of priority projects, coordinating with the cities, and identifying required matching funds to allow access to infrastructure grant funding programs.</i></p>	<p><u>Public Works</u></p>	<p>Ongoing</p>	<p><input type="checkbox"/> Complete  <input type="checkbox"/> In progress  <i>Comments:</i></p>
<p><i>Action ED-3d</i>     <i>The County will work to enhance the capabilities of the local labor force as a key local economic development asset, through participation in collaborative public and private efforts such as those coordinated through the local workforce investment board (North Central Counties Consortium).</i></p>	<p><u>Business Services</u></p>	<p>Ongoing</p>	<p><input type="checkbox"/> Complete  <input type="checkbox"/> In progress  <i>Comments:</i></p>
<p><i>Action ED-3e</i>     <i>Coordinate with the Chamber of Commerce and other local entities to identify specific industry and business sectors that are appropriate for Glenn County. Develop an outreach and marketing program to attract these sectors.</i></p>	<p><u>Business Services</u></p>	<p>Ongoing</p>	<p><input type="checkbox"/> Complete  <input type="checkbox"/> In progress  <i>Comments:</i></p>
<p><i>Action ED-3f</i>     <i>The County will work to build the local retail sector, as both an amenity for local residents and businesses and a source of local revenue generation. This will include business retention, expansion, and attraction efforts, and identification of shovel ready sites as part of the sites inventory process.</i></p>	<p><u>Business Services</u>  <u>Planning</u></p>	<p>Ongoing</p>	<p><input type="checkbox"/> Complete  <input type="checkbox"/> In progress  <i>Comments:</i></p>
<p><i>Action ED-3g</i>     <i>Seek feedback from the Chamber of Commerce, local businesses, and other relevant entities regarding: 1) effectiveness of business attraction programs, and 2) quality-of-life needs (e.g., schools, health care, community services) to ensure that the County’s on-going approach to economic development is effective. If issues are identified, identify specific changes (e.g., business attraction procedures, revisions to the Development Code and Zoning Ordinance, coordination with service providers) that will improve the business</i></p>	<p><u>Business Services</u></p>	<p>2</p>	<p><input type="checkbox"/> Complete  <input type="checkbox"/> In progress  <i>Comments:</i></p>

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<i>attraction and retention climate.</i>				
<i>Action ED-4a</i>	<i>As part of the County’s overall economic development strategy, proactively work to attract new hotels, motels, and other lodging facilities to Glenn County to further bolster and support the County recreational and tourism industries.</i>	<u>Business Services</u>	Ongoing	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
<b>Conservation and Open Space</b>				
<i>Action COS-1a</i>	<i>Continue to work with local, regional, State, and Federal agencies to ensure that regional open space amenities remain publicly-accessible, well-maintained, and provide for essential habitat.</i>	<u>Public Works</u> <u>Planning</u>	Ongoing	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
<i>Action COS-1b</i>	<i>Work with the Local Agency Formation Commission (LAFCO) on issues of mutual concern including the conservation of agricultural land through consistent use of LAFCO policies, particularly those related to conversion of agricultural lands and establishment of adequate buffers between agricultural and non-agricultural uses, and the designation of a reasonable and logical Sphere of Influence (SOI) boundaries for the community areas within the county</i>	<u>Planning</u>	Ongoing	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
<i>Action COS-2a</i>	<i>Require a cultural and archaeological survey prior to approval of any project which would require excavation in an area that is sensitive for cultural or archaeological resources. If significant cultural or archaeological resources, including historic and prehistoric resources, are identified, appropriate measures shall be implemented, such as documentation and conservation, to reduce adverse impacts to the resource.</i>	<u>Planning</u>	Ongoing	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
<i>Action COS-2b</i>	<i>Require all development, infrastructure, and other ground-disturbing projects to comply with the following conditions in the event of an inadvertent</i>	<u>Public Works</u>	Ongoing	<input type="checkbox"/> Complete <input type="checkbox"/> In progress

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<p><i>discovery of cultural resources or human remains:</i></p> <p>a. <i>If construction or grading activities result in the discovery of significant historic or prehistoric archaeological artifacts or unique paleontological resources, all work within 100 feet of the discovery shall cease, the County Planning and Community Development Services Agency shall be notified, the resources shall be examined by a qualified archaeologist, paleontologist, or historian for appropriate protection and preservation measures; and work may only resume when appropriate protections are in place and have been approved by the County Planning and Community Development Services Agency.</i></p> <p>b. <i>If human remains are discovered during any ground disturbing activity, work shall stop until the County Sheriff and Coroner and County Planning and Community Development Services Agency have been contacted; if the human remains are determined to be of Native American origin, the Native American Heritage Commission (NAHC) and the most likely descendants have been consulted; and work may only resume when appropriate measures have been taken and approved by the County Planning and Community Development Services Agency.</i></p>	<p><u>Planning</u></p>		<p><i>Comments:</i></p>
<p><i>Action COS-2c</i> <i>Consistent with State, local, and tribal intergovernmental consultation requirements such as SB 18 and AB 52, the County shall consult as necessary with Native American tribes that may be interested in proposed new development projects and land use policy changes.</i></p>	<p><u>Planning</u></p>	<p>Ongoing</p>	<p><input type="checkbox"/> Complete  <input type="checkbox"/> In progress  <i>Comments:</i></p>
<p><i>Action COS-2d</i> <i>Provide educational resources and public outreach efforts that inform citizens of historical preservation efforts including:</i></p> <ul style="list-style-type: none"> <li>• <i>School age programs, and on-line exhibits;</i></li> <li>• <i>Collaboration with community groups, and educational institutions to promote local awareness and appreciation of the County's rich history.</i></li> </ul>	<p><u>Health and Human Services</u></p>	<p>4</p>	<p><input type="checkbox"/> Complete  <input type="checkbox"/> In progress  <i>Comments:</i></p>

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<p>Action COS-3a</p>	<p>Coordinate with wildlife agencies, the Army Corps of Engineers, and the State Lands Commission during review of development projects, permits and applications.</p>	<p><u>Public Works</u> <u>Planning</u></p>	<p>Ongoing</p>	<p><input type="checkbox"/> Complete <input type="checkbox"/> In progress Comments:</p>
<p>Action COS-3b</p>	<p>Review development project proposals, infrastructure projects, long-range planning projects, and other projects that may potentially impact special-status species and sensitive resources to determine whether significant adverse impacts will occur. Where adverse impacts are identified, develop appropriate mitigation measures, in conformance with General Plan policies and relevant State and Federal laws, to reduce or avoid impacts to the greatest extent feasible.</p>	<p><u>Public Works</u> <u>Planning</u></p>	<p>Ongoing</p>	<p><input type="checkbox"/> Complete <input type="checkbox"/> In progress Comments:</p>
<p>Action COS-3c</p>	<p>Where sensitive biological habitats have been identified on or immediately adjacent to a project site, the project shall include appropriate mitigation measures identified by a qualified biologist, which may include, but are not limited to the following:</p> <ol style="list-style-type: none"> <li>1. Pre-construction surveys for species listed under the State or Federal Endangered Species Acts, or species identified as special-status by the resource agencies, shall be conducted by a qualified biologist;</li> <li>2. Construction barrier fencing shall be installed around sensitive resources and areas identified for avoidance or protection; and</li> <li>3. Employees working on the project site shall be trained by a qualified biologist to identify and avoid protected species and habitat</li> </ol>	<p><u>Public Works</u> <u>Planning</u></p>	<p>Ongoing</p>	<p><input type="checkbox"/> Complete <input type="checkbox"/> In progress Comments:</p>
<p>Action COS-3d</p>	<p>Make available a list of plants and trees native to the region that are suitable for use in landscaping, consistent with the requirements of California’s Model Water Efficient Landscape Ordinance (MWELO). The plant and tree species should be drought tolerant, and consideration should be given to the suitability of the plant and tree species for use as habitat to native animals, birds, and insects.</p>	<p><u>Planning</u> <u>Planning</u></p>	<p>4</p>	<p><input type="checkbox"/> Complete <input type="checkbox"/> In progress Comments:</p>
<p>Action COS-4a</p>	<p>Continue to review development projects to ensure that all new public and private development complies with the California Code of Regulations (CCR),</p>	<p><u>Planning</u></p>	<p>Ongoing</p>	<p><input type="checkbox"/> Complete</p>

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	<i>Title 24 and CALGreen standards as well as the energy efficiency standards established by the General Plan and County Code.</i>			<input type="checkbox"/> In progress <i>Comments:</i>
<i>Action COS-4b</i>	<i>Provide a conservation page (or similar page) on the County’s website that provides links to resource agencies and provides information regarding local and regional conservation and energy upgrade and efficiency programs.</i>	<u>Planning</u>	4	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
<i>Action COS-5a</i>	<i>Continue existing, and develop new, diversion strategies (including source reduction, recycling, and composting and yard waste programs) to reduce solid waste disposal volume to meet the State-mandated level.</i>	<u>Public Works</u>	Ongoing	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
<i>Action COS-5b</i>	<i>Fully implement the California Integrated Waste Management Act of 1989.</i>	<u>Public Works</u>	Ongoing	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
<i>Action COS-5c</i>	<i>Pursue public funding sources, such as grants to reduce fiscal impacts of continued implementation of recycling programs.</i>	<u>Public Works</u>	Ongoing	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
<i>Action COS-5d</i>	<i>Continue to implement, and update as necessary, the County Code to regulate issues related to solid waste, including but not limited to Title 7 Health &amp; Safety Chapter 80 Garbage &amp; Refuse Disposal.</i>	<u>Public Works</u> <u>Planning</u>	3	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
<i>Action COS-5e</i>	<i>Continue to conduct and promote County disposal events such as the Household Hazardous Waste Collection and Waste Tire Amnesty events, and encourage community groups and organizations to pursue reuse events and activities to prevent reusable items from going into the landfill. Periodically review the effectiveness and participation levels of these events, and adjust</i>	<u>Public Works</u>	Ongoing	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>

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	<i>as necessary to maximize participation.</i>			
<i>Action COS-5f</i>	<i>Continue to provide a Solid Waste &amp; Recycling page (or similar page) on the County website that provides links to resources and provides information regarding local and regional recycling programs, opportunities for reuse of materials, composting strategies, organics recycling, and opportunities for the disposal of hazardous waste.</i>	<u>Public Works</u>	Ongoing	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
<i>Action COS-5g</i>	<i>Use amenities such as signs and historical lighting in key public access areas. Consider incorporating public art to reflect historical elements.</i>	<u>Planning</u> <u>Public Works</u>	4	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
<i>Action COS-6a</i>	<i>Adopt a Water Efficient Landscaping Ordinance (or the CA – MWELO) for residential, park, recreational, and commercial uses, based on the State model ordinance as amended to address local concerns. The ordinance should address: residential, commercial, industrial and institutional projects that require a permit, plan check, or design review.</i>	<u>Public Works</u> <u>Planning</u>	3	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
<i>Action COS-6b</i>	<i>Update the County Code to incorporate standards for new development and infrastructure projects to incorporate Low Impact Development (LID) measures into site designs to reduce pollutants from non-point sources, incorporate LID infrastructure, and encourage greater use of permeable paving surfaces.</i>	<u>Planning</u> <u>Public Works</u>	2	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
<i>Action COS-6c</i>	<i>Continue to implement the policies, actions, and Basin Management Objectives (BMOs) contained in the Colusa Subbasin Groundwater Sustainability Plan.</i>	<u>Public Works</u>	Ongoing	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
<i>Action COS-6d</i>	<i>Continue to cooperate with and foster regional cooperation with CGA Member Agencies including: County of Colusa, City of Colusa, City of Williams, Colusa County Water District, Glenn-Colusa Irrigation District Princeton-Codora-Glenn Irrigation District and Provident irrigation District, Maxwell Irrigation District and Westside Water District, Reclamation Districts 108 and 479, Colusa Drain Mutual Water Company, Private Pumpers, and other relevant parties involved in groundwater extraction.</i>	<u>Public Works</u>	Ongoing	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>



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<p>Action COS-6e</p>	<p>Continue to review well permit applications for compliance with County Code Title 20 Chapter 80 Water Well Drilling Permits &amp; Standards.</p>	<p><u>Environmental Health</u></p>	<p>Ongoing</p>	<p><input type="checkbox"/> Complete  <input type="checkbox"/> In progress  Comments:</p>
<p>Action COS-6f</p>	<p>Continue to require implementation of the County's Grading Ordinance. Review projects to ensure that BMPs are implemented during construction and site grading activities as well as in project design to reduce pollutant runoff into water bodies.</p>	<p><u>Public Works</u></p>	<p>Ongoing</p>	<p><input type="checkbox"/> Complete  <input type="checkbox"/> In progress  Comments:</p>
<p>Action COS-6g</p>	<p>Coordinate with the California Department of Fish and Wildlife to identify adversely impacted aquatic habitat within the County and to develop riparian management guidelines to be implemented by development, recreation, and other projects adjacent to rivers, lakes, reservoirs, and streams.</p>	<p><u>Planning</u></p>	<p>Ongoing</p>	<p><input type="checkbox"/> Complete  <input type="checkbox"/> In progress  Comments:</p>
<p>Action COS-6h</p>	<p>Continue to identify stormwater and drainage facilities in need of repair and address these needs through the Capital Improvement Project list and process. As feasible seek to incorporate BMPs and LID techniques into repairs and upgrades that promote water quality objectives.</p>	<p><u>Public Works</u></p>	<p>4</p>	<p><input type="checkbox"/> Complete  <input type="checkbox"/> In progress  Comments:</p>
<p>Action COS-7a</p>	<p>Continue to utilize County Code (Section 15.840.010 Wells, Natural Gas Standards) to address oil and gas wells production standards.</p>	<p><u>Environmental Health</u></p>	<p>Ongoing</p>	<p><input type="checkbox"/> Complete  <input type="checkbox"/> In progress  Comments:</p>
<p>Action COS-7b</p>	<p>Continue to identify and maintain mineral resource maps and evaluate areas within the County Planning Area with potential resource value, including oil, gas, sand, and gravel.</p>	<p><u>Planning</u>  <u>Environmental Health</u></p>	<p>4</p>	<p><input type="checkbox"/> Complete  <input type="checkbox"/> In progress  Comments:</p>
<p>Action COS-7c</p>	<p>Continue to require conditional use permits for mineral extraction operations</p>	<p><u>Planning</u></p>	<p>Ongoing</p>	<p><input type="checkbox"/> Complete</p>

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<i>in all zones where mineral extraction may occur.</i>				<input type="checkbox"/> In progress <i>Comments:</i>
<b>Community Services &amp; Facilities Element</b>				
<i>Action CSF-1a</i>	<i>Coordinate with local water agencies to assist in planning for adequate public services to support new residential, commercial, and industrial development in existing community areas where development may be desired.</i>	<u>Public Works</u>	Ongoing	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
<i>Action CSF -1b</i>	<i>Encourage the cities of Orland and Willows as well as local water agencies to apply for available State and Federal grants and loans to finance construction of necessary water infrastructure improvements</i>	<u>Public Works</u>	Ongoing	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
<i>Action CSF-1c</i>	<i>Coordinate with the cities of Willows and Orland to annex areas of existing or planned urban residential development that are adjacent, or in close proximity, to the City limits, which are not currently served by municipal water and wastewater services.</i>	<u>Planning</u>	Ongoing	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
<i>Action CSF -1d</i>	<i>Continue to utilize the Glenn County Water Quality Program (implemented through the Department of Environmental Health) for the enforcement of standards and codes regarding the construction and destruction of water wells, monitoring wells, exploratory soil borings and other special use wells.</i>	<u>Environmental Health</u>	Ongoing	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
<i>Action CSF-2a</i>	<i>Continue to utilize and enforce the Glenn County Administrative Code for sewage disposal and on-site septic system requirements, including requirements for septic application, site evaluation, soil conditions, percolation testing, verification and monitoring and other site requirements and conditions.</i>	<u>Environmental Health</u>	Ongoing	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>

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<p><i>Action CSF-2b</i> Amend the County Administrative Code (Title 15 Chapter 15.660) to include septic and leach field setbacks from natural waterways. This setback should be a minimum 100 feet from perennial and intermittent streams, seasonal water bodies and natural bodies of standing water. Exceptions may be made if the project involves the repair of an existing system or the system is properly engineered and approved by the Department of Environmental Health.</p>	<p><u>Environmental Health</u>  <u>Planning</u></p>	<p>2</p>	<p><input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i></p>
<p><i>Action CSF-2c</i> Monitor ongoing changes and updates to State regulations for septic systems developed by the State Regional Water Quality Control Board, as required by AB 885, and periodically update the County Code to reflect applicable changes in regulations.</p>	<p><u>Environmental Health</u></p>	<p>Ongoing</p>	<p><input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i></p>
<p><i>Action CSF-2d</i> Require new development to provide for and fund a fair share of the costs for adequate sewer distribution, including line extensions, easements, and plant expansions.</p>	<p><u>Planning</u></p>	<p>Ongoing</p>	<p><input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i></p>
<p><i>Action CSF-2e</i> Explore the viability of future uses of recycled water, including irrigation, dust control, soil compaction, recharge ponds, and fire protection.</p>	<p><u>Public Works</u></p>	<p>4</p>	<p><input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i></p>
<p><i>Action CSF-3a</i> Continue to review development projects and other activities that result in grading or land alterations to areas greater than one acre to identify potential stormwater and drainage impacts. Projects should analyze their drainage and stormwater conveyance impacts and either demonstrate that the existing infrastructure can accommodate increased stormwater flows, or make the necessary improvements to mitigate potential impacts.</p>	<p><u>Public Works</u>  <u>Planning</u></p>	<p>Ongoing</p>	<p><input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i></p>
<p><i>Action CSF-3b</i> Identify stormwater drainage infrastructure that is in need of repair and address these needs through the Capital Improvement Projects Fund as</p>	<p><u>Public Works</u></p>	<p>4</p>	<p><input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i></p>

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<i>feasible.</i>				
<i>Action CSF-3c</i>	<i>Continue to implement the requirements established by the State Water Resource Control Board's (SWRCB) National Pollutant Discharge Elimination System (NPDES) General Permit requirements including the requirements to prepare a Stormwater Pollution Prevention Plan (SWPPP) during construction activities and grading projects that disturb more than 1 acre of land area.</i>	<u>Public Works</u> <u>Planning</u>	Ongoing	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
<i>Action CSF-3d</i>	<i>Work cooperatively with local, State, and Federal agencies to comply with water quality regulations, reduce pollutants in runoff, and protect and enhance water resources throughout Glenn County.</i>	<u>Environmental Health</u> <u>Planning</u> <u>Public Works</u>	Ongoing	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
<i>Action CSF-4a</i>	<i>Implement and enforce the provisions of the County's Source Reduction and Recycling Program and update the program as necessary to meet or exceed the State waste diversion requirements.</i>	<u>Public Works</u> <u>Environmental Health</u>	Ongoing	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
<i>Action CSF-4b</i>	<i>Distribute public education materials regarding the proper handling and disposal of household hazardous waste, opportunities for recycling and composting, and resources for solid waste disposal available to County residents and businesses.</i>	<u>Public Works</u> <u>Environmental Health</u>	4	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
<i>Action CSF-4c</i>	<i>Coordinate with the Glenn County Health Department to pursue available grants from agencies such as CalRecycle to fund cleanup efforts.</i>	<u>Public Works</u>	Ongoing	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
<i>Action CSF-4d</i>	<i>As part of the development review for projects that would generate significant volumes of solid waste within the county, require that these projects demonstrate adequate capacity for the haul and disposal of solid waste to</i>	<u>Public Works</u> <u>Environmental</u>	Ongoing	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>

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	<i>serve the additional demand prior to project approval.</i>	<u>Health</u> <u>Planning</u>		
<i>Action CSF-5a</i>	<i>Continue to participate in mutual aid agreements with State and federal firefighting and law enforcement agencies.</i>	<u>Sheriff</u>	Ongoing	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
<i>Action CSF-5b</i>	<i>Continue to enforce the California Building Code and the California Fire Code to ensure that all construction implements fire-safe techniques, including fire resistant materials, where required.</i>	<u>Planning</u> <u>Public Works</u>	Ongoing	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
<i>Action CSF-5c</i>	<i>As part of the development review process for new projects, the County will refer applications to the local-serving Fire District, and Sheriff’s Department for determination of the project’s potential impacts on fire protection and law enforcement services.</i>	<u>Planning</u>	Ongoing	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
<i>Action CSF-5d</i>	<i>Maintain a public outreach campaign to generate interest in volunteer fire department opportunities.</i>	<u>County Administrator</u>	Ongoing	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
<i>Action CSF-5e</i>	<i>Work with Fire Districts to explore the development of a fire impact fee program to ensure development projects pay their fair share of the costs of new or expanded services necessary to serve the new development projects.</i>	<u>County Administrator</u>	Ongoing	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
<i>Action CSF-6a</i>	<i>Consider adoption of a parks and recreation ordinance that would apply to new residential development. The ordinance should establish a parkland dedication requirement based on five acres of parkland per 1,000 residents. The program would require dedication of parkland and/or payment of in lieu fees, consistent with the requirements of the Quimby Act, based upon the residential density, park land cost, and other factors. If an in-lieu fee program</i>	<u>Planning</u>	2	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>

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	<i>is established, the fees should either be distributed to the applicable park district or agency (contingent on the district’s or agency’s use of these funds towards new parks or park expansions that serve the residents of the unincorporated area) or used by the County to provide facilities that serve the local and regional needs of County residents. Public land dedicated and/or fees collected pursuant to the Quimby Act may only be used for the purpose of developing new or rehabilitating existing park or recreational facilities.</i>			
<i>Action CSF-6b</i>	<i>New development shall be required to construct on-site or off-site parks, or pay in-lieu park fees to mitigate park impacts to ensure the existing levels of services is maintained, but not to exceed five acres per 1,000 persons. Impact fee calculations and dedication requirements should be based on the existing level of service.</i>	<u>Planning</u>	Ongoing	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
<i>Action CSF-6c</i>	<i>Pursue all forms of possible funding, including Federal and State funding, private contributions, gifts and endowments, bond measures, and special districts, to assist in the acquisition, development and programming of park and recreation facilities.</i>	<u>Public Works</u> <u>Planning</u>	Ongoing	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
<i>Action CSF-7a</i>	<i>As part of the development review process, consult with school districts in the County to ensure that adequate school sites are provided and that affected schools will have adequate capacity to serve new development.</i>	<u>Planning</u>	Ongoing	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
<i>Action CSF-7b</i>	<i>Require new development to pay its fair share of the cost of new or expanded community services and facilities that are necessary to serve the new development project.</i>	<u>Planning</u>	Ongoing	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
<i>Action CSF-7c</i>	<i>Maintain and update the development fee program to ensure the impact fee system will defray the cost of developing public services and facilities.</i>	<u>Public Works</u> <u>Planning</u>	Ongoing	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>

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<b>Safety</b>				
<i>Action SA-1a</i>	<i>Require adherence to the requirements of the California Code of Regulations (CCR), Title 24 during the plan check review process.</i>	<u>Planning</u>	Ongoing	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
<i>Action SA-1b</i>	<i>Periodically review the structural integrity of all existing County-owned critical facilities and, if any facilities are found unsatisfactory, take steps to ensure structural integrity and safety.</i>	<u>Public Works</u>	Ongoing	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
<i>Action SA-1c</i>	<i>Continue to maintain and provide an inventory of all natural hazards, including active faults, Alquist-Priolo Special Study Zones, floodplains, hazardous soil conditions, and dam failure inundation areas.</i>	<u>Planning</u>	Ongoing	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
<i>Action SA-1d</i>	<i>Require the submission of geologic and soils reports for all new developments. The geologic risk areas that are determined from these studies shall have standards established and recommendations shall be incorporated into development.</i>	<u>Planning</u>	Ongoing	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
<i>Action SA-1e</i>	<i>Monitor withdrawal of groundwater and gas, maintain land elevation records, and regulate overdraft to prevent subsidence.</i>	<u>Public Works</u>	Ongoing	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
<i>Action SA-2a</i>	<i>As part of the development review process require new development projects to prepare hydraulic and storm drainage studies as necessary to define the net increase in storm water run-off resulting from construction and require mitigation to reduce impacts. Drainage and grading plans shall identify best management practices (BMP) protections and include standards established and recommended by the County that shall be incorporated into development.</i>	<u>Planning</u>  <u>Public Works</u>	Ongoing	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>

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<p><i>Action SA-2b</i></p> <p><i>Require property owners and farmers to demonstrate that significant land alterations and site grading will not result in offsite flooding or changes in drainage patterns that would lead to offsite flooding, such as increases in runoff volume or velocity. Grading projects that affect five or more acres shall be required to obtain a land leveling permit from the Department of Public Works.</i></p>	<p><u>Planning</u></p> <p><u>Public Works</u></p>	<p>Ongoing</p>	<p><input type="checkbox"/> Complete</p> <p><input type="checkbox"/> In progress</p> <p><i>Comments:</i></p>
<p><i>Action SA-2c</i></p> <p><i>Continue to participate in the National Flood Insurance Program (NFIP), and consider future participation in the NFIP Community Rating System (CRS).</i></p>	<p><u>Public Works</u></p>	<p>Ongoing</p>	<p><input type="checkbox"/> Complete</p> <p><input type="checkbox"/> In progress</p> <p><i>Comments:</i></p>
<p><i>Action SA-2d</i></p> <p><i>Continue to review projects in flood hazard areas to ensure compliance with the Glenn County Code.</i></p>	<p><u>Planning</u></p>	<p>Ongoing</p>	<p><input type="checkbox"/> Complete</p> <p><input type="checkbox"/> In progress</p> <p><i>Comments:</i></p>
<p><i>Action SA-2e</i></p> <p><i>Periodically review the conditions of bridges, culverts, canals and other flood control and stormwater conveyance infrastructure, and when feasible include necessary improvements within the Capital Improvement Program (CIP) to increase safety and the adequate conveyance of stormwater.</i></p>	<p><u>Public Works</u></p>	<p>Ongoing</p>	<p><input type="checkbox"/> Complete</p> <p><input type="checkbox"/> In progress</p> <p><i>Comments:</i></p>
<p><i>Action SA-2f</i></p> <p><i>Periodically Review Glenn County Code, and revise as necessary to ensure that development standards are consistent with the requirements of State and Federal law.</i></p>	<p><u>Planning</u></p>	<p>Ongoing</p>	<p><input type="checkbox"/> Complete</p> <p><input type="checkbox"/> In progress</p> <p><i>Comments:</i></p>
<p><i>Action SA-2g</i></p> <p><i>Coordinate with the local reclamation districts, state and federal agencies to improve levee systems</i></p>	<p><u>Public Works</u></p>	<p>4</p>	<p><input type="checkbox"/> Complete</p> <p><input type="checkbox"/> In progress</p> <p><i>Comments:</i></p>
<p><i>Action SA-2h</i></p> <p><i>Address emergency evacuation and disaster preparedness in the event of dam failure as part of the emergency response planning efforts identified in Actions</i></p>	<p><u>Planning</u></p>	<p>4</p>	<p><input type="checkbox"/> Complete</p>



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<p>SA 1-A and SA 1-B.</p>	<p><u>Public Works</u></p>		<p><input type="checkbox"/> In progress  <i>Comments:</i></p>
<p>Action SA-2h  <i>Educate property owners and farms on the potential for changes to property drainage infrastructure and grading to increase localized flooding risks and the impacts this may cause, including damage to county infrastructure and facilities.</i></p>	<p><u>Public Works</u>  <u>Planning</u></p>	<p>Ongoing</p>	<p><input type="checkbox"/> Complete  <input type="checkbox"/> In progress  <i>Comments:</i></p>
<p>Action SA-3a  <i>Continue to implement the Local Hazard Mitigation Plan (LHMP) for Glenn County.</i></p>	<p><u>Public Works</u>  <u>Planning</u></p>	<p>Ongoing</p>	<p><input type="checkbox"/> Complete  <input type="checkbox"/> In progress  <i>Comments:</i></p>
<p>Action SA-3b  <i>Conduct periodic emergency response training exercises and or participate in other area exercises to ensure that key members, local leaders, and emergency response personnel are adequately trained and prepared for emergency situations. Critical facilities within the county should also be annually assessed to ensure they are properly supplied.</i></p>	<p><u>Sheriff</u>  <u>Public Works</u></p>	<p>Ongoing</p>	<p><input type="checkbox"/> Complete  <input type="checkbox"/> In progress  <i>Comments:</i></p>
<p>Action SA-3c  <i>Encourage residents, County staff, and community leaders to participate in disaster training programs, and develop educational programs that will increase public awareness of fire safety and emergency response planning.</i></p>	<p><u>Sheriff</u>  <u>Public Works</u></p>	<p>Ongoing</p>	<p><input type="checkbox"/> Complete  <input type="checkbox"/> In progress  <i>Comments:</i></p>
<p>Action SA-3d  <i>Provide signage at public buildings and critical facilities that contain Automated External Defibrillators (AEDs).</i></p>	<p><u>General Services</u></p>	<p>2</p>	<p><input type="checkbox"/> Complete  <input type="checkbox"/> In progress  <i>Comments:</i></p>
<p>Action SA-3e  <i>Develop and annually update an emergency contact list and emergency response information on the County's website. The information should include emergency access routes, available emergency resources, and contact information for emergency responders.</i></p>	<p><u>Sheriff</u></p>	<p>Annual</p>	<p><input type="checkbox"/> Complete  <input type="checkbox"/> In progress  <i>Comments:</i></p>
<p>Action SA-3f  <i>Coordinate with the Glenn County Disaster Council and the Director of Emergency Services to update the Emergency Response Plan and LHMP</i></p>	<p><u>Sheriff</u></p>	<p>Ongoing</p>	<p><input type="checkbox"/> Complete</p>

TABLE IM-1

	<i>periodically, as needed to meet existing and projected future emergency services needs throughout Glenn County.</i>	<u>Public Works</u>		<input type="checkbox"/> In progress <i>Comments:</i>
<i>Action SA-3g</i>	<i>As part of the development review process, consult with the local fire department/district or CalFire in order to ensure that the project provides adequate emergency access.</i>	<u>Planning</u>	Ongoing	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
<i>Action SA-3h</i>	<i>As part of the development review process adopt findings when approving discretionary projects and permits that the project adequately provides for and/ or does not impede emergency response.</i>	<u>Planning</u>	Ongoing	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
<i>Action SA-3i</i>	<i>Periodically review and update procedures for local implementation of the County Emergency Operations Plan (EOP).</i>	<u>Sheriff</u> <u>Public Works</u>	Ongoing	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
<i>Action SA-3j</i>	<i>Seek funding from State, Federal, and other sources to assist in emergency management planning, including community education and outreach describing public procedures and evacuation routes in the event of an emergency or natural disaster.</i>	<u>Sheriff</u> <u>Public Works</u>	Ongoing	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
<i>Action SA-4a</i>	<i>Coordinate with the Glenn County Air Pollution Control District as the Certified Unified Program Agency (CUPA) to ensure that businesses that handle hazardous materials at or above threshold quantities must prepare and electronically submit a Hazardous Materials Management Plan (HMMP). The HMMP shall include business owner/operator identification, hazardous materials inventory, a site map, emergency response plan, and training program.</i>	<u>Planning</u>	Ongoing	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
<i>Action SA-4b</i>	<i>Provide educational opportunities for generators of small quantity, household and agriculture waste products regarding their responsibilities for waste reduction and proper and safe hazardous waste management and disposal.</i>	<u>Environmental Health</u>	4	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>

TABLE IM-1

Action SA-4c	Provide information about drop-off programs for the local disposal of household hazardous waste offered Glenn County. The availability of the programs should be widely publicized throughout the community.	<u>Environmental Health</u>	Ongoing	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
Action SA-4d	The County will refer all permits for new projects or major additions to existing uses located on sites identified by the State as having or containing likely hazardous substances or materials to the Glenn County Air Pollution Control District to ensure compliance with applicable State and local regulations. If warranted, identify and require measures to ensure the exposure to hazardous materials from historical uses has been mitigated to acceptable levels consistent with EPA and/or DTSC standards.	<u>Planning</u>	Ongoing	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
Action SA-4e	Continue to work cooperatively with the Fire Districts and the Glenn County Air Pollution Control District to ensure local personnel is properly trained and certified (HAZWOPER, etc.) in the specialized identification, handling and cleanup procedures that are required for radioactive, toxic, and hazardous substance spills.	<u>Public Works</u>	Ongoing	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
Action SA-5a	<p>As part of the development review process, new development and expansion proposals near the Orland and Willows Airports, and public and private airstrips shall be:</p> <ul style="list-style-type: none"> <li>Reviewed for consistency with setbacks, land use restrictions, and height as determined by the Federal Aviation Administration (FAA) and the County Airport Land Use Commission;</li> <li>Provided to the Airport Land Use Commission for review.</li> </ul>	<u>Planning</u>	Ongoing	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
Action SA-5b	As part of future planning efforts, the Department of Planning & Community Development Services shall review and provide input into updates to the Comprehensive Airport Land Use Plans to ensure that new development within Airport Safety Zones is compatible with existing airport operations, and that any changes or improvements to the airport facility or operations are compatible with land uses within this zone.	<u>Planning</u>	Ongoing	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>

TABLE IM-1

<p><i>Action SA-6a</i></p> <p><i>Review, and revise if necessary, the Glenn County Development Standards to require fire protection methods, including fuels management and adequate water supply, for new development and expansion projects in areas of high and very high Fire Hazard Severity Zones that meet or exceed the requirements established by the State Fire Safe Regulations. Fire protection methods may consist of the establishment of “defensible space” around structures, using fire resistant ground cover, building with fire-resistant roofing materials, fuel load reductions, visible home and street addressing and signage, and other appropriate measures.</i></p>	<p><u>Planning</u></p> <p><u>Public Works</u></p>	<p>2</p>	<p><input type="checkbox"/> Complete</p> <p><input type="checkbox"/> In progress</p> <p><i>Comments:</i></p>
<p><i>Action SA-6b</i></p> <p><i>Consult with the applicable fire protection district/agency during the review of development applications for projects within high and very high Fire Hazard Severity Zones.</i></p>	<p><u>Planning</u></p>	<p>Ongoing</p>	<p><input type="checkbox"/> Complete</p> <p><input type="checkbox"/> In progress</p> <p><i>Comments:</i></p>
<p><i>Action SA-6c</i></p> <p><i>Implement State recommendations for fire prevention in Fire Hazard Severity Zones.</i></p>	<p><u>Planning</u></p> <p><u>Public Works</u></p>	<p>4</p>	<p><input type="checkbox"/> Complete</p> <p><input type="checkbox"/> In progress</p> <p><i>Comments:</i></p>
<p><i>Action SA-6d</i></p> <p><i>Create public outreach and awareness programs to promote the development of “defensible space” around structures using areas free of fuel loads, fire resistant landscaping and fire-resistant building materials. Any new development within State Responsibility Areas or VHFHSZs shall be required to implement fuel modification efforts to reduce flammable materials around structures, homes, and subdivisions.</i></p>	<p><u>Planning</u></p>	<p>4</p>	<p><input type="checkbox"/> Complete</p> <p><input type="checkbox"/> In progress</p> <p><i>Comments:</i></p>
<p><i>Action SA-6e</i></p> <p><i>Periodically review and update key emergency and fire protection plans in Glenn County, including but not limited to the Glenn County Multi-Jurisdiction Hazard Mitigation Plan (MJHMP) and the Glenn County Community Wildfire Protection Plan (CWPP). Future updates to these plans shall consider new growth and policy direction facilitated by this General Plan, and shall meet all applicable State requirements and incorporate industry best practices for fuel reduction and management, fuel breaks between communities, fire safety, emergency evacuation, and post-fire recovery.</i></p>	<p><u>Public Works</u></p> <p><u>Planning</u></p>	<p>3</p>	<p><input type="checkbox"/> Complete</p> <p><input type="checkbox"/> In progress</p> <p><i>Comments:</i></p>

TABLE IM-1

Action SA-6f	Identify areas within Glenn County that are not adequately served by multiple evacuation routes which can be used during a fire or other natural disaster. Develop specific plans to improve the capacity, safety, and viability of evacuation routes to serve high-risk areas of the County, including areas located within High and Very High Fire Hazard Zones.	<u>Public Works</u>  <u>Planning</u>	4	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
Action SA 6g	As part of any future updates to the MJHMP and the CWPP, identify existing development that does not meet or exceed the State Responsibility (SRA) Fire Safe Regulations, or the applicable Glenn County Development Code and/or Fire Safe Ordinance Requirements. Develop plans to bring these properties into compliance in order to mitigate fire risks. Mitigation plans may include, but are not limited to, improvement of emergency evacuation routes and removal/abatement of vegetative hazards.	<u>Planning</u>  <u>Public Works</u>	4	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
Action SA-6h	Any new development proposed within a VHFMSZ shall be required to prepare and implement a fire protection plan that meets all applicable State requirements.	<u>Planning</u>	Ongoing	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
Action SA-7a	Periodically assess and monitor the effects of climate change and the associated levels of risk in order to adapt to changing climate conditions.	<u>Planning</u>	4	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
Action SA-7b	Collaborate with utility providers to ensure that infrastructure and resource management plans account for anticipated climate change impacts	<u>Public Works</u>	Ongoing	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
Action SA-7c	Identify roadways subject to flooding which may impede emergency ingress and egress, and identify alternative evacuation routes for high-risk areas.	<u>Public Works</u>	2	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
Action SA-7d	Coordinate with Caltrans to implement flood control improvements along key	<u>Public Works</u>	Ongoing	<input type="checkbox"/> Complete <input type="checkbox"/> In progress

TABLE IM-1

<i>transportation corridors in order to reduce roadway flooding impacts</i>				<i>Comments:</i>
<b>Noise</b>				
<i>Action N-1a</i>	<i>Require that new development projects are reviewed for compliance with Glenn County Code and the noise requirements established in this element, including the standards established in Tables N-1 and N-2, prior to project approval.</i>	<u>Planning</u>	Ongoing	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
<i>Action N-1b</i>	<i>Continue to implement the County’s Right-To-Farm Ordinance requirements to ensure and support agricultural operations continue to be viable and successful.</i>	<u>Planning</u>	Ongoing	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
<i>Action N-1c</i>	<i>Continue to enforce the State Noise Insulation Standards (Title 24, California Code of Regulations and Chapter 35 of the Uniform Building Code).</i>	<u>Planning</u> <u>Building</u>	Ongoing	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>
<i>Action N-1d</i>	<p><i>During the environmental review process, determine if proposed construction will constitute a significant impact on nearby sensitive receptors and, if necessary, require mitigation measures in addition to the standard best practice controls. Suggested best practices for control of construction noise include:</i></p> <ul style="list-style-type: none"> <li>▪ <i>Noise-generating construction activities, including truck traffic coming to and from the construction site for any purpose, shall be limited to between the hours of 7:00 am and 7:00 pm. Construction staging areas shall be established at locations that will create the greatest distance between the construction-related noise sources and noise-sensitive receptors nearest the project site during all project construction activities, to the extent feasible.</i></li> <li>▪ <i>Neighbors located adjacent to the construction site shall be notified of the construction schedule in writing.</i></li> </ul>	<u>Planning</u> <u>Building</u>	Ongoing	<input type="checkbox"/> Complete <input type="checkbox"/> In progress <i>Comments:</i>

TABLE IM-1

<ul style="list-style-type: none"> <li>▪ <i>The construction contractor shall designate a “noise disturbance coordinator” who will be responsible for responding to any local complaints about construction noise. The disturbance coordinator shall be responsible for determining the cause of the noise complaint (e.g., starting too early, poor muffler, etc.) and instituting reasonable measures as warranted to correct the problem. A telephone number for the disturbance coordinator shall be conspicuously posted at the construction site.</i></li>   <li>▪ <i>At all times during project grading and construction, stationary noise-generating equipment shall be located as far as practicable from sensitive receptors and placed so that emitted noise is directed away from residences.</i></li>   <li>▪ <i>Unnecessary idling of internal combustion engines shall be prohibited for a duration of longer than five minutes.</i></li>   <li>▪ <i>Construction staging areas shall be established at locations that will create the greatest distance between the construction-related noise sources and noise-sensitive receptors nearest the project site during all project construction activities, to the extent feasible.</i></li>   <li>▪ <i>Neighbors located adjacent to the construction site shall be notified of the construction schedule in writing.</i></li>   <li>▪ <i>The construction contractor shall designate a “noise disturbance coordinator” who will be responsible for responding to any local complaints about construction noise. The disturbance coordinator shall be responsible for determining the cause of the noise complaint (e.g., starting too early, poor muffler, etc.) and instituting reasonable measures as warranted to correct the problem. A telephone number for the disturbance coordinator shall be conspicuously posted at the construction site.</i></li> </ul>			
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TABLE IM-1

<p><i>Action N-1e</i> Periodically review noise complaints for emerging trends in the community noise environment. Update the Glenn County Code, as necessary, to address emerging trends</p>	<p><u>Planning</u></p>	<p>Ongoing</p>	<p><input type="checkbox"/> Complete  <input type="checkbox"/> In progress  Comments:</p>
<p><i>Action N-1f</i> Review new development and long-term planning projects, including the Zoning Code Update, for conformity with the County’s Noise land use criteria, as identified in the Orland and Willows Airport Land Use Plans (ALUP).</p>	<p><u>Planning</u></p>	<p>Ongoing</p>	<p><input type="checkbox"/> Complete  <input type="checkbox"/> In progress  Comments:</p>
<p><i>Action N-1g</i> Collaborate with Caltrans, the California Public Utilities Commission and railroad operators to improve at-grade railroad crossings and, as feasible, seek quiet crossings in and/or near communities and developed areas to reduce the necessity for train horn/whistle blasting.</p>	<p><u>Public Works</u></p>	<p>4</p>	<p><input type="checkbox"/> Complete  <input type="checkbox"/> In progress  Comments:</p>
<p><i>Action N-1h</i> As feasible, plan for and maintain designated truck travel routes to minimize impacts on noise sensitive land uses.</p>	<p><u>Public Works</u></p>	<p>Ongoing</p>	<p><input type="checkbox"/> Complete  <input type="checkbox"/> In progress  Comments:</p>
<p><i>Action N-1i</i> As part of the project review and approval process, review new developments within 100 feet of rail lines to ensure that vibration experienced by residents and sensitive uses would not exceed the Federal Transit Administration guidelines.</p>	<p><u>Planning</u></p>	<p>Ongoing</p>	<p><input type="checkbox"/> Complete  <input type="checkbox"/> In progress  Comments:</p>
<p><b>Implementation</b></p>			
<p><i>Action I-1a</i> On an annual basis review implementation of the General Plan as required by State law, review implementation and timing of measures based on this implementation plan, and identify revisions to the General Plan that should be made to address the requirements of State law and emerging trends and conditions.</p>	<p><u>Planning</u></p>	<p>Annual</p>	<p><input type="checkbox"/> Complete  <input type="checkbox"/> In progress  Comments:</p>
<p><i>Action I-1b</i> Review and update the Municipal Code, as well as master plans for land uses,</p>	<p><u>Planning</u></p>	<p>Ongoing</p>	<p><input type="checkbox"/> Complete</p>



TABLE IM-1

<i>services and infrastructure as necessary to ensure consistency with the General Plan.</i>			<input type="checkbox"/> In progress <i>Comments:</i>
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TABLE IM-1

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## Glenn County General Plan EIR Meeting

Orland, GCOE Conf. Rm., March 16, 2023, 5 p.m.

Attendees:

Susie Smith, 503-739-4301  
Doris Vickers, 530-865-1364  
Kristi Tumble, 530-826-6261, 4694 Co. Rd. E  
Gee Singh, 530-321-1191  
Andy Popper, PCDSA

Introductions, etc.

Based on the number of attendees (4), a Round Table discussion occurred in which each person had an opportunity to note their particular key issues, followed by attendees in the group discussing the individual's topic item.

The following is paraphrased or abridged for context.

Susie Smith:

No hard copies at library, asked several times.  
Maybe also add Public Notices to the Cities web site.  
Should be easier to review changes in the overall plan.  
Greater effort to promote meetings.

Doris Vickers:

Save area to south for industry and commercial.  
Housing and industry not good next to each other.  
Hambright Creek, clearing, flooding, etc.

Kristi Rumble:

Need County Road FF and G Bridges; existing causeway cause evacuation issues.  
Must go to County Road E or H, then to 200.

Doris Vickers:

The Newville sign needs taken off of Freeway (I-5).

Susie:

Do taxes change when property is annexed from County to City?

Doris Vickers:

Existing single family at CR 200 floods.

Gee Singh (23 years at EE gas station):

Property near Finch ramp is SC.

Should be easier to locate zone changes, etc. (side by side maps)

Entire process and plan are very complex.

New housing in Hamilton City along 45 (Highway safety entering/existing).

New homes good; however, need Sherriff (Sub) Station.

Property NE Hamilton City (south of SR 32) was multi-family/now CC.

Clear information regarding multi-family development rules.

Need pre-approved ADU plans.

County needs to take over Finch River property.

Improve the boat ramp, it is too difficult to use and a loss in economy.

Mail map revisions to all properties.

Day time meeting difficult to attend, not user friendly.

Susie Smith:

Additional concerns regarding water/well groundwater.

Kristi Rumble:

Housing Element, Appendix B, chart, comments regarding why Willows area response is larger than Orland area response.

Orland Unit Water Users Association  
828 Eighth Street  
Orland, California 95963

March 17, 2023

Sent by Email

Mardy Thomas, Director  
Glenn County Dept. of Planning and Community Development Services  
225 N. Tehama Street  
Willows, CA 95988

RE: Comments to Plan Update and Draft EIR

Dear Director Thomas:

In reviewing the draft General Plan Update, we notice lands within, and surrounding, the City of Orland to be designated as *Suburban Residential*. As indicated in the draft plan,

*“This designation provides for development that is compatible with subdivisions in a suburban setting. Examples of uses which are considered appropriate under this designation include, but are not limited to, single-family residences; agricultural and domestic livestock farming on a limited scale....”*

It also states,

*“The minimum parcel size shall be one (1) acre and building intensity shall not exceed one residential unit per acre.”*

Many properties within the *Suburban Residential* designated area remain in production agriculture and part of the Orland Project and provided irrigation water by Orland Unit Water Users’ Association that operates open irrigation ditches in these areas. Consequently, the potential for conflict between agricultural and non-agricultural uses will increase.

As the economic vitality of our community depends on the health of our area’s agriculture, we urge that revisions to the general plan provide protections for continued agricultural activities, including open agricultural canals and laterals throughout the County, and especially in the those areas designated as *Suburban Residential*.

In 1989, Glenn County adopted its “Right-to-Farm” ordinance (89-943) which addresses the issue of compatibility between agricultural and non-agricultural uses. In addition to promoting the enhancement and encouragement of agricultural operations, the county ordinance promotes “...a good neighbor policy between agricultural and nonagricultural property owners by advising purchasers and users of property adjacent to or near agricultural operations of the inherent potential problems associated with such purchases or residence including but not limited to the noises, odors, dust and chemicals, smoke and hours of operation that may accompany agricultural operations and be

*prepared to accept attendant conditions as the natural result of living in or near rural areas.”*

In so implementing, the county ordinance imposes disclosure by requiring that an agricultural statement of acknowledgment be signed and recorded upon the transfer of affected real property and upon the issuance of a discretionary development permit. The statement explains the possible negative effects that may be experienced in being situated in proximity to agricultural operations. We ask that the tenets of the 1989 Right-to-Farm Ordinance is upheld and reflected in the future general plan, and especially in those areas designated as *Suburban Residential*.

Thank you for your consideration.

Rick Massa, OUWUA Manager



G L E N N C O U N T Y  
R E S O U R C E C O N S E R V A T I O N D I S T R I C T

March 17, 2023

Mr. Mardy Thomas  
Director  
Glenn County Planning & Community Development Services Agency  
County of Glenn  
225 N. Tehama Street  
Willows, CA 95988

RE: Glenn County General Plan Update – Public Comments on Draft EIR

Dear Mardy:

Thank you for giving the Glenn County community the opportunity to review the Glenn County General Plan Update, Draft Environmental Impact Report (EIR). As Executive Officer of the Glenn County Resource Conservation District (RCD), I am in full support of the updating of the General Plan, including the safety element. I am especially encouraged by Policies SA 6-5 and SA 6-6 and their acknowledgment of the implementation of the Glenn County Multi-Jurisdiction Hazard Mitigation Plan and Glenn County Community Wildfire Protection Plan.

With exception of Policy COS 7-3, very little could be seen as addressing the issues of post wildfire and wildfire recovery, in relation to the impact wildfires have caused in recent years. This is likely due to the Glenn County General Plan Update being started in early 2019; and, since then, more than ¼ million acres have burned within Glenn County. With new information gained on the changed landscape, I would like to encourage goals, polices and actions/programs to address post wildfire recovery issues. Some issues pertain to soil erosion, the need to remove dead vegetation post wildfire and wildlife recovery. I also encourage goals, polices and actions/programs specific for the implementation of biomass/biochar facilities in order to effectively manage the dead vegetation including the ¼ million acre burned forest in Glenn County. I think supporting biomass/biochar and being addressed in the EIR for the General Plan may prove beneficial in the long term. Ventura County for example has several biochar policies incorporated into its General Plan and potential environmental impacts analyzed in the corresponding EIR.

Additionally, when time to update the Glenn County Zoning Code, I encourage implementing measures that would make a biomass/biochar facility plausible near the Mendocino National Forest. Currently, if a biomass/biochar facility where to be proposed, it would likely not be permittable in its current zoning, per Glenn County Code 15.860 (Power Generation Facilities). Assistance in streamlining these sorts of efforts will help our natural resources.

Thank you again for this opportunity. Please contact me should you have questions or need additional information. I may be reached at 530-934-4601 x5 or [kandi@glenncountyrcd.org](mailto:kandi@glenncountyrcd.org).

3/17/2023

Signature: \_\_\_\_\_

Date: \_\_\_\_\_

Kandi Manhart-Belding,  
Executive Officer, Glenn County RCD

cc Gilbert Goedhart, President, Glenn County RCD  
Greg Conant, Forest Health Program Specialist, Glenn County RCD  
Martin Spannaus, Fuels Reduction & Fire Prevention Education Program, Glenn County RCD

Glenn County General Plan Public Comments

3/15/2023

To: Mardy Thomas, PCDSA Director  
225 N. Tehama St., Willows, CA 95988

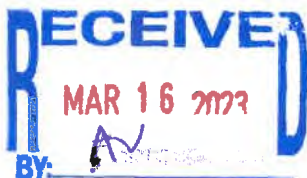
Thank you for giving me the opportunity to review the Glenn County General Plan update. I think overall the plan will guide Glenn County well for the upcoming years. I do however have some comments and questions as seen below. These comments are directed at the Draft General Plan; the Draft Environmental Impact Report seems to adequately analyze potentially significant impacts.

Several unincorporated communities land use maps include urban limit lines including the communities of Artois and Hamilton City. Can you please include a definition for Urban Limit Line within the Glenn County General Plan Update and more importantly, what extra requirements there would be to develop outside of the urban limit line. There are only several reference to Urban Limit Line outside of the Land Use Maps; in my opinion they do not paint a clear enough picture of what they are and what/how they will be implemented.

Additionally, while in support of measures that would combat urban sprawl as well as measures that support agriculture uses such as the continuation of the Right to Farm ordinance; the goals policies and actions/programs provided in the Glenn County General Plan are insufficient and do not adequately address these ongoing issues, specifically and most notably within and around the City of Orland. As previously mentioned, the provided land use maps include urban limit lines for several unincorporated communities; where similar measures discussed for our cities, such as an urban growth boundary. I would encourage further discussion on urban growth boundary being included in the Glenn County General Plan. As well as adopt goals, policies and actions that encourage the cities and Glenn Local Agency Formation Commissions (LAFCO) to adopt an urban growth boundary and apply stricter scrutiny on future annexations on undeveloped areas.

Similarly with LAFCO needing to apply stricter scrutiny on future annexations on undeveloped areas; Glenn County land use authority decisions also need to be look at longer term and bigger picture. Orland sprawling is happening, by in large not by bigger developments but overtime by medium lots being subdivided and built upon; land use authority decisions such as General Plan Amendments, Zone Changed and especially Parcel Maps need to be looked at more of the cumulative effect. Please find attached arial imagery from 1998 and early 2020's, the General Plan update likely will not stop the sprawling growth that has been seen; additional implementation actions need to be implemented.

While it is hopeful that the current (1993) Glenn County General Plan is an outlier, and the update will honor its Horizon Date of 2035; extra precautions need to be taken into consideration to insure it does. While the land use maps look adequate in 2023 if the City of Orland unincorporated area continues to grow there will likely be a push to extend suburban residential and encroach further into our prime farmland. Additionally, the state will likely increase housing allocation numbers through the next housing cycle; if there is not a plan in place to update the county general plan there may be inadequate proposals to fulfill state requirements. Measures need to be taken into consideration today to prepare for tomorrows unforeseen problems.





Additionally, more clarification is needed on Action LU-3d and Policy AG 2-2; they could be misinterpreted.

Action LU-3d

*"Continue to utilize a "Right to Farm" Ordinance as a method to reduce the impacts of potential land use conflicts".*

Policy AG 2-2

*"Continue to support the County's "right-to-farm" ordinance(Ord. 1183 § 2, 2006) and other local efforts aimed at reducing conflicts between urban uses and agriculture operations"*

When analyzing the Right to Farm ordinance (Ord. 1183 § 2, 2006); I do not interpret the primary intent of the Right to Farm ordinance as a method of reducing land use conflicts. Rather is to protect our farmlands and enhance agriculture operations; one such way could be by supporting agriculture operations in land use conflicts.

I propose the following modification to LU-3d:

Continue to utilize the "Right to Farm" Ordinance (Ord. 1183 § 2, 2006), in support of agriculture operations when land uses conflicts arise.

I encourage all to read the Right to Farm ordinance (Ord. 1183 § 2, 2006) in its entirety; the first paragraph reads.

*It is the declared policy of this county to enhance and encourage agricultural operations within the county. It is the further intent of this county to provide to the residents of this county proper notification of the county's recognition and support through this chapter of those persons and/or entities' rights to farm.*

Finally, polices supporting Goal LU-3 are strong; specifically, LU 3-1, adding additional actions as strong as LU 3-1 would help guide the General Plans implementation and support Goal LU-3.

Questions:

LU 3-5 states:

*With the exception of farmworker and senior housing allowed by state law, limit residential development on agricultural parcels to a single-family home and **second unit for a relative, caretaker, or employee.***

Would a limiting a second residence to only a relative, caretaker, or employee be compliant with most recent (and future) housing regulations? If so, how would this be enforceable? How would ADUs be affected?

While on second residences, Residential Land Use Designations - Rural Residential:

*The minimum parcel size shall be five (5) acres **and building intensity shall not exceed one residential unit per five (5) acres.***

Does this include second residences/ADUs? To clarify you would need 10 acres for 1 primary and 1 second residence? This question applies to all and building intensity and dwelling units per acre statements.

Thank you for providing me the opportunity to provide comments on the draft general plan. As a Glenn County resident, I am pleased with the result and believe it was money well spent.

Sincerely,

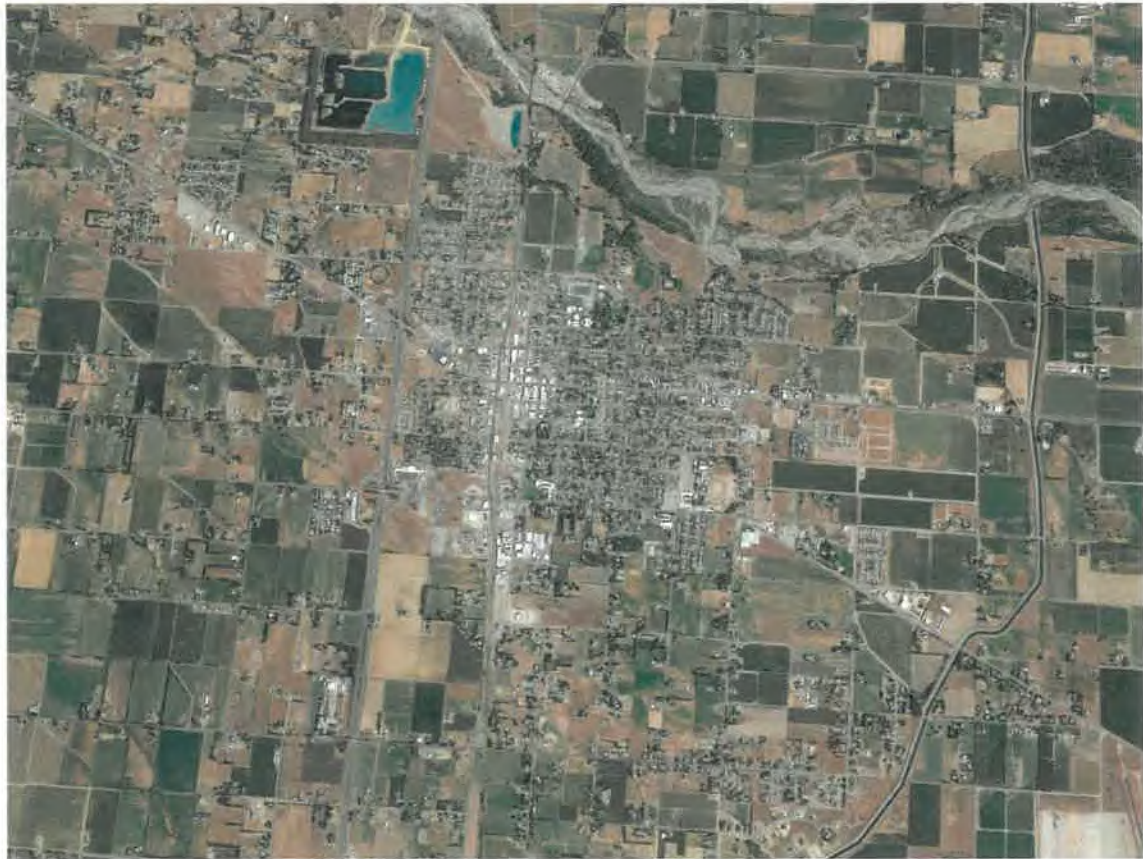
Greg Conant



Orland 1998



Orland 2020



**From:** Mathew Romano <[matt.romano@usi.com](mailto:matt.romano@usi.com)>  
**Sent:** Friday, March 17, 2023 3:36 PM  
**To:** Mardy Thomas <[mthomas@countyofglenn.net](mailto:mthomas@countyofglenn.net)>  
**Subject:** Glenn County General Plan

Mr. Thomas,

I am writing to provide to you my input and I believe what would be the input of a large portion of the citizens of Orland.

Your plan focuses almost all the urban development in Glenn County around the City of Orland, yet you have not meaningfully engaged the Orland Planning Commission or Orland City Council in any of the development and review of this plan, while this approach may be legal it creates a significant disconnect between the County and City.

Why has Glenn County chosen a general plan around Orland based a city of zones? The city of zones is no longer taught in planning schools. The leadership of the city planning, urban design and real estate professions all agree that single use zoning is a recipe for economical, environmental, and social disaster. Yet Glenn County in 2023 has chosen to map Orland's area of influence based on zones. Instead, the general plan should adopt mix used and form-based codes. Your city of zones plan will create high-density ghettos and unsupportable single family residential communities while dividing our community based on economic class. It is not what Orland was founded upon and is against everything we represent. If the County plans on approving suburban residential around Orland all that land should be included in Orland's sphere of influence. Meaning Orland's sphere of influence should extend from Wyo to the Tehama Colusa Canal to County Road 21 and to County Road H and FF. Furthermore, any development plans made in these areas should be subject to Orland City Council approval.

- The County General plan should not have any areas around Orland designated multi-family residential. Multi-family residential should only be planned in the City of Orland with public water and sewer. This designation specifically conflicts with Orland's General Plan which calls for rural residential and agricultural development out the outskirts of town.
- Minimum County residential lot size should not be reduced below two acres with a well and septic system.
- County residential lots of half an acre should not be allowed regardless of public water or sewer being provided to the property. We all know that at the request of DWR the City of Orland is providing public water to a large part of our area of influence and this land should not be allowed to be developed below 2-acre residential parcels.

- County multi-family residential lot size should not be reduced to 1500 square feet in a planned community with public sewer and water. The County should not be developing multi-family residential planned communities around Orland that is the role of Orland.
- I don't see any land designated for parks and schools or other public uses around Orland.
- Why is Glenn County developing the land around Stony Creek into residential wouldn't this land be perfect for an urban park and trails?

Here are some of my other concerns with Glen County General Plan.

- How will the county compensate Orland for the increased county use of water and sewer?
- How will the county compensate Orland for the increased county impact on water resources and the capacity of the current wastewater treatment plant?
- How will the county compensate Orland for the impact of increased county residential development on Orland's fire and police departments?
- How will the county compensate Orland for the impact of increased county residential development on Orland's Parks and Recreation and Library Departments?
- How will the county compensate Orland for the impact of increased county residential development on Orland's Public Works Department? More water and sewer lines and use means more maintenance costs.

Regards,

[Mathew Romano](#)



Read the Letter Mardy Thomas PCDSA Glenn County Planning, & Community Development Services Agency March 10, 2023 before the Meeting 13, 2023 read the Letter

Meeting Elk Creek, CA. Just to show you what Glenn County's Problems are Today NOW So you can plan for the future so, We Want ever have this happen to ua again in Elk Creek, CA

Photos of Closed Bridge, Referred to In Letter to All Glenn County Official Agency

Photos of Closed Bridge Glenn County Orland, CA./ Elk Creek, CA Road 306 / Newville Road Corner of Highway 32 and Road 200 New Vill Road /Orland, CA.

There are Only Two Roads to Elk Creek, CA . **Road 1**, is closed to Elk Creek is Road 200 out of Orland, CA 20 miles to Road 306 Elk Creek, CA **and Road 2** is the only way to get to Elk Creek it is Out of Willows, CA Highway 162 to Elk Creek, Ca Road 306 It is 70 miles around trip to go to any place or do any thing on the other side of the Closed Bridge on Road 200 & 306 so, ***Kids cant get on the Bus*** and ***Post office want Bring the Mail*** want go through and ***Bottle Water cant be Delever. Cattle men cant get across to Feed Cattle They are very tired of this.***

***Resident of Elk Creek. CA***

***P O Box 205 Elk Creek, CA 95939***

***Page 1 of photos***

Feb 21, 2023, 1 of 6 pages

To All Public Officials, President Biden, Governor Newsom, Senator Dianne Feinstein and Senator Alex Padilla, U.S. Representative John Garamendi, Congressman Lamalfa, The Glenn CA. County Supervisors Grant Carmon, Monica Rossman, Tom Arnold, Jim Yoder and County Supervisor District 4 Vacant seat.

Photos of Damaged Mendocino Forest, Bridge and Road and Closed Gates, Stony Gorge Pay Station

Glenn California. County, Letter Feb, 21, 2023 about a **Broken Bridge**

I am going to Ask you a lot of Question ??? Because We don't know what to do about all the Problems we have Here in Beautiful Elk Creek, CA. Glenn County CA. Is or was a California **Paradise.**

Question 1. Do you really expect our Children to walk across a Dangerous Bridge to go to School ??

Because Our Bridge 306/200 Rd. is to Dangerous to drive across and is Closed or drive 70 miles to School.??

Question 2. Is the US Post Office doing the right thing by **not** delivering our Mail in Elk Creek.CA ??

Because The Bridge 306/200 Rd. is to Dangerous to drive on and is Closed ??

Question 3. Do you really expect us to except our Stony Gorge Lake to be Closed ??

Because of the Coronavirus for the last 3 years and now pay to just look at our Lake ??

We / I need it back the way it was before You closed it and locked the Gates, Shame on you.

Question 4. Our Mendocino National Forest, has been devastate by a Horrible Fire in 2021

Because, Are you, Our State and County Officials not Embarrassed for People to see, You do not Value Our Mendocino National Forest and don't want to bring it back to it Beautiful Natural State before the Fire ??? and fix what the Fire has Destroyed. I live in Elk Creek Ca. and We / I need it back the way it was before it was Destroyed, As it is now the Guard Rails are all Burned off, No Guard Rails with thousand foot Cliffs to drive by.?? Trees all Burn up. Who has to die before you fix our Beautiful Mendocino Forest in Glenn County California.

Question 5. Because, Officials Wasting Tax Payers Money ????? Why did They do a Plan Burn on the Highway and let it get out of control Costing tax payer a Millions Dollar or more ???

Question 6 .Because, Officials Wasting Money Why did Caltrans, they Resurface State Highway 162 in between Willow and Elk Creek, CA. and then Tear it up to Redo it in, many places Wasting Tax Payers Money When they finished it the first time it looked Beautiful, but after they Redone it, It looks awful and Bumpy. That was a large Mistake Cost to the Tax payers Lots of money. No wonder we don't have time or Money for fixing our Glenn County California Roads and Bridges ???

Question 7. Rest Stops you never Open them ?? Why and Who?? have been working on the California ?

State Rest Stops Closed in between Willows, CA. and Orland, CA .State Highway 5 the Freeway 2 years working on them, Beautiful Buildings, Rest Rooms and Park like places to stretch your Leg and Rest. After a long Drive **Always Closed.**

**Question 8. Where are these People, The Glenn CA. County Supervisors, Grant Carmon, Monica Rossman, Tom Arnold, Jim Yoder and The County Supervisor District 4 Vacant seat.**

School Children number 1

**Why did they not Fix the Bridge Before our kids had to Cross over a Closed Bridge ??** Our Glenn County Roads and Bridges are Not safe. Before, The Kids Now have to Walk on or go around the Broken Bridge to get on the School Bus to go to School Because They have to go to School don't they ??? no matter how hard the Broken Bridge make it for them there, they are only 5 to 12 years old

**Now lets talk about why the Kids can't go to school The Kids Can' t go to School** unless their Mom has to walk them across a Closed Broken Bridge or drive her children 70 mile around to get to the School Bus and there is No Phone service at that Corner, Why I Ask ??? AT&T has Two Towers in this area, I wonder why they don't work. We want that Bridge Fixed now Feb, 21, 2023 so our kids can be safe again, maybe I should say that again, **That is what this letter is all about a Broken Bridge and other broken things in our California Glenn County**

**What happen to the Slogan NO Rain, nor Ice ,nor Snow Will Hold up the USA Mail ???** I have to go drive 70 around trip miles to Get my United States Postal Mail that has been Held up every week for 7 days In Orland, CA .every week Why you Ask ??? Because In the Last Rains, The Bridge at Glenn County Road 306 and Glenn County Road 200 New Ville Road, **The Road is One of Two only Main** Roads to Elk Creek, CA. The Corrosion underneath the Bridge became to dangerous to drive over. Why Did not ?? any Glenn County Officials or Caltrans see that, before it had to be closed and fix it, same with the Road 200 to Orland, CA. Pot hold so big you could kill yourself driving over them

I am under the impression that Caltrans a Highway Conditions Maintenance Company works for California Probably have a big Contract, to keep California Highways safe. Do they ??

Well I know They Do, I watch them working around here, I have traveled these Roads, Which is considered one of California's most **Beautiful Paradises, that is What Glenn County, Elk Creek, CA. WAS But you don't care if it is all Ruined and Broken You should be A SHAME OF YOURSELVES FOR LETING IT Stay SO BROKEN for so long.**

( The Mail can't come to us WHY ??? only on Thursday and it takes them 3 days to get to Elk Creek because The Postal Management don't want to spend money on Gasoline to go the 70 mile trip around to the only Road to Elk Creek why???? because of the Broken Bridge So my Mail are heldup unless I go drive the 70 mile trip to Orland, Ca. Monday thru Thursday only to pick up my Mail.

We are 82 years old, I am 82 years old.

The Bridge and Road 200 and Road 306 New Ville Road to Orland or to Elk Creek, Calif.

**Has to be fixed Now**, I have Drove that Road 306 to Road 200 to Orland Ca. for 36 years and I have never seen it Resurfaced. Not in 36 years Where did all the money go for fixing our Glenn County Roads and Bridges go, There are Pot holes so big that, the Citizen who have to drive Road 306 and Road 200 draw Orange Circles around Pot holes to keep People from having a Car Accident or damage their cars. **We ask you Please**, fix our Bridge and our roads, Now, Not any days later, I was on the Governor Newton's Web pages and there was a Announcement about \$ 29 million Dollars given for California Highway and Bridges Probable under the President's Bipartisan Infrastructure interstruction Law Remember, Building a Better America, if you have not read it Get busy and read it.

Governors Gavin Newsom Web page. How long do you think it will be before Glenn County Calif, Citizens will start to Point fingers, at, State, County, Federal Governments Official ??? I have watched it for 36 years now.

**WHY IS ElkCreek,CA. a Paradise???** **Now lets talk about what makes Elk Creek, Nothern California's, A Paradise**

**Well God made Mendocino California's " National State Forest " Thousands of Years ago.**

**But unfortunately**, "No one takes care" of our, Beautiful, Mendocino National California State Forest, Park,

**Which is what makes a Part of our, Elk Creek, CA. A Paradise**, The Fires of 2021 and 2022 Burned our Beautiful Mendocino Forest on Highway 162 to Forest Road 7, so bad that it is to Dangerous to play there Anymore , **The Trees are all Burned up and the, Guardrails, that keep People from Plunging Thousand of feet to our death are all burned up** , I am not kidding, the long Metal Rails are all Melted and the Wood Post or all Burned up, Miles of unsafe Guardrails have not been replaced, So Question is **Why Not ????** **You have had Plenty of time to fix them. Every Year Glenn County put in the ,New Paper, thier end of year Financial report, I read it**

The Glenn County Officials say that the Mendocino Forest, Bring in Millions of Dollars every Year. I was always so Proud of our Beautiful Forest for it's Contributing Money to our Glenn County's Financial State. So **Why is "No One" fixing our Broken Beautiful, Mendocino California State Park After all , something like 2 years has gone by, Years , You Government Officials just let it go to waist land " Why is that ??? Maybe the cause is the Coronavirus Every other thing is Blamed on the Virus "Well Glenn County Officials If no one told you The Virus is over, You can go back to work now, Where have you been in the last 36 years.**

**Now let us Talk about some more reasons, Why our Elk Creek Ca. is no longer a Paradise**

**I lost count now, How many Question is this now ????. Well** Now as I said, before I have lived here 36 years, but that is nothing compared to the other Families who have lived here for 4 or 5 or 6 Generations That is why I ask you, **How could you, County or State Officials allow Stony Gorge Reservoir/Lake , to become a useless Lake, now no one goes there any more and Why. It use to be a Beautiful Place for all of Californians to** come and kick back and rest for a few Week of their life's that



Lay a Beautiful California Highway Resurface job on California Highway 162 out of Willows CA. to Elk Creek, Ca. and then tore it up made it look Awful. Was that a mistake or what I wonder when I drive on it almost every day for 36 years Why they spent all that money to fix it and then Tear it up a second time again, Who and why ??? did they waist our California Highway money to do that a few years ago. I told you I had a lot of Qestion ????

Do they really think We the Tax Payers, don't notice What they and You are doing all the time ????

Why and Who ???? have been working on the California State Rest Stops in between Willows, CA. and Orland, CA. State Highway 5 the FreeWay all year working on them, Beautiful Buildings, Rest Rooms and Park like places to stretch your legs after a long drive, Get this. they are Closed for at least 2 years or longer They work on them all the time and never open the Rest Stops on etither side of the freeWay. I need to use those rest Stops on Both sides of the California State interstate 5, some times and they are never open, Don't they think some other People might need to rest too. What is that all about ????? Dose any Officials we have do anything Right ??? The things they do, They make no sense What is wrong with them

Don't even get me started on the California Sites Water Project, You have the money so what is the Problem there ??? The whole State of California, We need Water, What else do you need to know, Do you still have the Money ??? or Did you spend it all on Engineers, You see we know every thing you do, Like the Old Rule to protect us from Flood Waters, You Official Dump The East Park Reservoir and Stony Gorge Reservoir Water into the Ocean even though the Rains have Changed, But you don' t know that, So you just keep dumping the Precious Water in the Ocean, when are you going to update your Rules and pay Attention to the Weather and not be so fast to Dump water to save us from Floods. Is that the Truth, Do you really do that, so you can Sell Water. I don't swear to any thing that I have learned over the years I have lived here. But I do listen to all I hear and everyone else does to, I am not the only one who knows all this I write to you, everyone knows What you do, Do You think we live here with our eyes closed, Year after Years, Well to bad for you We are all grown ups now and we don't close our eyes.

People in charge of our Money, who must be Hiring their 16 year old Kids of the Counselors, to be in charge, that is what it look like. What should we do ??? and now they are going to spend time and money having Engineers to spend time to tell Glenn County how long it will be before our Bridge and Road will be fixed,. Well I know the biggest Elk Creek Bridge on California State Highway 162 was build really fast, so Hire that company to fix our Closed Bridge but get it fixed and done now Please

We can't have our School Kids Walking across a Closed Bridge or Don't even get our Mail on time or Be a shamed of our Mendocino Forest or Let Government Officials take our Beautiful Stony Gorge Lake away from us. Our Forefather went to a lot work to make Elk Creek Ca. a Beautiful Paradise, We want it to stay and be the way it was before all these things happen to our Glenn County and the People who live here.

There are some People working for us all, We are Grateful for, The North Valley Community Foundation, The People who Got, Glenn County and others a Grant for Water to be delivered from the

Government Grants, and the People who do the Job it take to bring all the Water to us, When all are Ground Water Well are dry, due to a 3 year Drought, Thank you God for hearing our Prayers and Thank you to Some Great People in Glenn County, who takes care of their Jobs for us and are great Professional People who are Kind and Caring to all of us, I love the People who bring the Bottle Water to us because they are so Kind and Polite, Thank you so much, You are Wonderful.

We know there is many more Grants Glenn County can Get for our Glenn County Tax payers.

So Thank you, to the ones who do, do their Glenn County jobs right, We need more of you.

Thank You, all you Government Officials for reading all of this letter, I Hope you answer all my Questions and make all our, State, Federal and Counties Wrong Decisions Right and Fixes all our Problems for us in Glenn County California our Paradise It is your Job to do what is Right for us, The Tax payer. We are Praying to God for us and you so your jobs will be easier.

We want Elk Creek, CA, to be a California Paradise again for all Californians to enjoy again.

A Glenn County California Resident Thanks you for Reading this and Hope you answer all the Questions.

N. Arnold

P O Box 205

Elk Creek, CA. 95939

530 966 7467

## Public Comments on General Plan

Sent via form submission from [Glenn County General Plan Update](#)

**Name:** Jack Cavier

**Email:** [jacavier70@gmail.com](mailto:jacavier70@gmail.com)

**Subject:** Glenn County Draft General Plan update

**Message:** On behalf of Artois Fire Protection District as a Board member and a Artois Volunteer fireman , the County general plan needs to develop and implement Impact fees for all new housing developments and large scale commercial buildings projects that will impact local fire protection districts. Under Community Services Facilities is should read instead and include Glenn County Fire Protection Districts , Community Services & Facilities. Implementation Plan: Administration- Goal IM-1a&b Relative Priority- 1 develop within 1-2 years and review annually, next under the Action New- Fire/ Community services & facilities in Action -F/CSF 7b&c. Development of and Implementation of Impact Fees to require all new housing developments and commercial buildings projects to pay their fair share of the costs of new or expanded services that now necessary to serve the new development projects. Maintain and update the Impact fee program to ensure the impact fee system is fair and will defray the cost of the impact to the affected Fire protection districts and other public services & facilities. The cost of fire engines, equipment & training has increased 3 folds and all new developments need to pay their share of that cost and not be pass on to our local taxpayers & residents! Thank you for considering this issue and hope it gets considered and implemented into the new Glenn County General Plan.

Even Analysis

3-10-23  
~~1923~~

Mandy -

Tom asked

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me lost my hat ??

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MARDY -  
see changes on  
MARKED AREA  
DAVID

PROJECT DESCRIPTION 2.0

TABLE 2.0-1: GENERAL PLAN LAND USE DESIGNATIONS

LAND USE DESIGNATION	PARCELS	ACREAGE
Ag Transition	33	894.45
Agricultural/Residential	5	124.11
Business Park Light Industrial	26	541.35
Community Commercial	97	252.57
Foothill Agriculture/Forestry	1,248	290,610.86
General Agriculture	754	13,125.93
Highway and Service Commercial	181	1,675.76
Industrial	178	2,352.72
Intensive Agriculture	3,704	299,551.13
Mixed Use	18	124.76
Multiple Family Residential	127	157.79
Public Facilities	15	717.10
Recreation	528	213,134.14
Rural Residential	565	3,670.17
Rural Service Center	29	117.39
Single Family Residential	1,318	2,044.83
Suburban Residential	827	2,359.63
Urban Reserve	157	2,884.93
<b>Total</b>	<b>9,810</b>	<b>834,339.62</b>

Commented [WS1]:  
Insert RPM designation and  
ID the 5-6 parcels and ~530  
Acres

#1 - NO  
to specific  
Plan for  
the hill  
#2 Need  
Plan in  
here - Please  
make change  
D

SOURCES: GLENN COUNTY GIS DATASET, DE NOVO PLANNING GROUP 2022, Glenn County Assessor 2018.

**Agricultural Designations**

**General Agriculture (GA).** The General Agriculture (GA) designation identifies areas where it is desirable to retain agriculture as the primary land use. Lands designated General Agriculture are planned to be preserved for agricultural uses and the intent of the designation is to preserve such lands for existing and future agricultural use and protect these lands from the pressures of development.

Examples of uses which are considered appropriate under this designation include, but are not limited to: growing and harvesting field crops, grain and hay crops; growing and harvesting fruit and nut trees, vines and vegetables; pasture and grazing land; and animal raising operations. Agricultural-related industrial support operations shall be permitted on GA-designated lands. Such uses may include, but are not limited to, processing, assembly, distribution and warehousing of agricultural materials and commodities and alternative energy systems that provide energy for on-site uses. Small-scale retail uses, such as farm stands and other activities that promote the sale of agricultural products are allowed, as are other recreational and tourism uses, such as hunting clubs, duck blinds, and ancillary facilities, provided they do not change the primary use of the land from agricultural.

The minimum parcel size shall be twenty (20) acres and building intensity shall not exceed one residential unit per twenty (20) acres.

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## PROJECT DESCRIPTION 2.0

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The Industrial designation allows floor-area-ratios (FARs) up to 1.0 and the minimum parcel size shall be 10,000 square feet. Outdoor storage shall be completely screened and shall not exceed one hundred percent (100%) of the gross floor area of all structures.

### ***Recreation Open Space and Public Designations***

**Open Space/Public Lands (OSP).** The Open Space/Public Lands (OSP) designation is used to identify areas having open space value as primitive or natural areas; to identify areas in public ownership which are reserved for wilderness use or as a wildlife or nature preserve; to retain certain lands in a natural or undisturbed state; to identify lake recreation areas and to provide for use of these areas for active or passive public recreation purposes.

Examples of uses which are considered appropriate under this designation include, but are not limited to: wildlife or nature preserves; passive, non-intensive recreational uses (such as picnic areas or walking/hiking trails); public campgrounds; public parks; and important natural resource areas.

There is no minimum parcel size for this designation.

**Public Facilities (PF)** The purpose of the Public Facilities (PF) designation is to provide areas for the development of public facilities to meet public needs.

Examples of uses which are considered appropriate under this designation include, but are not limited to: institutional, academic, governmental and community services, either publicly-owned or operated by non-profit organizations, such as fire stations, parks and community centers.

The PF designation allows floor-area-ratios (FARs) up to 0.75 and the minimum parcel size shall be 6,000 square feet.

[Recreation and Planned Motorsports \(RPM\). The Recreation and Planned Motorsports designation identifies the existing Thunderhill Raceway Park use and facilities. The County supports the ongoing operation of the Thunderhill Raceway, foreseeable future modernization and addition of accessory structures, and the addition of commercial and dining options.](#)

## 2.0-4 GENERAL PLAN BUILDOUT ANALYSIS

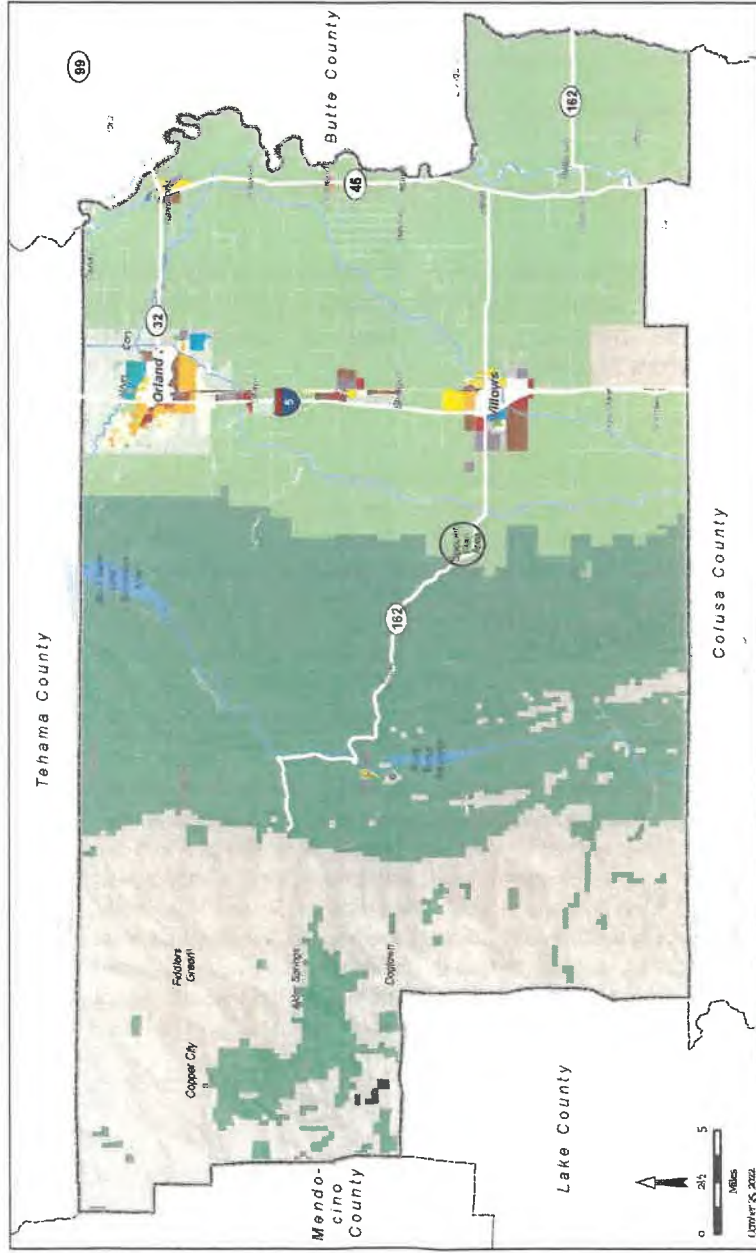
The analysis in this EIR addresses “buildout” associated with the proposed General Plan, as described in greater detail below.

### **THEORETICAL BUILDOUT**

The maximum theoretical buildout of any General Plan would be the development of every single parcel in the unincorporated area of the County at the higher end of densities and intensities allowed under the proposed General Plan. The theoretical maximum buildout of the proposed General Plan has the potential to yield substantial new residential dwelling units and new non-residential building



Commented [W52]: Update map to show RPM designation color keyed/delete Specific Plan icon



COUNTY OF GLENN, CALIFORNIA

FIGURE 2.0-2. PROPOSED LAND USE MAP - COUNTYWIDE

- |                                |                                |
|--------------------------------|--------------------------------|
| Foothill Agriculture/Forestry  | Rural Services Center          |
| General Agriculture            | Business Park Light Industrial |
| Intensive Agriculture          | Industrial                     |
| Agricultural/Residential       | Mixed Use                      |
| Ag Transition                  | Public Facilities              |
| Rural Residential              | Recreation                     |
| Single Family Residential      |                                |
| Suburban Residential           |                                |
| Multiple Family Residential    |                                |
| Urban Reserve                  |                                |
| Community Commercial           |                                |
| Highway and Service Commercial |                                |

Map Date: 11/15/2022

### 3.10 LAND USE PLANNING AND POPULATION/HOUSING

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~~Action LU 2c: Develop and adopt a Specific Plan, or similar comprehensive planning document, to guide future development, facilities, safety, and infrastructure at the Thunderhill Raceway Park, located on Highway 162, west of Willows. The planning document should address the following provisions, at a minimum:~~

- ~~a. Standards and provisions to motorsports operations, activities, and supporting services and logistics;~~
- ~~b. Standards and provisions for supporting commercial uses, include food services, retail, and fuel sales;~~
- ~~c. Standards and provisions for limited temporary residential uses, including residential lofts, RV parks, and other overnight accommodations which are not intended for full time residential occupancy. Exceptions for full time residential care taker units may be developed;~~
- ~~d. Planning for adequate utilities and services, including parking, water, sewer, drainage, and fire protection; and~~
- ~~e. Provisions and safety standards for the use and storage of hazardous materials, including volatile fuels~~

**Impact 3.10-2: General Plan implementation would not 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)**

#### STATE PLANS

The proposed General Plan was prepared in conformance with State laws and regulations associated with the preparation of general plans, including requirements for environmental protection. Discussion of the proposed General Plan's consistency with State regulations, plans, and policies associated with specific environmental issues (e.g., air quality, traffic, water quality, wildfire, wildlife conservation etc.) is provided in the relevant chapters of this Draft EIR. The State would continue to have authority over any State-owned lands in the county and the proposed General Plan would not conflict with continued application of State land use plans, policies, and regulations adopted to avoid or mitigate environmental effects.

#### COUNTY PLANS

As set forth by State law, the General Plan serves as the primary planning document for the County and subordinate documents and plans would be updated to be consistent with the General Plan. Similar to the existing General Plan, the proposed General Plan focuses on a balanced land use pattern, creating a community where new development blends with existing neighborhoods, and promoting the County as a desirable place to live and work. The proposed General Plan carries forward and enhances policies and measures from the County's existing General Plan that were intended for environmental protection and would not remove or conflict with County plans, policies, or regulations adopted for environmental protection. The proposed General Plan would require modifications to the County's Zoning Ordinance to provide consistency between the General Plan



### 3.10 LAND USE PLANNING AND POPULATION/HOUSING

*adverse effects on the quality and quantity of existing domestic and agricultural water supplies, and that private sewage disposal systems can comply with Environmental Health Department standards.*

- d. The project will not significantly contribute to air, water, light, and noise pollution.*
- e. The area has access to a major transportation route.*
- f. The impact of the development on local streets can be mitigated to acceptable levels.*
- g. The area is located within 10 minutes of a fire station or can mitigate fire hazards through additional measures, such as, water storage and pressure systems, building sprinkler systems and/or providing its own fire protection independently.*

#### LAND USE ELEMENT ACTIONS

~~*Action LU-2e: Develop and adopt a Specific Plan, or similar comprehensive planning document, to guide future development, facilities, safety, and infrastructure at the Thunderhill Raceway Park, located on Highway 162, west of Willows. The planning document should address the following provisions, at a minimum:*~~

- ~~*a. Standards and provisions to motorsports operations, activities, and supporting services and logistics;*~~
- ~~*b. Standards and provisions for supporting commercial uses, include food services, retail, and fuel sales;*~~
- ~~*c. Standards and provisions for limited temporary residential uses, including residential lofts, RV parks, and other overnight accommodations which are not intended for full-time residential occupancy. Exceptions for full-time residential care-taker units may be developed;*~~
- ~~*d. Planning for adequate utilities and services, including parking, water, sewer, drainage, and fire protection; and*~~
- ~~*e. Provisions and safety standards for the use and storage of hazardous materials, including volatile fuels*~~

#### CONSERVATION AND OPEN SPACE ELEMENT POLICIES

COS 2-3 Work with Native American representatives to identify and appropriately address, through avoidance or mitigation, impacts to Native American cultural resources and sacred sites during the development review process consistent with State and Federal requirements.

COS 3-4 Coordinate with State and Federal agencies, private landowners and preservation and conservation groups in habitat preservation and protection of rare, endangered, threatened and special concern species, to ensure consistency in efforts and to encourage joint planning and development of areas to be preserved.

## RECREATION AND OPEN SPACE DESIGNATIONS

**OPEN SPACE/PUBLIC LANDS (OSP)** The Open Space/Public Lands (OSP) designation is used to identify areas having open space value as primitive or natural areas; to identify areas in public ownership which are reserved for wilderness use or as a wildlife or nature preserve; to retain certain lands in a natural or undisturbed state; to identify lake recreation areas and to provide for use of these areas for active or passive public recreation purposes.

Examples of uses which are considered appropriate under this designation include, but are not limited to: wildlife or nature preserves; passive, non-intensive recreational uses (such as picnic areas or walking/hiking trails); public campgrounds; public parks; and important natural resource areas.

There is no minimum parcel size for this designation.

**PUBLIC FACILITIES (PF)** The purpose of the Public Facilities (PF) designation is to provide areas for the development of public facilities to meet public needs.

Examples of uses which are considered appropriate under this designation include, but are not limited to: institutional, academic, governmental and community services, either publicly-owned or operated by non-profit organizations, such as fire stations, parks and community centers.

The PF designation allows floor-area-ratios (FARs) up to 0.75 and the minimum parcel size shall be 6,000 square feet.

**RECREATION (R)** The Recreation classification is used to identify areas having open space value for recreation purposes and provide for utilization of these areas for public or private recreational development.

Examples of uses which are considered appropriate under this classification include, but are not limited to: private and public campgrounds; private and public parks or playgrounds; water-related recreation activities; golf courses and/ or driving ranges; restaurants; recreationally-related commercial activity; outdoor theaters; ball parks; and race tracks.

Areas designated as Recreation shall not be utilized for permanent residences. The minimum parcel size shall be five (5) acres. Structures shall not cover more than twenty percent (20%) of the site or be higher than thirty feet (30').

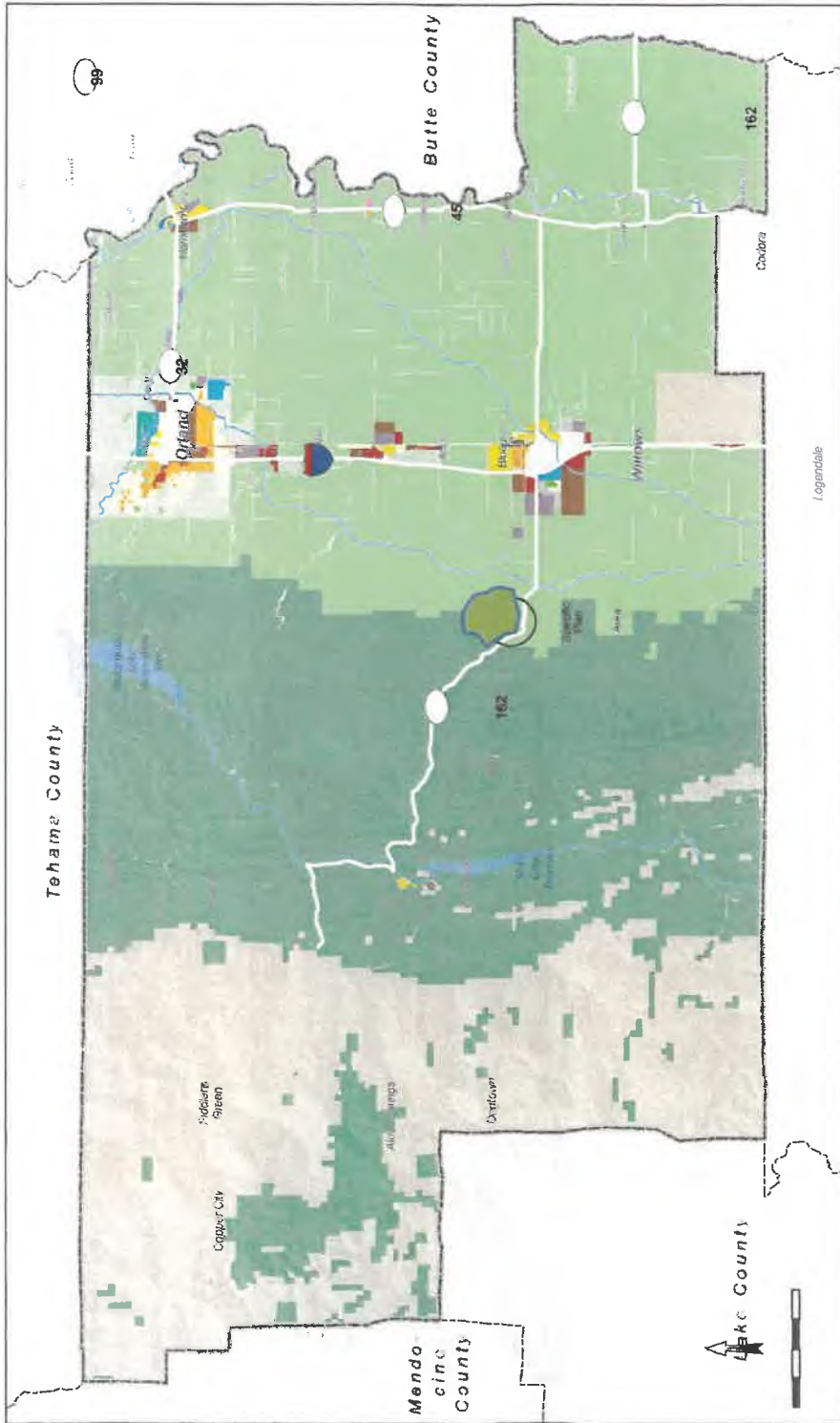
RECREATION AND PLANNED MOTORSPORT (RPM) The Recreation and Planned Motorsports designation identifies the existing Thunderhill Raceway Park use and facilities. The County supports the ongoing operation of the Thunderhill Raceway, foreseeable future modernization and addition of accessory structures, and the addition of commercial and dining options.

There is no minimum parcel size for this designation.

**Table LU-1: General Plan Land Use Designation and Zoning Districts Compatibility**

General Plan Land Use Designation	Existing Zoning Districts and Special or Combining Zones	Future Zoning Districts and Special or Combining Zones
<b>Rural Service Center (RSC)</b>	Commercial Zone (C)	
	Planned Development Residential District (PDR)	
	Planned Development Commercial District (PDC)	
	Rural Residential Estate Zone (RE)	
	Single Family Residential Zone (R-1)	
	Multiple Residential Zone (R-M)	
	Planned Development Residential District (PDR)	
	Local Commercial District (LC)	
	Community Commercial District (CC)	
	Commercial Zone (C)	
<b>Business Park Light Industrial (BPLI)</b>	Service Commercial Zone (SC)	
	Highway and Visitor Commercial District (HVC)	
	Planned Development Commercial District (PDC)	
	Planned Mobile Home Parks (MHP)	
	Industrial Zone (I)	
<b>Industrial (I)</b>	Planned Development Commercial District (PDC)	
	Industrial Park District (MP)	
<b>Open Space/Public Lands (OSP)</b>	Industrial Zone (I)	
	Industrial Park District (MP)	
<b>Public Facilities (PF)</b>	Recreation Zone (RZ)	Commercial Resort (C-R)
	Timberland Preserve Zone (TPZ)	
	Recreation Zone (RZ)	Commercial Resort (C-R)
	Airport Zone (AV)	

**Commented [WS1]:** Insert "Recreation (R)" and "Recreation and Planned Motorsport (RPM)" in table here to match ordering of those designations and descriptions above



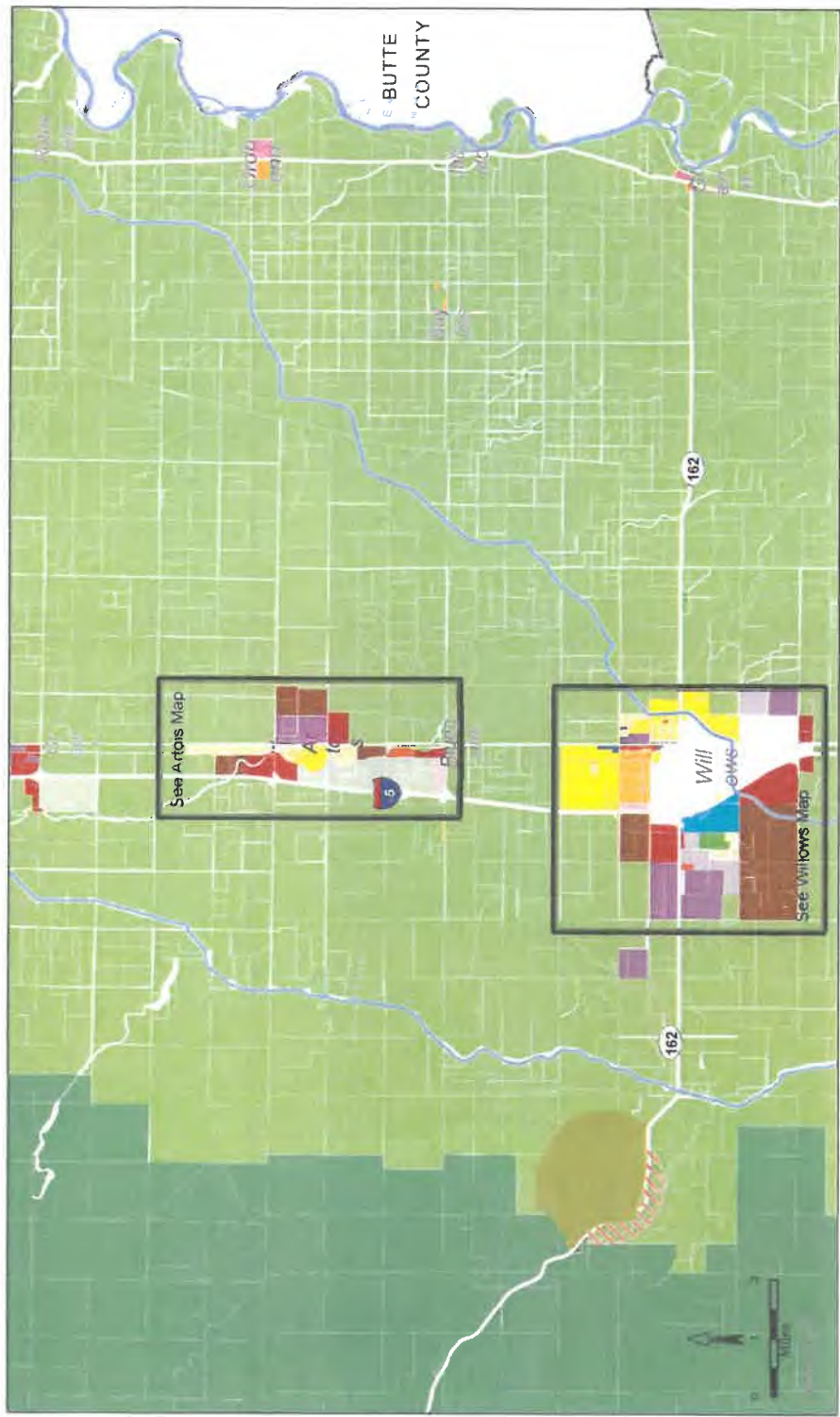
**Commented [W52]:** Update figure LU - 1 to show existing RPM Zone boundaries that currently encompass all lands occupied by Thunderhill Raceway. See Olive green mapping of Thunderhill Raceway above. Update Figure LU-1 legend to include color code for RPM Designation

COUNTY OF GLENN, CALIFORNIA  
**FIGURE LU-1.**

- General Plan Designations**
- Foothill Agriculture/Forestry
  - Rural Residential
  - General Agriculture
  - Single Family Residential
  - Suburban Residential
  - Multiple Family Residential
  - Urban Reserve
  - Community Commercial
  - Highway and Service Commercial
  - Intensive Agriculture
  - Agricultural/Residential
  - Ag Transition
  - Rural Service Center
  - Business Park/Light Industrial
  - Industrial
  - Mixed Use
  - Public Facilities
  - Recreation

0 2.5 5 Miles  
October 25, 2022





COUNTY OF GLENN, CALIFORNIA

### FIGURE LU-7. LAND USE MAP - I5 CORRIDOR

- |                             |                                |
|-----------------------------|--------------------------------|
| Foothill                    | Industrial                     |
| Agriculture/Forestry        | Mixed Use                      |
| General Agriculture         | Public Facilities              |
| Intensive Agriculture       | Recreation                     |
| Agricultural/Residential    | Potential Specific Plan Area   |
| Ag Transition               |                                |
| Rural Residential           | Community/Commercial           |
| Single Family Residential   | Highway and Service            |
| Suburban Residential        | Commercial                     |
| Multiple Family Residential | Rural Service Center           |
| Urban Reserve               | Business Park/Light Industrial |

**Commented [W33]:** Update figure LU-7 to show existing RPM zone boundaries that currently encompasses all lands occupied by Thunderhill Raceway. See Olive green mapping of Thunderhill Raceway above. Update LU-7 legend to include RPM designation and color code and delete "Potential Specific Plan Area"

Prepared by: [Name] | Date: [Date]

**Action LU-2b** *Actively participate with LAFCO and the relevant cities and agencies in any proposed updates to the spheres of influence of the cities and other public service agencies.*

**Action LU-2c** *Work closely and actively with the cities, public utility districts, fire districts, and other special districts in developing programs for future capital improvements to ensure that such programs accommodate existing and planned growth.*

**Action LU-2d** *Encourage annexation to the incorporated cities of properties within one half mile of the existing city limits of Orland and Willows, such as the land area between Stony Creek and the present city limit line of the City of Orland, prior to development.*

~~**Action LU-2e** *Develop and adopt a Specific Plan, or similar comprehensive planning document, to guide future development, facilities, safety, and infrastructure at the Thunderhill Raceway Park, located on Highway 162, west of Willows. The planning document should address the following provisions, at a minimum:*~~

- ~~a) *Standards and provisions to motorsports operations, activities, and supporting services and logistics;*~~
- ~~b) *Standards and provisions for supporting commercial uses, include food services, retail, and fuel sales;*~~
- ~~c) *Standards and provisions for limited temporary residential uses, including residential lofts, RV parks, and other overnight accommodations which are not intended for full time residential occupancy. Exceptions for full time residential care-taker units may be developed;*~~
- ~~d) *Planning for adequate utilities and services, including parking, water, sewer, drainage, and fire protection; and*~~
- ~~e) *Provisions and safety standards for the use and storage of hazardous materials, including volatile fuels*~~

- pressure systems, building sprinkler systems and/or providing its own fire protection independently.
- LU 4-8** Require new industrial development to pay its fair share of increases in public service and facilities costs.
- LU 4-9** Support the orderly growth of the Willows-Glenn County and Orland-Haigh Field airports, the development of compatible uses for the areas surrounding these airports, and safeguard the general welfare of the inhabitants within the vicinity of each airport and the public in general.
- LU 4-10** Require that development agreements, tribal agreements, memoranda of understanding, conservation easements and other similar arrangements add community value by securing “net” public benefits to Glenn County over and above CEQA mitigation requirements and conditions of approval.

## ACTIONS IN SUPPORT OF GOAL LU-4

**Action LU-4a** *Revise the Unified Development Code to create zoning districts that distinguish light industrial from heavy industrial uses and that accommodate business park and research and development uses. Such revisions may include Light Industrial (M-1), Heavy Industrial (M-2), Business Park (BP), and Research and Development (RD) districts. The intent is to accommodate light industrial and research and development uses in locations where heavy industrial development may not be compatible with nearby residences or sensitive uses. The light industrial zone should also allow highway commercial uses. [Revise the Unified Development Code for the Recreation and Planned Motorsport \(RPM\) District. The intent is to accommodate ongoing raceway operations and installations supporting the raceway, as well as foreseeable future modernization and addition of accessory structures, and the addition of commercial and dining options.](#)*





IMPLEMENTATION

TABLE IM 1

		Planning	Ongoing	Complete In progress Comments:
planned growth.				
Action LU-2d	Encourage annexation to the incorporated cities of properties within one half mile of the existing city limits of Orland and Willows, such as the land area between Stony Creek and the present city limit line of the City of Orland, prior to development.	Planning		Complete In progress Comments:
Action LU-2e	Develop and adopt a Specific Plan, or similar comprehensive planning document, to guide future development facilities, safety, and infrastructure at the Thunderhill Raceway Park, located on Highway 162, west of Willows. The planning document should address the following provisions, at a minimum: <ul style="list-style-type: none"> <li>i) Standards and provisions to motorsports operations, activities, and supporting services and logistics;</li> <li>ii) Standards and provisions for supporting commercial uses, include food services, retail, and fuel sales;</li> <li>iii) Standards and provisions for limited temporary residential uses, including residential lifts, RV parks, and other overnight accommodations which are not intended for full-time residential occupancy. Exceptions for full-time residential use take-overs may be developed;</li> <li>iv) Planning for adequate utilities and services, including parking, water, sewer, drainage, and fire protection; and</li> <li>v) Provisions and safety standards for the use and storage of hazardous materials, including volatile fuels.</li> </ul>	Planning Public Works	2	Complete In progress Comments:
Action LU-3g	Utilize density transitions in order to protect the integrity of existing land use patterns and minimize the impacts on existing uses and residents. It shall be County policy: <ul style="list-style-type: none"> <li>i. To locate lower residential densities adjacent to open space,</li> </ul>	Planning	Ongoing	Complete In progress Comments:

IMPLEMENTATION

TABLE IM-1

Action LU-5d	Continue to utilize a "Right to Farm" Ordinance as a method to reduce the impacts of potential land use conflicts.				<input type="checkbox"/> Complete <input type="checkbox"/> In progress Comments:
Action LU-4a	Revise the Unified Development Code to create zoning districts that distinguish light industrial from heavy industrial uses and that accommodate business park and research and development uses. Such revisions may include Light Industrial (M-1), Heavy Industrial (M-2), Business Park (BP), and Research and Development (RD) districts. The intent is to accommodate light industrial and research and development uses in locations where heavy industrial development may not be compatible with nearby residences or sensitive uses. The light industrial zone should also allow highway commercial uses. <u>Revise the Unified Development Code for the Recreation and Planned Motorsport (RPM) District. The intent is to accommodate existing raceway operations and installations supporting the raceway, as well as foreseeable future modernization and addition of accessory structures, and the addition of commercial and dining options.</u>	1	Ongoing		<input type="checkbox"/> Complete <input type="checkbox"/> In progress Comments:

Goal: Conserve and protect cultural and historical resources describes commitments to identify, conserve, and protect cultural, archaeological, and historical resources under the following policies.

Policy: Require a cultural and archaeological survey prior to approval of any project which would require excavation in an area that is sensitive for cultural or archaeological resources. If significant cultural or archaeological resources, including historic and prehistoric resources, are identified, appropriate measures shall be implemented, such as documentation and conservation, to reduce adverse impacts to the resource.

Policy: Require all development, infrastructure, and other ground-disturbing projects to comply with the following conditions in the event of an inadvertent discovery of cultural resources or human remains:

a. If construction or grading activities result in the discovery of significant historic or prehistoric archaeological artifacts or unique paleontological resources, all work within 100 feet of the discovery shall cease, the County Department of Planning and Building shall be notified, the resources shall be examined by a qualified archaeologist, paleontologist, or historian for appropriate protection and preservation measures; and work may only resume when appropriate protections are in place and have been approved by the County Department of Planning and Building.

b. If human remains are discovered during any ground disturbing activity, work shall stop until the County Coroner and County Department of Planning and Building have been contacted; if the human remains are determined to be of Native American origin, the Native American Heritage Commission and the most likely descendants have been consulted; and work may only resume when appropriate measures have been taken and approved by the County Department of Planning and Building.

Policy: Encourage and cooperate with cities, special districts, State and Federal agencies in acknowledging and preserving the County's cultural heritage, historical and archaeological structures, sites and landmarks.

Policy: Encourage voluntary landowner efforts to protect cultural resources consistent with applicable State law.

Policy: Work with Native American representatives to identify and appropriately address, through avoidance or mitigation, impacts to Native American cultural resources and sacred sites during the development review process.

Policy: Encourage Native American Tribes to consult with the County prior to approval and development of new projects that may impact County resources, facilities, and the environment.

Policy: Consistent with State local and tribal intergovernmental consultation requirements such as SB18, the County shall consult with Native American Tribes that may be interested in proposed new development and land use policy changes.

**GLENN COUNTY**



**GENERAL PLAN UPDATE**

**2021–2029  
HOUSING  
ELEMENT**

**Public Review Draft  
December 2021**

**PREPARED FOR: GLENN COUNTY**

Planning & Community Development Services Agency  
225 N Tehama Street  
Willows, CA 95988

**PREPARED BY: DE NOVO PLANNING GROUP**

1020 Suncast Lane #106  
El Dorado Hills, CA 95762

# PUBLIC REVIEW DRAFT 2021–2029 HOUSING ELEMENT

**PREPARED FOR: GLENN COUNTY**

Planning & Community Development Services Agency  
225 N Tehama Street  
Willows, CA 95988

**PREPARED BY: DE NOVO PLANNING GROUP**

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# PART 1 HOUSING PLAN

GLENN COUNTY



GENERAL PLAN UPDATE

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# I INTRODUCTION

Glenn County recognizes the vital role local governments play in the supply and affordability of housing. Each local government in California is required to adopt a comprehensive, long-term general plan for the physical development of the city or county. The Housing Element is one of the mandated elements of the County's General Plan. State law requires that local governments address the existing and projected housing needs of all economic segments of the community through their housing elements.

Consistent with State law, the purposes of this Housing Element are to identify the community's housing needs; to state the community's goals and objectives with regard to housing production, rehabilitation, and conservation to meet those needs; and to define the policies and actions that the community will implement to achieve the stated goals and objectives.

State law requires that the County accommodate its "fair share" of regional housing needs, which are assigned by the California Department of Housing and Community Development (HCD) for all jurisdictions in Glenn County. HCD established the 2021-2029 Regional Housing Needs Plan (RHNP) to assign each city and unincorporated county in the region its fair share of the regional housing need based on a number of factors established by State law (Government Code Section 65584) and regional housing burdens and needs. The objectives of the Regional Housing Needs Allocation (RHNA) are:

- Increase housing supply and the mix of housing types;
- Promote infill, equity, and environment;
- Ensure jobs housing balance and fit;
- Promote regional income equity; and
- Affirmatively further fair housing.

Beyond the income-based housing needs established by the RHNA, the Housing Element must also address special needs groups, such as seniors, persons with disabilities including developmental disabilities, single female parents, large families, farm workers, and homeless persons.

The Glenn County Housing Element consists of two documents: the 6<sup>th</sup> Cycle Housing Element Background Report and the 6<sup>th</sup> Cycle Housing Element Housing Plan (policy document). The Background Report provides information regarding the County's population, household, and housing characteristics, quantifies housing needs, addresses special needs populations, describes potential constraints to housing, addresses fair housing issues, and identifies resources available, including land and financial resources, for the production, rehabilitation, and preservation of housing. The Housing Element Background Report provides documentation and analysis in support of the goals, policies, programs (also referred to as actions), and quantified objectives in this Housing Element policy document.

## CONTENTS

This 6<sup>th</sup> Cycle Housing Element Housing Plan is divided into the following sections:

### I. Introduction

The Introduction provides a brief summary of the purpose of the Housing Element, describes the components of the Housing Element, and provides an overview of the community.

### II. Public Participation

This section describes the outreach efforts that were taken to achieve community input from all segments of the population, including traditionally under-represented or disadvantaged populations, in the development of this Housing Element Update.

### III. Housing Plan

## 6<sup>TH</sup> CYCLE HOUSING ELEMENT HOUSING PLAN

The Housing Plan identifies the County's housing goals and establishes a framework to address each goal. The policies and actions address specific needs or constraints identified in the Background Report as well as the requirements of State law. The Housing Plan provides direction for future housing development, rehabilitation of existing housing, removal of constraints to housing production, fair housing, and increasing opportunities for energy conservation. Each topic includes an overarching goal with supporting policies and implementation actions to provide direction to decision-makers and assist in achieving the stated goal.

The following definitions describe the nature of the statements of goals, policies, implementation programs, and quantified objectives as they are used in the Housing Plan:

- Goal: Is the guiding intent and purpose for current and future housing stock. A Goal is general in nature and represents a central County issue by outlining the ultimate purpose for an effort stated in a way that is general in nature and immeasurable.
- Policy: Specific statement of action that defines a clear commitment to achieve the Goal in which it was intended.
- Action: An action, procedure, program, or technique that carries out the policy. Actions are implementation programs that also specify primary responsibility for carrying out the action and an estimated timeframe for its accomplishment. The timeframe indicates the calendar year in which the activity is scheduled to be completed. These timeframes are general guidelines and may be adjusted based on County staffing and budgetary considerations.
- Quantified Objective: The number of housing units that the County expects to be constructed, conserved, or rehabilitated; or the number of households the County expects will be assisted through Housing Element actions and based on general market conditions during the timeframe of the Housing Element.
- "Affordable Housing" refers to housing affordable to extremely low, very low, and low income households.

## II COMMUNITY PARTICIPATION

Community participation was solicited and encouraged throughout the Housing Element process. Community participation efforts are described below for the development of the Draft Housing Element and the adoption of the Final Housing Element. During the preparation of the 6<sup>th</sup> Cycle Housing Element, a number of public outreach methods were employed. County officials, the Department of Housing and Community Development (HCD), and various housing and social services providers were contacted and consulted. The following meetings were held to garner public input associated with the community's vision and priorities related to housing concerns:

- **Housing Workshop #1** – August 18, 2021
- **Housing Workshop #2** – September 1, 2021
- **General Plan Advisory Committee Meeting** – to be scheduled
- **Planning Commission Hearing** – to be scheduled
- **Board of Supervisors public hearing** – to be scheduled

### PUBLIC OUTREACH

#### APPROACH TO PUBLIC OUTREACH

The Housing Element Update process began in 2021. Glenn County held two public workshops and distributed a community survey to solicit community input on housing needs and priorities.

Key stakeholders, agencies, and organizations were invited to participate in the public workshops to ensure that the Housing Element accurately reflects a broad spectrum of the community and prioritizes needs appropriately. Understanding the potential lack of participation from community members of protected classes, Glenn County targeted stakeholders, agencies, and organizations that represent protected class members, such as lower income households, persons with disabilities, persons 65 years of age or older, female-headed households, farmworkers, and residents experiencing homelessness, to gain a better understanding of fair housing concerns. The complete list of key stakeholders, agencies, and organizations contacted by Glenn County is provided in the following section.

Based on the results of the public outreach, Glenn County has developed a number of actions in this Housing Plan aimed to address contributing factors to segregation, disparities in access to opportunity, and disproportionate housing needs. Overall, results of the public outreach highlighted the unincorporated communities need for assistance with finding rental housing and concerns with the lack of available housing, including a variety of housing types and unit sizes. Specifically, the unincorporated communities noted concerns with the lack of available farmworker housing, lack of assisted living facilities, lack of housing for larger households, and lack of higher density or mobile home housing. Additionally, the California Law Enforcement Telecommunications System (CLETS) CLETS Advisory Committee (CAC) Meetings revealed unincorporated residents' concerns with existing water and sewer infrastructure, as well as expansion of existing or development of new water and sewer systems. Section V (Affirmatively Furthering Fair Housing) of the Housing Element Background Report provides a detailed overview of how the public outreach comments were considered and how the findings of the public outreach informed the County's understanding of impediments to fair housing.

#### NOTIFICATION OF COMMUNITY PARTICIPATION OPPORTUNITIES

The County conducted public outreach for meetings and activities through several methods, including notices posted at the Planning and Community Development Services Agency office, Department of Community Development Services office (inside

## 6<sup>TH</sup> CYCLE HOUSING ELEMENT HOUSING PLAN

and outside), and the Memorial Hall in Willows, notices on the County's website, notices on the County's General Plan Update website, and posts on the County's social media accounts, including Facebook, Instagram, Health and Human Services Agency, Office of Emergency Services/Sheriff's Department, and "What's going on in Willows".

Notices and announcements were sent to a range of stakeholders, including service providers and housing developers, to assist in reaching out to their organizations and clients. Notices for the Housing Element Update included a QR code linking to the survey. In addition to requesting stakeholder assistance, each notice identified a staff contact (e-mail and phone number) that could be contacted for more information or for special assistance or disability-related accommodation. While County staff, including a Spanish-speaking staff member, were available to provide additional information or assistance, the County did not receive any requests for assistance. No translation services were requested for or at any of the meetings.

Stakeholders and service providers were e-mailed notices and invited to attend the meeting. Stakeholders notified throughout this process included:

- California State University, Chico
- Capay Joint Union Elementary School District
- First 5 Glenn County
- Homeless Management Information Support Contractor
- Glenn County McKinney-Vento/ Foster Youth Services
- Glenn County Veterans Services
- Glenn County Behavioral Health
- Glenn County Community Action Department
- Glenn County Agricultural Department
- Glenn County Environmental Health
- Glenn County Health & Human Services Agency
- Glenn County Office of Education
- Glenn County Farm Bureau
- Habitat for Humanity
- Hamilton Unified School District
- Housing Developer - CHIP Housing
- Housing Developer - DHI Holdings Inc
- Housing Developer - Rural Community Housing Development
- Lake Elementary School District
- Nation's Finest (formerly Veterans Resource Center)
- North Valley Indian Health
- Orland Unified School District
- Plaza Elementary School District
- Princeton Joint Unified School District
- Realtor
- Stony Creek Joint Unified School District
- TriCounties Community Action Partnership (nonprofit)
- UC Cooperative Extension Glenn County
- Unity House/Unity in Recovery
- Veteran Resource Center
- Volunteer with Public Health
- Westside Domestic Violence Shelter (WDVS)
- Willows Chamber of Commerce
- Migrant Education - BCOE Oroville Area
- Willows Unified School District

## HOUSING WORKSHOPS AND SURVEY

The housing workshops were conducted in August and September to educate the community about housing issues and opportunities facing Glenn County and gather input on housing-related topics. The timeframe was intended to allow community members and stakeholders to participate in the workshops and survey in accordance with their schedule and availability. The Housing Workshop consistent of 2 parts:

Step 1 - Workshop: Presentation describing the purpose of Housing Elements and why they are important and an overview of the County's Housing Element Update process. The presentation included a discussion of existing conditions housing stock, tenure, vacancy, and affordability trends in Glenn County. The presentation discussed the County's RHNA, how the RHNA is accommodated, potential constraints to housing, who builds housing in Glenn County, and how the County addresses housing needs.

Step 2 - Survey: A detailed survey, with English and Spanish options, asked a series of questions related to the respondent's demographic and current housing situation, their housing needs and priorities, fair housing issues; the respondent's thoughts related to the housing needs and priorities of unincorporated Glenn County, and the respondent's preferences for where different types of housing should be accommodated.

The survey was hosted on the County's General Plan Update/Housing Element Update website. Survey responses were collected from 8/9/2021 to 10/4/2021. In order to obtain a range of community input that reflected the broad economic and demographic spectrums of the County to augment the in-person workshops, County staff and the consultant team disseminated a detailed housing needs survey to individuals, community organizations, County departments, and public agencies to gain a deeper understanding of resident housing needs. The housing needs survey was advertised via the County website, the County's social media, and through service providers.

The survey consisted of 24 questions designed to better understand the housing needs and priorities of the unincorporated areas of Glenn County. In total, 90 survey responses were received and the full survey results are provided in Appendix B of the Background Report. It is noted in the summaries below that the totals may not always equal 100% due to rounding.

Of all respondents (46%) live in the unincorporated area, while 54% identified living in one of the incorporated Glenn County cities. Of the respondents that live in the unincorporated County, 49% have lived in the County for 10 or more years while 20% have lived in the County for less than 5 years. The most common reasons residents gave for living in the unincorporated area of Glenn County included (respondents could choose multiple answers): proximity to job/work (33%), proximity to family and/or friends (35%), safety of neighborhood (11%), and affordability (18%); 38% of respondents selected "Other" and provided a range of reasons, including the desire to live in a rural or farming area, and due to being multi-generational residents.

The majority of respondents in the unincorporated County live in a single-family detached home (79%) and 4% live in an accessory dwelling unit, and 5% live in a duplex or attached unit, and 6 percent live in a multifamily property.

Regarding housing conditions, 46% of respondents indicated their home is in sound condition, 28% indicated their home shows signs of minor deferred maintenance, 17% indicated that their home needs one or more modest rehabilitation improvements, and 8% indicated their home needs substantial upgrades.

Respondents identified a range of upgrades or expansions they have considered making to their home, with the most commonly identified desired upgrades including: exterior improvements such as roofing, painting and general home repairs (57%), heating/air conditioning, solar, and electrical (24%), landscaping (39%), room addition or accessory dwelling unit (20%), and a range of other improvements (12%).

The majority of respondents indicated they are either somewhat satisfied or very satisfied with their current housing situation (74%), 6% indicated they are somewhat dissatisfied, and 6% indicated they are dissatisfied.

Regarding their type of household, respondents indicated the following: couple with children under 18 (32%), couple (no children) household (27%), single person household (14%), single person living with family (4%), single parent with children under 18 (12%), single person living with roommates (1.5), and adult (non-parent) head of household with children under 18 (3%), multi-generational family household (4%).

For respondents indicating that they wish to own a home in the unincorporated County but do not currently own one, the following responses reflect the top 3 reasons given (respondents could choose multiple answers) for not owning a home: cannot find a home within their target price range (25%), not having the financial resources for an adequate down payment (25%), and not having the financial resources for the monthly mortgage payment (16%).

A majority of respondents do not think that the range of housing options available in the unincorporated County meets their needs (62%), while 38% feel that the options do meet their needs.

## 6<sup>TH</sup> CYCLE HOUSING ELEMENT HOUSING PLAN

When asked about the housing needs of the community, the majority of respondents do not think that the range of housing options available in the unincorporated County meets the community's needs (78%), while 22% of respondents feel that the options do meet the community's needs.

The types of housing identified as being most needed in the unincorporated County were identified by respondents as small single-family detached homes of less than 2,000 square feet (62%), medium to large single-family detached homes of more than 2,000 square feet (46%), apartments (41%), condominiums or townhomes (32%), duplex, triplex, and fourplex units (29%), tiny homes or tiny home villages (25%), farmworker-housing (18%), accessory dwelling units (27%).

When asked to rank the priority of various housing-related issues, respondents ranked the following as the highest priorities, in order of importance:

- Housing affordable to working families
- Support safe, well-maintained and well-designed housing as a way of strengthening existing and new neighborhoods
- Ensure that children who grow up in Glenn County can afford to live in Glenn County
- Rehabilitate existing housing
- Provide housing to meet the social and economic needs of each community
- Establish a variety of housing types and services to accommodate the diversity of special needs households (elderly, disabled, large families, agricultural workers, female heads of family, and homeless)

When asked to rank populations or persons that need additional housing types or dedicated policies and programs to ensure they can access housing in Glenn County, respondents identified the following as the highest priorities include the following, in order of importance:

- Seniors
- Single parent head of households
- Persons with a disability
- Large families
- Farmworkers
- Homeless persons or at-risk of homeless

Respondents identified their race/ethnicity as White/Non-Hispanic (80%), Hispanic (12%), Native American (5%), and Other (3%).

When asked to identify whether specific characteristics applied to their household, respondents identified: the presence of children under 18 (50%), adults 55-64 (35%), age 65 or older (27%), large families of 5 or more people (24%), household member with a non-developmental disability (16%), single female head of household with children (14%), household member with a developmental disability (6%), and single male head of household with children (4%).

When asked to identify housing challenges, survey respondents identified the following:

Issue	Yes	No
I am concerned about my rent going up to an amount I can't afford.	32.79%	67.21%
I struggle to pay my rent or mortgage payment.	23.81%	76.19%
I cannot find a place to rent due to bad credit, previous evictions, or foreclosure.	11.29%	88.71%
I am concerned that if I ask my property manager or landlord to repair my home that my rent will go up or I will be evicted.	20.97%	79.03%
I am concerned that I may be evicted.	14.52%	85.48%
I need assistance finding rental housing.	19.67%	80.33%
My home is not big enough for my family or household.	19.67%	80.33%
My home is in poor condition and needs repair.	32.26%	67.74%
There is a lot of crime in my neighborhood.	14.29%	85.71%
I have been discriminated against when trying to rent housing.	11.29%	88.71%
I have been discriminated against when trying to purchase housing.	6.45%	93.55%
I need assistance with understanding my rights related to fair housing.	11.29%	88.71%

When asked to identify if they or someone in their family has any of the listed specific housing needs, 69% of respondents skipped the question and the remaining 31% identified the following:

Issue	Yes
Senior independent living (senior single family community or senior apartments)	42.86%
Independent living for someone with a disability	39.29%
Assisted living for senior (55 and over) that provides assistance with daily tasks and has increasing levels of care (from assisted living to skilled nursing)	17.86%
Assisted living for disabled persons that provides assistance with daily tasks and has increasing levels of care (from assisted living to skilled nursing)	17.86%
Emergency shelter	17.86%
Supportive or transitional housing that provides services and support to avoid homelessness	17.86%
Supportive services to find and obtain housing.	32.14%
Daily living assistance and services to be able to live independently.	28.57%

## STAKEHOLDERS OUTREACH AND SURVEY RESULTS

Housing stakeholders were also surveyed for the purpose of identifying any housing needs and constraints to obtaining housing related to the population or clientele of service providers, housing needs and constraints as observed by advocates and interested parties, and housing needs and constraints to building or providing housing as observed by members of the development community. The survey was sent to 75 persons, representing various agencies, service providers, developers, real estate professionals, and other stakeholders.

The stakeholders survey provided data, particularly related to issues and concerns associated with lower income and special needs populations in the County and information regarding potential constraints to housing development. Twelve survey responses were received and the full survey results are provided in Appendix C of the Background Report. The results of the survey are summarized below.

The respondents work with a range of clients, including: seniors, disabled persons, including developmentally disabled persons, farmworkers, female-heads of households, persons in need of emergency shelter, homeless persons, and the general population. It should be noted that respondents may serve more than one community population.



## 6<sup>TH</sup> CYCLE HOUSING ELEMENT HOUSING PLAN

Of the respondents, 11 respondents provide supportive services but do not develop housing and one respondent develops housing. Survey respondents were asked to identify the primary housing types needed to serve the specific populations that their organizations services. When asked about housing needed based on the population they serve, respondents identified the following types of housing as the most needed:

- Single-family housing affordable to extremely low, very low, and low income households,
- Housing close to services, including grocery stores, financial, personal, and social services,
- Single family housing – small (less than 2,000 s.f.) and large (greater than 2,000 s.f.),
- Multi-family housing affordable to extremely low, very low, and low income households,
- Duplex, triplex, and fourplex units,
- Emergency shelter,
- Transitional or supportive housing, and
- Housing with features for a disabled person.

When asked about housing services needed by population they serve, priority needs included:

- Assistance with finding housing affordable to extremely low or lower income households,
- Assistance with being housed in an emergency shelter,
- Assistance with being housed in transitional or supportive housing,
- Housing close to services, including grocery stores, financial, personal, and social services,
- General assistance with renting a home,
- Occasional financial assistance to pay rent, mortgage, and/or utilities, and
- Translation assistance for non-english speaking persons.

The lack of available housing, particularly affordable housing, housing with low barriers to entry for persons with mental health and addiction issues, and housing for the homeless population was identified multiple times. The need for financial assistance, including for housing costs, groceries, and fuel and supportive services, including for veterans, disable veterans, and single mothers, was also identified as a barrier to finding or staying in housing.

To improve housing and human services in unincorporated Glenn County, stakeholders identified the development of more housing, including low barrier housing, provision of transportation and affordable day care, supportive services to guide people through the application process for proper housing, advocacy for single parents and households with children with disabilities, and services to assist with day care, groceries, and utilities.

To address the community input via the community survey and stakeholder outreach efforts, County staff and the consultant team reviewed the Draft Housing Element including the available residential sites inventory, which was expanded from the 5<sup>th</sup> Cycle Housing Element to identify additional housing opportunities, including multifamily housing and sites to encourage a variety of housing types in the County's unincorporated communities. Program HE.5 removes constraints to a variety of housing types, including residential care facilities to serve the disabled and persons in need of general support with daily living activities, low barrier navigation centers to expand options for homeless persons and persons with mental health and other challenges to obtaining housing, and expanding housing options (emergency shelters, transitional housing, supportive housing) for homeless persons and those at-risk of homelessness. Program HE.3 ensures that the County's information



regarding residential sites, which include a variety of sites to accommodate affordable housing and a greater variety of housing types, is made accessible to the public and interested parties and is reviewed and revised regularly. To address providing additional sites and capacity for affordable housing, Program HE.21 prioritizes addressing infrastructure constraints to encourage additional affordable and diverse housing opportunities in high resource areas and to improve existing infrastructure in areas with high rates of poverty and inequity to provide improved housing conditions as well as support additional placed-based opportunities and resources that would improve the quality of life in these communities. Program HE-9 provides support for providing, maintaining, and rehabilitating housing that meets lower income and special housing needs, including seniors, disabled, developmentally disabled, female heads-of-households, large families, farmworkers, and homeless persons and households, including incentivizing and streamlining these types of development.

Assistance to low and moderate income households in obtaining housing is addressed in Program HE.12. Action HO-6 ensures the County implements a robust effort to affirmatively further fair housing, including measures to ensure renters, owners, and landlords are aware of fair housing requirements and understand available resources to address concerns and complaints.

## **PUBLIC REVIEW DRAFT HOUSING ELEMENT**

[Below sections to be completed following public and HCD review of the Draft Housing Element and subsequent Planning Commission and Board of Supervisors hearings]

The Draft Housing Element was provided to the public for a 30-day review period. During the public review period, the Draft Housing Element was submitted to HCD for the state-required 60-day review period.

The Housing Element was posted to the County's website and made available for public review at the Glenn County Planning & Community Development Services Agency public counter. The public review period was advertised via local newspaper (Sacramento Valley Mirror), notices posted at the Planning & Community Development Services Agency, notices on the County's website, and posts on the County's social media account.

The County prepared a Notice of Availability for the Housing Element, inviting the public to review and comment on the Housing Element. The Notice of Availability identified locations where the Housing Element was available for review and provided directions on how to comment. **Written comments were requested to be provided to the County by January \_\_, 2022.** In addition to the opportunity for written comments, **a community open house was held on [insert date]**, to provide the public and interested parties an overview of the 6<sup>th</sup> Cycle Housing Element, including the Housing Plan and Background Report, for an opportunity to comment on the Housing Element. [Update following public and HCD review of the Housing Element to summarize comments and identify revisions made to the element in response to comments]

### **PLANNING COMMISSION**

Prior to adoption of the 6<sup>th</sup> Cycle Housing Element, the Planning Commission held a noticed public hearing on [insert date]. Notice of the public hearing was published in the [Sacramento Valley Mirror], posted at the Planning and Community Development Services Agency and at the Board of Supervisors Chambers, posted on the County's website, and sent to the housing stakeholder organizations identified above. The Planning Commission conducted a public hearing, considered public input, discussed the Housing Element, and recommended [identify recommendation] to the Board of Supervisors.

### **BOARD OF SUPERVISORS**

Prior to adoption of the 6<sup>th</sup> Cycle Housing Element, Board of Supervisors will hold a noticed public hearing on [insert date]. Notice of the public hearing was published in the [Sacramento Valley Mirror], posted at the Planning and Community Development Services Agency and at the Board of Supervisors Chambers, posted on the County's website, and sent to the housing stakeholder organizations identified above. Following the public hearing, the Board of Supervisors will consider public input, discuss the Housing Element, and consider the Planning Commission's recommendation to adopt the Housing Element.

### III HOUSING PLAN

The 6<sup>th</sup> Cycle Housing Element Background Report addresses housing needs, opportunities and constraints related to the development of housing, and fair housing issues in Glenn County. This Housing Plan sets forth the County’s goals, policies, and implementation actions to address identified housing needs.

The County’s housing needs include the Regional Housing Needs Allocation as well as special populations needs, including the elderly, disabled, developmentally disabled, large families, female heads of households with children present, agricultural workers, homeless persons and households, and those at-risk of homelessness. The County’s share of regional needs by income group was adopted by HCD on April 5, 2020 and is summarized in Table 1.

Income Group	Income Range <sup>1</sup> (Family of Four)	Maximum Affordable Monthly Housing Costs <sup>2</sup>	Unincorporated Glenn County Regional Share (units)
Extremely Low <sup>3</sup> : 0-30% AMI	\$26,500	\$662.50	--
Very Low: 30-50% AMI	\$26,501 - \$34,950	\$873.75	75
Low: 50-80% AMI	\$34,951 -- \$55,900	\$1,397.50	30
Moderate: 80-120% AMI	\$55,901 - \$84,850	\$2,121.25	36
Above Moderate: 120% + AMI	\$84,850 +	\$2,121.25 +	99
<b>Total</b>			<b>229</b>

<sup>1</sup> HCD has established these income limits for Glenn County for 2021.  
<sup>2</sup> In determining how much families at each of these income levels should pay for housing, HCD considers housing “affordable” if the amount of rent or total ownership cost (principal, interest, taxes, and insurance) paid does not exceed 30% of gross household income.  
<sup>3</sup> 50% of the County’s very low-income housing needs (7 units) are for extremely low-income households, which are defined as those families earning less than 30% of median income.  
 Source: De Novo Planning Group calculations; HCD 2021 State Income Levels

### GOALS AND POLICIES

These policies are targeted towards supporting and increasing the supply of affordable housing to lower income and special needs groups by providing broad guidance in the development of future plans and programs.

**GOAL HE G.1: *HOUSING SITES. IDENTIFY ADEQUATE SITES TO ACCOMMODATE A VARIETY OF HOUSING TYPES AND AFFORDABILITY LEVELS TO MEET THE NEEDS OF EXISTING AND FUTURE RESIDENTS, AS WELL AS EMPLOYERS***

**POLICIES:**

- HE P.1 Promote balanced, orderly growth to minimize unnecessary development costs which add to the cost of housing.
- HE.P.2 Accommodate and encourage development of a full range of housing types in the unincorporated communities of Glenn County.
- HE.P.3 Maintain a sufficient inventory of land suitable for development to accommodate timely development of needed new housing.

- HE.P.4 Direct new housing development to areas within urban limit lines where essential public facilities, infrastructure, and services exist or can be provided and where appropriate employment, commercial and educational services are available, promoting affordable and special needs housing in areas of higher opportunities and resources to improve access to such opportunities and resources.
- HE.P.5 Encourage development of a range of housing types affordable to all income levels in proximity to existing and planned employment centers, with an emphasis on increasing affordable housing in jobs-rich areas.

**GOAL HE G.2 *HOUSING OPPORTUNITIES. ASSIST IN DEVELOPMENT, THROUGH PUBLIC AND PRIVATE RESOURCES, OF SUFFICIENT NEW HOUSING TO ENSURE THE AVAILABILITY OF SAFE AFFORDABLE HOUSING AND TO INCREASE ACCESS TO HIGH OPPORTUNITY AND RESOURCE AREAS***

**POLICIES:**

- HE.P.6 Wherever appropriate, facilitate the use of federal or state programs that can assist in development of new housing consistent with identified countywide housing needs and adopted local plans and programs.
- HE.P.7 Encourage and participate in efforts to achieve economies and efficiencies which will facilitate the production of quality affordable housing.
- HE.P.8 Manage development of land within and adjacent to existing neighborhoods to avoid potentially adverse impacts on the living environment.
- HE.P.9 Make ending homelessness a priority.
- HE.P.10 Proactively build relationships with the building community, including non-profits, and establish an array of regulatory and financial tools to assist residential development with non-profits, including utilizing local trust funds and other local financial resources, donating land, supporting funding applications, assisting entitlements and expediting permit processing.

**GOAL HE.G.3: *STRENGTHEN NEIGHBORHOODS. MAINTAIN AND IMPROVE THE QUALITY OF THE EXISTING HOUSING STOCK AND THE NEIGHBORHOOD IN WHICH IT IS LOCATED***

- HE.P.11 Facilitate the removal of all unsafe, substandard dwellings which cannot be cost-effectively repaired.
- HE.P.12 Promote public awareness of the need for housing and neighborhood conservation.
- HE.P.13 Encourage use of available public and private housing rehabilitation assistance programs in neighborhoods where such action is needed to ensure preservation of the living environment, with a special focus on the communities of Artois, Hamilton City, North East Willows, Elk Creek and Butte City.
- HE.P.14 Facilitate maximum use of federal and state programs that can assist extremely low, very low, and lower income homeowners to properly maintain their dwelling units.
- HE.P.15 Promote and encourage community-wide infrastructure (e.g., curbs, gutters, sidewalks, street lighting, etc.) and complete streets.

**6<sup>TH</sup> CYCLE HOUSING ELEMENT HOUSING PLAN**

**GOAL HE.G.4: AFFIRMATIVELY FURTHER FAIR HOUSING. PROMOTE EQUAL ACCESS AND OPPORTUNITIES TO SAFE AND DECENT HOUSING AND HIGH RESOURCE AREAS FOR ALL INCOME GROUPS**

**POLICIES:**

- HE.P.16 Prohibit discrimination in the sale, rental, or financing of housing based on race, color, ancestry, religion, national origin, sex, sexual orientation, gender identity, age, disability/medical condition, familial status, marital status, source of income, or other protected characteristics.
- HE.P.17 Affirmatively further fair housing through enforcing fair housing laws, providing outreach and education regarding fair housing rights, addressing fair housing allegations, and providing opportunities for community input on Housing Element implementation, including progress in affirmatively furthering fair housing.
- HE.P.18 Support programs that increase employment, educational, and economic opportunities and environmental health, particularly in lower opportunity areas.

**GOAL HE G.5 REDUCE HOUSING CONSTRAINTS. REVIEW, ADDRESS AND WHERE APPROPRIATE, REMOVE AND/OR MITIGATE GOVERNMENTAL AND NONGOVERNMENTAL CONSTRAINTS THAT IMPACT THE DEVELOPMENT, MAINTENANCE, AND IMPROVEMENT OF HOUSING**

**POLICIES:**

- HE.P.19 Support efforts which coordinate and improve the local permitting process to effectively respond to local housing needs.
- HE.P.20 Reduce and remove identified constraints to the development, maintenance, and preservation of housing, including constraints that would limit a variety of housing types, including low income, very low income, extremely low income housing and housing for special needs groups.
- HE.P.21 Ensure the Development Code and County regulations accommodate a variety of housing types, including all specific housing types required to be permitted under State law.
- HE.P.21 Encourage proper maintenance of essential public services and facilities in residential developments.

**GOAL HE.G.6 ADDRESS SPECIAL HOUSING NEEDS. INCREASE OPPORTUNITIES FOR SPECIAL NEEDS GROUPS (ELDERLY, LARGE FAMILIES, FAMILIES WITH FEMALE HEADS OF HOUSEHOLD, FARM WORKERS, DISABLED, DEVELOPMENTALLY DISABLED, HOMELESS, AND EXTREMELY LOW INCOME HOUSING) TO OBTAIN ADEQUATE HOUSING**

**POLICIES:**

- HE.P.21 Encourage full use of federal and state housing assistance programs which can enable those persons with unmet housing needs to obtain decent housing at prices they can afford.
- HE.P.22 Promote the development, preservation, and rehabilitation of housing to maximize housing choice and meet the needs of special needs groups, including seniors, people living with disabilities, including

developmental disabilities, farmworkers, the homeless, people with illnesses, people in need of mental health care, single parent families, large families, and extremely low income households.

- HE.P.23 Ensure all new multi-family construction meets the accessibility requirements of federal and state fair housing acts through local permitting and approval process.
- HE.P.24 Encourage the removal of architectural and other physical barriers in the rehabilitation of existing residential units and ensure that new units comply with visitability standards.
- HE.P.25 Expand housing opportunities for farmworkers.
- HE.P.26 Provide for housing to meet the needs of extended, multi-generational, and/or large families, encouraging both rental and for-sale developments to include large units (containing 4 or more bedrooms) that are affordable to very low and low income households.
- HE.P.27 Support programs to provide for a continuum of care for the homeless including emergency shelters, transitional housing, supportive housing, and permanent housing in areas of the County where these services are most needed

**GOAL HE.G.6 ENERGY CONSERVATION AND EFFICIENCY. PROMOTE ENERGY CONSERVATION ACTIVITIES IN ALL RESIDENTIAL AREAS**

**POLICIES:**

- HE.P.28 Continue to implement the policies, implementation standards, and programs contained in the Glenn County General Plan, and Title 24 of the State Code that support green building and energy efficiency requirements.
- HE.P.29 Coordinate code enforcement programs with housing, building, housing finance agency, planning, utilities, housing code inspection, police, fire, waste management, rehabilitation programs and other public safety agencies to effectively utilize funding resources, efficiently ensure safe homes and avoid displacement.

**ACTIONS**

The following is a list of implementation actions which will guide the County's land use policies related to residential development for this Planning Period which ends in 2029. The County will work to implement these actions and to continue its efforts to generate and distribute resources for the development and preservation of affordable housing.

**Program HE.1. Review and Report.** In accordance with Government Code Section 65400, the County will submit an annual progress report (APR) to the State describing the achievements, progress, and shortfalls in implementing the Housing Element. The report will be prepared using the HCD template and will include housing production, rehabilitation, and conservation data, status of implementation actions, and identification of County-owned surplus sites.

*Responsibility:* Planning & Community Development Services Agency  
*Timing:* Annually, in April of 2022, 2023, 2024, 2025, 2026, 2027, 2028, and 2029  
*Funding:* General Fund  
*Objective:* Prepare APR, present to Planning Commission and Board of Supervisors, and submit to HCD

**Program HE.2. Community Participation:** When updating community plans, the Zoning Code, and other planning and development regulations and conducting housing-related activities, engage a broad spectrum of the public in the development of housing policy, including households at all economic levels, ethnic and minority populations, youth and seniors, religious organizations, groups with disabilities, and other groups that may be historically underrepresented, as appropriate. Coordinate input from various stakeholders, including local businesses, housing advocacy groups, and neighborhood organizations, in order to reach potentially underrepresented groups and expand participation opportunities.

Notification of participation opportunities will occur through posting on the County's website and social media pages, posting flyers in County libraries and other department buildings, and reaching out to known stakeholders and interested community members. The County will use the outreach list for stakeholders developed for this Housing Element Update and will add to the outreach list as stakeholders and community members express participation in participating in the County's various planning- and housing-related activities. Notification will typically be by email, but may include mail.

*Responsibility: Planning & Community Development Services Agency*  
*Timing: Ongoing – review implementation annually*  
*Funding: General Fund*  
*Objective: To engage a broad spectrum of County residents in planning processes and affirmatively further fair housing through encouraging participation of potentially underrepresented populations and stakeholders*

**Program HE.3. Maintain and Publish Inventory.** Make available, via the County's website, current information regarding underutilized and vacant residential sites and County-owned or other surplus land appropriate to accommodate the County's RHNA, including identifying sites appropriate for lower income housing and to accommodate special needs groups. This includes extremely low, very low, and low income housing sites identified in Table IV-3 and Figure IV-1 of the Housing Element Background Report and sites rezoned pursuant to Program HE.4. The sites inventory and figure shall be revised as necessary to reflect approved and completed residential development, to ensure that the vacant and underutilized residential land inventory is adequate to accommodate the County's RHNA (very low, low, moderate, and above moderate income housing needs) and housing for special needs groups, and to reflect changes to the County's inventory of surplus sites, to assist in marketing new housing development areas.

If additional sites for extremely low, very low, and low income housing are added to the inventory, distribute the updated inventory to local and regional affordable housing developers.

*Responsibility: Planning & Community Development Services Agency*  
*Timing: Review sites as part of APR preparation. Update Table IV-3 and Figure IV-1A through IV-G by July of each year to reflect any changes to the inventory of sites.*  
*Funding: General Fund*  
*Objective: Maintain public information regarding the inventory of residential sites and surplus lands to promote development of such sites*

**Program HE.4. Rezone to Address RHNA Rezone to Accommodate RHNA.** As identified in the Background Report, the County can accommodate 6 units through its inventory of lower income sites and 8 units through accessory dwelling units. To accommodate the remaining lower-income RHNA of 91 units, the County will identify and rezone sites from the list in Appendix D to provide:

- a. A minimum of 2.5 acres (accommodates at least 30 very low and low income units) to the RM zoning district, which will be revised to require a minimum of 10 units per acre and allow up to 15 units per acre, and

- b. a minimum of 10.2 acres (accommodates at least 61 units) to Mixed Use, a new zoning district that will allow exclusively residential uses in addition to uses that include a mix of residential and non-residential uses, and allows a minimum of 10 units per acre to a maximum of 15 units per acre.

Rezoned sites shall be no less than 0.5 acres and no more than 10 acres in size, with capacity to accommodate at least 16 units, available for development in the planning period, located where water, sewer, stormwater drainage, and dry utilities can be provided, and mixed use sites shall be require that residential uses occupy 50% of the floor area of a mixed use project, pursuant to Government Code section 65583.2(h).

*Responsibility:* Planning & Community Development Services Agency; Planning Commission; Board of Supervisors

*Timing:* Complete rezoning by November 30, 2024.

*Funding:* General Fund

*Objective:* Rezoning of a minimum of 12.7 acres to accommodate the County's remaining RHNA (91 units).

**Program HE.5. Remove Constraints.** Update the Development Code to remove constraints to a variety of housing types and ensure the County's standards and permitting requirements are consistent with State law, including:

- a. Accessory Dwelling Units: The Development Code will be updated to address accessory dwelling units consistent with State law, including, AB 68, AB 587, AB 670, AB 671, AB 881, AB 3182, and SB 13, to ensure that residential and mixed use zones accommodate one ADU and one JADU, address timing of approvals, standards addressing lot coverage restrictions, lot size restrictions, owner-occupancy requirements, and changes to parking requirements, as provided in Government Code Section 65852.2 and addressing certain covenants, conditions, and restrictions that prohibit or unnecessarily restrict ADU consistent with the requirements of Civil Code Section 4751.
- b. Residential Care Facilities: The Development Code shall be updated to define a "Residential Care Home" as family home, group care facility, or similar facility licensed by the State of California for 24-hour nonmedical care of persons in need of personal services, supervision, or assistance essential for sustaining the activities of daily living or for the protection of the individual, consistent with State law and to clarify that this type of facility is intended to serve as a residence for individuals in need of assistance with daily living activities. The revisions shall also ensure Residential Care Homes serving 6 or fewer persons are treated in the same manner as another residential use of the same type in the same zone.
- c. Single-Room Occupancy: The Development Code will be updated to define a Single-Room Occupancy (SRO) use and to clarify that SROs are allowed in the R-M zone. Upon completion of the General Plan Update and subsequent Development Code amendment to establish the Mixed Use zone, SROs shall also be allowed in the new Mixed Use zone.
- d. Agricultural Worker Housing: The Development Code will be updated to define agricultural worker housing and to identify that any agricultural worker housing consisting of no more than 36 beds in a group quarters or 12 units or spaces shall be deemed an agricultural land use and permitted in the same manner as agricultural uses consistent with Health and Safety Code Section 17021.5 and 17021.6. The Development Code will also be updated to provide for streamlined, ministerial approval of agricultural worker housing that meets the requirements of Health and Safety Code Section 17021.8.



- e. Employee Housing: The Development Code will be updated to define employee housing separately from agricultural worker housing and to clarify that employee housing serving 6 or fewer employees shall be deemed a single-family structure and shall be subject to the same standards for a single-family residence in the same zone
- f. Emergency Shelters: The Development Code will be updated to allow emergency shelters consistent with the requirements of Government Code Section 65583(a)(4) and to allow emergency shelters ancillary to permitted places of worship and churches, consistent with the federal Religious Land Use and Institutionalized Persons Act. The Development Code shall be revised to identify at least one zone where emergency shelters are allowed without any discretionary permit, where there is adequate capacity to accommodate at least one year-round emergency shelter adequate to accommodate the unhoused need in the unincorporated county, and shall be limited to objective standards applied to other residential or commercial uses in the same zone, except that emergency shelter standards may be established to address:
  - i. The maximum number of beds or persons permitted to be served nightly by the facility.
  - ii. Sufficient parking to accommodate all staff working in the emergency shelter, provided that the standards do not require more parking for emergency shelters than other residential or commercial uses within the same zone.
  - iii. The size and location of exterior and interior onsite waiting and client intake areas.
  - iv. The provision of onsite management.
  - v. The proximity to other emergency shelters, provided that emergency shelters are not required to be more than 300 feet apart.
  - vi. The length of stay.
  - vii. Lighting.
  - viii. Security during hours that the emergency shelter is in operation.
- g. Transitional and Supportive Housing: The Development Code shall be revised to include transitional and supportive housing in the allowed use tables for each zone and specify that transitional and supportive housing is allowed in all zoning districts where residential uses are allowed subject to the same standards as a residence of the same type consistent with Government Code Section 65583(c)(3). Additionally, the Development Code shall be revised to allow eligible supportive housing as a use by right in zones where multifamily and mixed uses are permitted pursuant to Government Code Sections 65650 through 65656.
- h. Low Barrier Navigation Centers: The Development Code shall be updated to define and permit low barrier navigation centers consistent with the requirements of Government Code Sections 65660 through 65668, including treating low barrier navigation centers as a use by right in areas zoned for mixed use and nonresidential zones permitting multifamily uses.
- i. Parking. The Development Code shall be revised to require one vehicle parking space per unit for efficiency dwelling units and one bedroom dwelling units.
- j. Minimum RM Density. The Development Code will be updated to modify the RM standards to:
  - i. Require a minimum density of 10 dwelling units per acre; and
  - ii. Only permit development of single family units if the single family unit(s) are:
    - Replacing an existing single family unit on a one for one basis,



- On an existing lot of 6,000 square feet or less, or
  - Are part of a housing development with the majority of units affordable to extremely low, very low, and/or low income household; or
  - Project will provide housing for seniors, persons with a disability, agricultural workers, homeless persons, or persons at risk of homelessness.
- k. Streamlined and Ministerial Review for Eligible Affordable Housing Projects: The Development Code will be updated to ensure that eligible multifamily projects with an affordable component are provided streamlined review and are only subject to objective design standards consistent with relevant provisions of SB 35 and SB 330 as provided by applicable sections of the Government Code, including but not limited to Sections 65905.5, 65913.4, 65940, 65941.1, 65950, and 66300.
- l. Density Bonus. Revise density bonus provisions to address current Government Code requirements.
- m. Reasonable Accommodation: The Development Code shall be revised to establish a process to process reasonable accommodation requests consistent with the requirements of State law and to ensure reasonable accommodations are made for persons with disabilities. This procedure will be ministerial process subject to approval by the Planning Director by applying the following criteria:
- i. The request for reasonable accommodation will be used by an individual with a physical or developmental disability or their representative protected under fair housing laws.
  - ii. The requested accommodation is necessary to make housing accessible and suitable to an individual with a physical or developmental disability protected under fair housing laws.
  - iii. The requested accommodation would not impose an undue financial or administrative burden on the County.
  - iv. The requested accommodation would not require a fundamental alteration in the nature of the County's land use and zoning program.

*Responsibility:* Planning & Community Development Services Agency; Planning Commission; Board of Supervisors

*Timing:* Development Code amendments adopted by December 2022

*Funding:* General Fund

*Objective:* Remove constraints to a variety of housing types to promote development of at least 4 extremely low, 4 very low, and 8 low income units and 6 special needs units

**Program HE.6. Affirmatively Further Fair Housing Outreach and Coordination Program:** Facilitate equal and fair housing opportunities by implementing actions to affirmatively further fair housing services and opportunities for all persons regardless of race, religion, sex, age, marital or familial status, ancestry, national origin, color, disability, or other protected characteristics through providing information, coordination, and education on fair housing law and practices to residents, landlords, and housing developers. Efforts will include, but may not be limited to:

- A. Fair Housing Complaint Referral Process: Develop a process to address fair housing questions and complaints, including:
  - i. County staff responsibilities regarding how to receive, address, and follow-up on requests for assistance from tenants, homebuyers, and landlords;

- ii. Identification of agencies and entities to refer housing complaints to, including:
    - California Department of Fair Employment and Housing: Receives and evaluates discrimination complaints statewide and enforces State civil rights laws.
    - U.S. Department of Housing and Urban Development: Receives, evaluates, and addresses discrimination complaints under the federal Fair Housing Act as well as other discrimination and civil rights violations in housing and community development programs.
    - Legal Services of Northern California: Provides legal aid and complaint assistance to lower income persons and persons over the age of 60 for fair housing and other issues.
  - iii. Log to ensure information is collected regarding the complainant, including contact information, property location, property owner, property owner/management company, issue, and County follow-up actions, date of follow-up, and information regarding organizations/agencies contacted by the complainant, and resolution.
- B. Public Information and Outreach: Provide public information regarding fair housing/equal housing opportunity requirements and the right to safe, decent housing, including: 1) a brief summary of fair housing laws and rights, 2) County contact for assistance with a fair housing issue, and 3) organizations that provide assistance with understanding housing rights and filing complaints. Housing outreach and related materials will be in both English and Spanish.
- i. This information will be made available to the general population, lower income households, and special needs groups by placing information on the County's website and in libraries, other County buildings and meeting places, by advertising in the local media, and by distributing the information to stakeholders and service providers that work directly with lower income households and special needs populations. This information will be reviewed annually to ensure that any materials, links, and information provided are up-to-date.
  - ii. Provide annual public service announcements, through coordination with the Housing Authority and HCD, via different media (e.g., newspaper ads, public service announcements at local radio and television channels, the County's social media accounts or podcast).
  - iii. Provide annual seminars to landlords and property owners regarding fair housing laws and requirements. These seminars can be conducted jointly with other agencies, such as the Cities of Orland and Willows and/or with the Butte County Housing Authority.
- C. Training: Provide annual training of County staff by a qualified professional on how to receive, log, refer, and follow-up on fair housing complaints.
- D. Community Involvement.
- i. Actively recruit residents from neighborhoods of concentrated poverty and low resource areas to serve or participate on boards, committees, and other local government bodies.
  - ii. Provide education to the community on the importance of participating in the planning and decision-making process and completing Census questionnaires.

*Responsibility: County Administrator's Office; Planning & Community Development Services Agency; Health and Human Services Agency*

*Timing:* A - Develop fair housing complaint process by June 2022; prepare fair housing brochure and information by December 2022; bi-annually review and update information and outreach materials  
 B - annual presentations and media outreach; annual seminars with landlords and property owners  
 C - annual training of County staff  
 D - annual presentations and media outreach (can be in conjunction with B.ii)

*Funding:* Grant funding; General fund

*Objective:* Improve fair housing opportunities and response to complaints through implementing above actions. Follow-up on 100% of complaints.

**Program HE.7. Address Displacement of Lower Income Households.** Consistent with the requirements of Government Code Section 65583.2(g), development projects on sites in the housing inventory (Appendix A) that have, or have had within the past 5 years, residential uses with rents affordable to low or very low income households or residential uses occupied by lower (including extremely low, very low, and low) income households, shall be conditioned to replace all such units at the same or lower income level as a condition of any development on the site and such replacement requirements as required by Government Code Section 65915(c)(3).

Further, any lower income tenants shall be provided relocation assistance by the developer as required by Government Code Section 66300. Should potential displacement of lower income households be identified, the County will provide information regarding the Homeownership Assistance program to the lower income households.

*Responsibility:* Planning & Community Development Services Agency  
*Timing:* Ongoing (review need for relocation assistance annually)  
*Funding:* General fund; replacement costs to be borne by developer of any such site.  
*Objective:* Identify need for replacement for all project applications and ensure replacement, if required, is carried out.

**Program HE.8. Preservation and Revitalization of Housing.** Encourage the preservation, maintenance, rehabilitation, and revitalization of housing and communities through the following actions:

- Offer home inspection services to identify substandard conditions in residential buildings for an inspection fee, or reduced cost for low-income households.
- Continue to use HOME funds, the Community Development Block Grant Program, and other available funding to finance housing rehabilitation (including room additions for severely overcrowded households), weatherization, and community improvements, prioritizing funding investments in lower income areas with high rehabilitation needs, including Artois, North East Willows, Elk Creek and Butte City, and lower resource areas (see Figure V-11 of the Background Report and annual TCAC Opportunity Area maps).
- Maintain and update information about rehabilitation loan programs, subsidized housing programs, and the availability of other funding mechanisms to help with home upkeep and maintenance, such as reverse mortgages for seniors on fixed incomes.
- Contact the owners of substandard rental housing and identify available State funding programs for housing rehabilitation. If an owner is interested in such programs, provide assistance to the owner in completing the grant application process.
- If funding and administrative capacity is available, develop a tool lending program to facilitate ongoing rehabilitation and maintenance of existing housing stock. Tools can include actual tools and supplies as well as instructions for simple upgrades or repairs and education programs to ensure contractors and property owners knowledge of building code to facilitate rehabilitation.

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- Distribute information regarding the assistance programs via the County's website as well as through posting in key locations such as grocery stores, post-offices, and public libraries.
- Periodically survey housing conditions in the unincorporated area to maintain a current database on housing repair needs and document substandard housing units.

*Responsibility: Planning & Community Development Services Agency/Health & Human Services Agency; Board of Supervisors*

*Timing: Review and update information by December 2023 and bi-annually thereafter; outreach to owners of substandard rental housing in 2023/2024; assist interested owners with a grant application on an annual basis (to the extent funds/programs are available) or as interest occurs*

*Funding: General Fund*

*Objective: Survey 1 to 2 unincorporated communities bi-annually with the objective of completing housing surveys for all communities during the 2021-2029 Planning Period. At least 1 grant application during the Planning Period for housing rehabilitation. Advertised assistance widely in communities most in need of rehabilitation and in communities with lowest TCAC resource designations.*

**Program HE.9. Develop, Preserve, and Maintain Affordable and Special Needs Housing.** Support the provision, maintenance, and rehabilitation of housing that meets lower income and special housing needs, including:

- Extremely low income households, including supportive housing and single-room occupancy units
- Disabled persons, including developmentally disabled persons
- Senior housing
- Housing for large families (4 bedrooms or more)
- Persons or households at-risk of or experiencing homelessness
- Agricultural workers
- Female-headed households
- Single-parent households with children

Support proposals for lower income housing, including extremely low income and special needs housing through the following actions:

- Submit applications and assist non-profit organizations and private developers with applications for State and federal grant, loan, bond, and tax-credit programs that provide low-cost financing or subsidies for the production of affordable housing, as opportunities become available. These programs include, but are not limited to the following:
  - State Predevelopment Loan Program (PDLP)
  - Multi-Family Housing Program (MHP)
  - Rural Development Assistance Program
  - Office of Migrant Services (OMS) grant MultiFamily Housing Program
  - State Joe Serna Farmworker Grant Program (FWHG)
  - Community Development Block Grant Program (CDBG)
  - Water and Waste Disposal Program
  - USDA Rural Development, Section 502 Program
  - USDA Rural Development, Section 515 Program
  - USDA Rural Development, Section 523/524 Technical Assistance Grants
  - Housing Preservation Grant Program
  - Home Investment Partnerships Program (HOME)
  - Substandard Housing Program
  - Local Housing Trust Fund Program (LHTFP)

- When applications are submitted for housing grants, review the applications for opportunities to include units for extremely low income households and special needs households in the program.
- Prioritize and accelerate the review of applications and permitting process for extremely low, very low, and low income, agricultural workers, disabled, senior, and other special needs housing;
- Assist with preparation of the development applications, to the extent adequate information is available to County staff, to ensure a complete submittal;
- Consider project funding and timing needs in the processing and review of the application;
- Seek and support applications for financial assistance through available local, State, federal, and private rental and homeownership assistance programs and housing rehabilitation programs, including programs that target special needs groups.
- Provide regulatory incentives, such as expedited permit processing, reductions in development standards, and/or fee waivers and deferrals, when there is a demonstrated need and is financially feasible, to projects that exceed the County's inclusionary requirements and/or target extremely low income households and special needs populations.
- To affirmatively further fair housing, the County will proactively provide affordable housing developers with maps illustrating high resource areas in the County that include potential sites for lower income housing from the inventory of residential sites to highlight opportunities for development projects to increase access to affordable housing in areas with high levels of resources and opportunities.
- Develop a list of special programs, financing strategies, or incentives, such as fee reductions, density bonuses, and permit streamlining, that may be available specifically for development in high resource areas and will proactively provide this information to affordable housing developers.
- Where housing is planned to serve special needs populations, ensure that the developer invites input from appropriate service agencies, such as Far Northern Regional Center for developmentally disabled housing, Glenn County Agency on Aging for senior housing, etc., in order to identify any specific needs of the population being served, the potential to receive services or assistance from the agency or organization, and to identify any unique or specialized funding opportunities that the agency may be aware of.

*Responsibility:* Planning & Community Development Services Agency/Health & Human Services Agency; Board of Supervisors

*Timing:* On-going

*Funding:* General Fund

*Objective:* Reduce constraints to housing development; assist at least 2 applications during the planning period; facilitate the construction of at least 2 extremely low, 3 very low, and 3 low income units, and 6 special needs units

**Program HE.10. Energy Efficiency and Assistance.** Promote financial incentives and assistance programs for energy conservation and assistance with energy bills, including but not limited to, resources from Energy Upgrade California Program, California Solar Initiative (CSI); California Home Energy Renovation Opportunity (HERO) program, Low-Income Home Energy Assistance Program (LiHEAP), Energy Savings Assistance Program (ESA), and California Alternate Rates for Energy (CARE) programs. Work with the Colusa-Glenn-Trinity Community Action Partnership to increase participation by eligible low-income residents and mobile homeowners in energy conservation and assistance programs.

*Responsibility:* Planning & Community Development Services Agency/Health & Human Services Agency

*Timing:* On-going; Provide information on the County website and at the Planning & Community Development Services Agency by December 2022; bi-annually review program availability and update the information and County website to reflect current programs

*Funding:* General Fund

*Objective:* Improve energy-efficiency in new and existing development

**Program HE.11. Preservation – Mobile Home Parks.** Assist interested mobile home park residents and/or non-profits in applying for State technical assistance and financing for mobile home park acquisition through the

Mobilehome Park Resident Ownership Program (MPROP). Make information available to existing renters through providing information packets online, at County libraries, and at locations that provide senior services, detailing available options for converting their rental units into affordable ownership properties through the CalHome program.

*Responsibility:* Planning & Community Development Services Agency/Health & Human Services Agency

*Timing:* Preparation of MPROP packet/marketing materials by December 2022. Annual review of MPROP packets to ensure that the most recent information is being disseminated (December 2023, December 2024, December 2025, December 2026, December 2027, December 2028)

*Funding:* General Fund

*Objective:* Increase homeownership rates and housing cost stability in the County and make information available at public or community locations in each unincorporated community that has a mobile home park. Information should be updated or replaced as necessary

**Program HE.12. Community Information - Low and Moderate Income Housing.** Assist low and moderate-income households in obtaining affordable housing, through:

- Identifying and maintaining a list of available resources, including affordable housing developments, Housing Choice Vouchers, First-time Home Buyer program, available for lower and moderate income households;
- Annually coordinate with non-profit organizations serving low-income families, special assistance programs and low-income housing advocacy groups to ensure that the information reflects their available resources.
- Providing this information in both English and Spanish at County libraries and other community-serving locations and post and maintain this information on the County website.

*Responsibility:* Planning & Community Development Services Agency/Health & Human Services Agency

*Timing:* Preparation of Lower and Moderate Income Affordable Housing Resources packet/marketing materials in both English and Spanish by December 2022. Annually email resources to housing stakeholders; annually review available resources to update packets to ensure that the most recent information is being disseminated.

*Funding:* General Fund

*Objective:* Reduce overcrowding and overpayment for housing and increase access to housing. Post updated information at least annually.

**Program HE.13. Homebuyer Assistance.** Promote the Homeownership Assistance program and Self-Help Housing programs to the public through public outreach, inform local real estate agencies of program availability, incorporate housing counseling programs, and continue to apply for program funding.

*Responsibility:* Planning & Community Development Services Agency/Health & Human Services Agency

*Timing:* Annually

*Funding:* General Fund

*Objective:* To reduce financial barriers to homeownership and increase homeownership rates in the County. Assist 6 lower income households with purchasing a home.

**Program HE.14. Agricultural Employee Housing.** In addition to encouraging development of agricultural employee housing as described in Program HE.9, the following strategies shall also be implemented:

- 1) On an on-going basis, advocate for federal and state funding for farmworker/agricultural employee housing, including housing for single adults and housing that meets the needs of Glenn County's agricultural industry and its workers;



- 2) Request the Housing Authority identify opportunities to provide housing vouchers or other forms of rental assistance, with emphasis on addressing housing needs during the off-season for seasonal workers;
- 3) Determine the feasibility of establishing a rental housing inspection pilot program, recognizing that this type of program would improve the rental housing stock for all households and not solely agricultural workers, and increasing staff resources to address rental housing code issues. It is noted that the programs adopted in the City of Sacramento and Sacramento County should be considered as effective models; and
- 4) Work with the Housing Authority and Health and Human Services Agency to ensure Spanish-speaking staff members or translators are available to assist the migrant community in understanding housing options and programs available to provide housing and human services.

*Responsibility:* Planning & Community Development Services Agency/Health & Human Services Agency; Board of Supervisors

*Timing:* On-going advocacy; coordinate with the Housing Authority initially in 2022/2023 then continue to follow up on opportunities; and review feasibility of increasing rental housing inspection and code enforcement activities by 2023/224

*Funding:* General Fund

*Objective:* If a federal or state funding program is identified for farmworker housing vouchers, work with the Housing Authority to secure at least 20 vouchers for the County; if rental code inspection program is determined to be feasible, establish by 2024.

**Program HE.15. Encourage and Incentivize ADUs.** The County shall encourage development of ADUs and JADUs through a variety of measures, including:

- A, Promotional Campaign:
  - i. Provide guidance and educational materials to the public, including a ADU Handbook available at libraries, other County buildings and meeting places and information on the City's website, that describe the streamlined permitting process, fee reductions for ADUs, the ADU Amnesty Program, and construction resources.
  - ii. Present homeowner and neighborhood associations with the benefits of ADUs and work with associations to ensure associations are aware of the requirements of State law that invalidate prohibitions on ADUs on lots zoned for single-family residential use, including provisions restricting the rental of ADUs. This outreach shall prioritize contacting homeowner and neighborhood associations in high opportunity areas
- B. ADU Amnesty: Establish process for property owners to bring an illegally built ADU structure into compliance with permit and code requirements within five years consistent with the AB 670. The County should also advertise the ADU Amnesty Program on the County's website, identifying eligibility requirements, reasons to legalize units, and the steps that property owners would need to take to legalize units.
- C. Prototype ADU Plans: Seek grant funding to develop pre-approved ADU plans that property owners may use, free of charge, in order to incentivize development of ADUs through decreasing the property owner's costs associated with plan preparation, reducing the review time, and providing greater certainty in the process.

*Responsibility:* Planning & Community Development Services Agency; Planning Commission; Board of Supervisors  
*Timing:* Incentives program materials and amnesty program adopted by December 2023. Bi-annual outreach to homeowner and neighborhood associations (2024, 2026, 2028). Annually submit for grant funding for preparation of prototype ADU plans.  
*Funding:* General Fund  
*Objective:* Increase development of ADUs, resulting in 2 new ADUs per year and legalization of 2 ADUs per year, including 4 extremely low, 4 very low and 14 low income ADUs. Improve the safety of illegally built ADU structures and expand the County's legal housing stock by legalizing at least 2 illegal ADUs per year for the duration of the amnesty provisions identified by State legislation.

**Program HE.16. Accessible Housing.** The County shall ensure development of housing accessible to disabled persons through:

- 1) Continuing to require the first floors of multi-family developments to accommodate access and use by the elderly and disabled.
- 2) Require that new housing, including multifamily developments and subdivisions, provide a minimum of 5% of units that are accessible to disabled persons.
- 3) Implement California Building Standards Code and American with Disabilities Act requirements for accessibility.

*Responsibility:* Planning & Community Development Services Agency; Planning Commission; Board of Supervisors  
*Timing:* Incentives program materials and amnesty program adopted by December 2022. Bi-annual outreach to homeowner and neighborhood associations (2022, 2024, 2026, 2028). Annually submit for grant funding for preparation of prototype ADU plans.  
*Funding:* General Fund  
*Objective:* Increase development of ADUs, resulting in 2 new ADUs per year and legalization of 2 ADUs per year, including 4 extremely low, 4 very low and 14 low income ADUs. Improve the safety of illegally built ADU structures and expand the County's legal housing stock by legalizing at least 2 illegal ADUs per year for the duration of the amnesty provisions identified by State legislation.

**Program HE.17. Preservation of Affordable Housing Opportunities – Housing Choice Vouchers.** The County shall ensure preservation of housing opportunities through:

- 1) Supporting the continued implementation of the Housing Choice Vouchers and Family Self-Sufficiency Existing rent subsidy program, which provides rent subsidies directly to participants landlords, and support attempts to secure additional funding for expanded programs.
- 2) When Housing Choice Vouchers are available through the Housing Authority of the County of Butte, the County will market the availability of the vouchers on the County website, through the County social media, and through notification to its housing stakeholders.
- 3) Work with the Housing Authority of the County of Butte to ensure that the Housing Choice Voucher program is advertised and supported in unincorporated areas and provide landlord



education regarding the Housing Choice Voucher program to support broader use and acceptance of the vouchers.

*Responsibility:* Health & Human Services Agency  
*Timing:* On-going (contact Housing Authority annually regarding potential opening of waitlist and opportunities to increase vouchers in the County).  
*Funding:* General Fund  
*Objective:* Increase access to HCVs.

**Program HE.18. Preservation of Affordable Housing Opportunities – At-Risk Units.** If the County becomes aware of assisted affordable housing that is opting out of affordability requirements to convert to market rate housing, the County will work with property owners, interest groups, and the State and federal governments to implement the following programs on an ongoing basis to conserve the affordable housing stock:

- 1) **Work with Potential Purchasers:** Where feasible, provide technical assistance to public and non-profit agencies interested in purchasing and/or managing units at risk. As part of this process, the County will assess if the at risk units are particularly well-positioned to address the housing needs of any of the County's special needs populations, so that the County can engage the most appropriate potential purchasers and work with them to continue meeting the unique challenges associated with these groups.
- 2) **Tenant Education:** The California Legislature extended the noticing requirement of at-risk units opting out of low-income use restrictions to one year. Should a property owner pursue conversion of the units to market rate, the County will ensure that tenants were properly noticed. The County will conduct this education in English and Spanish.

*Responsibility:* County Administrator's Office  
*Timing:* On-going (within one month of notification of at-risk conversion, contact property owner, potential purchasers, and organizations to identify interest preserving the low income units)  
*Funding:* General Fund  
*Objective:* Preserve affordable units and ensure tenant noticing if units are converted.

**Program HE.19. Homelessness Assistance.** Work to reduce and prevent homelessness through:

- Continuing to participate in and support the Continuum of Care to ensure an on-going, countywide, centralized, coordinated system of prevention services, including homeless services, resident homeless and housing provider organizations, that improves access to services for people at risk of or experiencing homelessness, including outreach activities, information regarding location and availability of temporary housing and emergency shelter assistance, and information regarding services for the homeless population.
- Continuing to work with the Continuum of Care to identify available funding opportunities and apply for funding to assist in the continued support of homeless prevention strategies including housing support centers, improved access to supportive and employment services, funding for emergency shelters, transitional and supportive housing.

*Responsibility:* Health & Human Services Agency  
*Time Frame:* On-going (participation in all Continuum of Care meetings; annual identification of funding opportunities)  
*Funding:* Local, state and federal grants and loan programs  
*Objective:* Assist a minimum of 100 households annually through supportive services and shelter programs

**Program HE.20.** Notify public and/or private sewer and water providers of their responsibility under State law (Section 65589.7 of the Government Code) to provide service for new affordable housing projects, without conditions or a reduction in the amount requested, unless findings are made that sewer and water provision is infeasible. Follow up when affordable housing projects are proposed to ensure that they are following through with this responsibility.

*Responsibility:* Planning & Community Development Services Agency

*Timing:* Notification following adoption of this element (February 2022)

*Funding:* General Fund

*Objective:* Notify all public and private water and sewer providers following adoption of this element and notification and coordination with providers when processing any application with lower income units. Assist at least 2 extremely low, 3 very low, and 3 low income units.

**Program HE.21.** To ensure that the County's housing needs are met, address the needs of existing disadvantaged areas, and improve access to high resource areas, prioritize public infrastructure improvement projects, including water and sewer infrastructure, and flood hazard risk mitigation projects to:

- A. Improve existing infrastructure in areas with high rates of poverty and inequity, including communities located in block groups that have a very low and low income population of 50% or higher, census tracts with low diversity levels, and areas with high rates of single-female heads of households, seniors, and persons with a disability with a focus on providing additional housing in these areas that meets underserved needs of the existing population and providing additional services, such as healthcare, child care, education, transit, and parks to increase place-based opportunities in these areas; and
- B. Improve infrastructure to increase access to high opportunity areas, including development of multifamily or mixed use projects, with a focus on creating additional opportunities to increase diversity and to include housing that serves lower income households and other potentially disadvantaged households in these areas; and

*Responsibility:* Planning & Community Development Services Agency/Health & Human Services Agency

*Timing:* Evaluate opportunities to prioritize funding in areas with high rates of poverty and inequity on an annual basis, in coordination with commitment of public infrastructure financing and capital improvement funds; review high opportunity and high resource areas to identify potential sites and associated infrastructure needs to increase access by December 2024 and review feasibility of infrastructure improvements (costs and funding mechanisms for extension of existing infrastructure or construction of new infrastructure) by December 2025.

*Funding:* General Fund

*Objective:* To facilitate the construction of at least 2 extremely low, 3 very low, and 3 low income units as well as reducing constraints to housing development.

**Program HE.22.** Annually review State housing legislation and identify necessary changes to the County's development processes, Zoning Code, and other regulatory documents to identify and remove constraints to the development of housing and to ensure implementation of requirements to affirmatively further fair housing. The County will also continue to support federal and State legislation that addresses the unique housing needs and constraints of rural areas with limited public infrastructure and environmental constraints, such as flood hazard areas and wildfires.

*Responsibility:* County Administrator's Office; Planning & Community Development Services Agency; Health and Human Services Agency

*Timing:* Annually

*Funding:* General Fund

*Objective:* To reduce constraints and opposition to affordable, multifamily, and workforce, and special needs housing in the County.

**Program HE.23. Transparency.** Improve transparency of fee and rate structures by an archive of historical rate and impact fee studies conducted on or after January 1, 2018 in the Budget & Finance section of the County’s website.

*Responsibility:* County Administrator’s Office

*Timing:* December 2022

*Funding:* General Fund

*Objective:* Increase transparency of rate and fee structures

## QUANTIFIED OBJECTIVES

Table 2 summarizes the County’s quantified objectives for the period of November 30, 2021 through November 30, 2029. These objectives represent a reasonable expectation of the number of new housing units that will be developed and conserved, and the households that will be assisted over the next 8 years based on the policies and programs outlined in the previous section.

For new construction, the County anticipates that extremely low-, very low-, and low-income housing needs will be accommodated through the very low- and low-income approved projects and sites identified in the Background Report, with the support of the actions in the Housing Plan. The County anticipates meeting its moderate-income goals through higher density homeownership and rental projects on a range of sites suited for medium to high density development.

Rehabilitation of lower income units is anticipated to occur primarily with assistance through CDBG and other funding sources, while rehabilitation of moderate and above moderate income units is anticipated to occur without any assistance.

Income Group	New Construction <sup>1</sup>	Rehabilitation <sup>2</sup>	Conservation/ Preservation <sup>3</sup>
Extremely Low	2	2	4
Very Low	6	4	4
Low	6	4	4
Moderate	40	4	-
Above Moderate	80	60	-
<b>Total</b>	134	74	32

Notes: 1. Units built from November 30, 2021 through November 30, 2029.  
 2. This quantitative objective anticipates that the County will receive CDBG or other funding for housing rehabilitation for lower income households.

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# PART 2 BACKGROUND REPORT

GLENN COUNTY



GENERAL PLAN UPDATE

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# I INTRODUCTION

The County of Glenn (Glenn County or County) recognizes the vital role local governments play in the supply and affordability of housing. Each local government in California is required to adopt a comprehensive, long-term general plan for the physical development of the city or county. The Housing Element is one of the mandated elements of the County's General Plan. State law requires that local governments address the existing and projected housing needs of all economic segments of the community through their housing elements.

Consistent with State law, the purposes of this Housing Element are to identify the housing needs of the unincorporated County; to state the County's goals and objectives regarding housing production, rehabilitation, and conservation to meet those needs; and to define the policies and programs that the County will implement to achieve the stated goals and objectives.

State law requires that the County accommodate its "fair share" of regional housing needs, which are assigned by the California Department of Housing and Community Development (HCD) for all jurisdictions in Glenn County. HCD established the 2021-2029 Regional Housing Needs Plan (RHNP) to assign each city and unincorporated county in the region its fair share of the regional housing need based on a number of factors established by State law (Government Code Section 65584) and regional housing burdens and needs. The objectives of the Regional Housing Needs Allocation (RHNA) are:

- Increase housing supply and the mix of housing types;
- Promote infill, equity, and environment;
- Ensure jobs housing balance and fit;
- Promote regional income equity; and
- Affirmatively further fair housing.

Beyond the income-based housing needs established by the RHNA, the Housing Element must also address special needs groups; such as seniors, persons with disabilities including developmental disabilities, single female parents, large families, farm workers, and persons experiencing homelessness.

The Glenn County Housing Element consists of two documents: the 6<sup>th</sup> Cycle Housing Element Background Report and the 6<sup>th</sup> Cycle Housing Element Housing Plan (policy document). The Background Report provides information regarding the County's population, household, and housing characteristics, quantifies housing needs, addresses special needs populations, describes potential constraints to housing, addresses fair housing issues, and identifies resources available, including land and financial resources, for the production, rehabilitation, and preservation of housing. It is noted that the Background Report includes data for both the unincorporated portions of Glenn County as well as data that reflects the entire County, including the cities. Throughout this document, when data or information is provided for the entire County, including the cities, it is referred to as "countywide", information for the unincorporated portion of the County is specified as such, and general references to Glenn County or the County refer to the County as a governing body. The Housing Element Background Report provides documentation and analysis in support of the goals, policies programs, and quantified objectives in this Housing Element policy document. The Housing Element policy document, the Housing Plan, pertains to the unincorporated areas of Glenn County and actions taken by the County, including its staff, commissions, and Board of Supervisors, as a governing body.

The Background Report of this housing element identifies the nature and extent of Glenn County's housing needs, including those of special needs populations, potential housing resources (land and funds), potential constraints to housing production, impediments to fair housing, and energy conservation opportunities. By examining the County's housings, resources, and constraints, the County can then determine a plan of action to address housing needs and constraints. This plan is presented in the 6<sup>th</sup> Cycle Housing Element Housing Plan, which is the policy component of the Housing Element. In addition to identifying housing needs, the 6<sup>th</sup> Cycle Housing Element Background Report also presents information regarding the setting in which these needs occur. This information is instrumental in providing a better understanding of the community, which in turn is essential for the planning of future housing needs.

## **6<sup>TH</sup> CYCLE HOUSING ELEMENT BACKGROUND REPORT**

### **A. CONTENTS**

This 6<sup>th</sup> Cycle Housing Element Background Report is divided into the following sections:

#### **I. Introduction**

The Introduction provides a brief summary of the purpose of the 6<sup>th</sup> Cycle Housing Element, describes the components of the Cycle Housing Element, and the contents of the 6<sup>th</sup> Cycle Housing Element Background Report.

#### **II. Housing Needs Assessment**

This Chapter includes an analysis of population and employment trends, quantified housing needs for all income levels, including the County's share of the Regional Housing Needs Allocation (RHNA), household characteristics, housing characteristics, housing stock condition, special housing needs, such as those of the elderly, disabled, including developmentally disabled, large families, farmworkers, families with female heads of households, and families and persons in need of emergency shelter, and the risk of assisted housing developments converting from lower income to market-rate units.

#### **III. Constraints and Resources**

This Chapter includes an analysis of potential and actual governmental constraints upon the maintenance, improvement, or development of housing for all income levels and for persons with disabilities, including land use controls, building codes and their enforcement, site improvements, fees and other exactions required of developers, local processing and permit procedures, and locally adopted ordinances that directly impact the cost and supply of residential development. This Chapter also provides an analysis of potential and actual non-governmental constraints upon the maintenance, improvement, or development of housing for all income levels, including the availability of financing, the price of land, the cost of construction, proposed and approved densities versus minimum densities, and building permit timing. A discussion of resources available for housing development, including funding sources for affordable housing, rehabilitation, and refinancing is provided.

#### **IV. Inventory of Residential Sites**

This Chapter provides an inventory of land suitable for residential development, including vacant sites and sites having potential for redevelopment, and an analysis of the relationship between zoning, public facilities, and County services to these sites.

#### **V. Affirmatively Furthering Fair Housing**

This Chapter includes an assessment of fair housing, including a summary of fair housing issues, an assessment of the County's fair housing enforcement and fair housing outreach capacity, an analysis of available data and knowledge to identify integration and segregation patterns and trends, racially or ethnically concentrated areas of poverty, disparities in access to opportunity, and disproportionate housing needs, including displacement risk, an assessment of the contributing factors for identified fair housing issues, identification and analysis of the County's fair housing priorities and goals, and identification of strategies and opportunities to implement fair housing priorities and goals.

#### **VI. Evaluation of the 2014-2021 Housing Element**

This Chapter evaluates the implementation of the 2014-2019 Housing Element, including its effectiveness in achieving the County's housing goals and objectives and addressing the housing needs.

#### **VII. Other Requirements**

This Chapter addresses opportunities for energy conservation and the 6<sup>th</sup> Cycle Housing Element's consistency with the Glenn County General Plan.

#### **VIII. References**

This Chapter lists data sources that were used and referenced in preparing the 6<sup>th</sup> Cycle Housing Element Background Report.

## II HOUSING NEEDS ASSESSMENT

### A. INTRODUCTION

This section of the Housing Element discusses the characteristics of the County’s population and housing stock as a means of better understanding the nature and extent of unmet housing needs. The Housing Needs Assessment is comprised of the following components: A) Demographic Profile; B) Household Profile; C) Housing Stock Characteristics; and D) Regional Housing Needs.

### B. DATA AND METHODOLOGY

To understand the context of local housing in the Glenn County, a review and analysis of the County’s population characteristics and housing stock, with an emphasis on the characteristics of the unincorporated portion of the County, was performed. The primary data source for the 2021-2029 Housing Element Update is the California Department of Housing and Community Development Department (HCD)- Housing Element 6th Cycle Data Package, which is augmented by additional data sources including the U.S. Census Bureau (2010 Census and 2014-2018 and 2015-2019 American Community Survey (ACS)), California Department of Finance (DOF), California Employment Development Department (CEDD), HCD income limits, and other sources as noted. Due to the use of multiple data sources (with some varying dates), there are slight variations in some of the information, such as total population and total household numbers, presented in this document.

### C. DEMOGRAPHIC PROFILE

Demographic changes such as population growth or changes in age can affect the type and amount of housing that is needed in a jurisdiction. This section addresses population, age, and race and ethnicity of Glenn County residents.

#### 1 POPULATION GROWTH AND TRENDS

Between 2010 and 2020, the countywide population of Glenn County grew slightly from 28,122 to 29,400 people (see Table II-1), an annual growth rate of approximately 0.5% and a total increase of 4.5% or 1,278 people. When reviewing population data, it is important to distinguish between the population changes that affect the entire County and the unincorporated portion of the County, which can be affected by annexations and other boundary changes. The unincorporated area of the County currently makes up about 50.6% of the entire County’s total population.

	2010	2015	2020
<b>Population, Countywide</b>	<b>28,122</b>	<b>28,350</b>	<b>29,400</b>
Percent Change	--	1%	4%
Annual Percent Change	--	0.2%	0.7%
<b>Population, Unincorporated Glenn County</b>	<b>14,665</b>	<b>14,574</b>	<b>14,869</b>
Percent Change	--	-1%	2%
Annual Percent Change	--	-0.12%	0.4%

Sources: HCD 6<sup>th</sup> Cycle Housing Element Data (State of California, Department of Finance, E-4 Population Estimates for Cities, Counties, and the State, 2011-2020, with 2010 Census Benchmark.)

Table II-2 compares the growth rate of the unincorporated portion of the Glenn County to other cities within the County from 2010 to 2020. Of the 29,400 persons living in the County in 2020, 14,869 persons resided in the unincorporated portion of the County, which increased in population by approximately 1.4% (204 people) since 2010. As shown in Table II-2, the unincorporated portion of the County experienced significantly lower population growth than the incorporated areas during the recent decade (2010 to 2020). As shown in Table II-2, the unincorporated portion of Glenn County and the City of Willows had the smallest changes in

## 6<sup>TH</sup> CYCLE HOUSING ELEMENT BACKGROUND REPORT

population, 204 and 42 respectively, representing an approximate one percent change in total population. The City of Orland had the most growth between 2010 and 2020, increasing by 1,032 persons or approximately 14 percent.

Jurisdiction	2010	2020	Change	% Change
Orland	7,291	8,323	1,032	14.2%
Willows	6,166	6,208	42	0.7%
Unincorporated Glenn County	14,665	14,869	204	1.4%
<b>Total</b>	<b>28,122</b>	<b>29,400</b>	<b>1,278</b>	<b>4.5%</b>

Sources: HCD 6<sup>th</sup> Cycle Housing Element Data (State of California, Department of Finance, E-4 Population Estimates for Cities, Counties, and the State, 2011-2020, with 2010 Census Benchmark.)

## 2 AGE CHARACTERISTICS

Table II-3 shows age distributions for 2018 for Glenn County, including countywide and the unincorporated areas. The U.S. Census Bureau data shows that unincorporated Glenn County has a diverse population, with mostly increases in the percentage share of the total population for age categories over 5 years of age, and 20 to 44 years of age. The percentage share of the total population for age categories 65+ years of age points to the need to plan for services, such as health and medical services for this older community.

Age Group	Countywide		Unincorporated	
	#	%	#	%
Under 5 Years	2,051	7.4%	715	5.0%
5 to 19 Years	6,138	22.0%	3,204	22.4%
20 to 44 Years	8,616	30.9%	4,030	28.1%
45 to 64 Years	6,792	24.3%	3,965	27.7%
65 + Years	4,300	15.4%	2,420	16.9%
Median Age	36.6	--	N/A	--

Source: U.S. Census Bureau, HCD-Approved 6<sup>th</sup> Cycle Housing Element Data Package – Glenn County, 2020 (U.S. Census Bureau, ACS 5-Year Estimates, 2014-2018) Table DP05.

## 3 RACE AND ETHNICITY

Table II-4 shows that countywide, the County's residents are predominantly White (52.0%) or Hispanic (41.2%). Between 2010 and 2018, the number of White residents decreased by about 5.0%, while the number of Hispanic residents increased by about 5.5%. Countywide, residents reporting 2 or more races stayed roughly the same, accounting for approximately 1.5% of the population. Black or African American population remained similar between 2010 and 2018 at 0.7% and 0.8%, respectively. Additionally, the American Indian or Alaskan Native population decreased this time period from 2.2% to 1.5%, the Asian population increased slightly from 2.3% to 2.9%, and the Other Race population slightly decreased from 0.1% to 0%.

Race	2010		2018	
	Number	%	Number	%
White	16,033	57.4%	14,507	52.0%
Black or African American	197	0.7%	223	0.8%
American Indian or Alaskan Native	616	2.2%	414	1.5%
Asian	629	2.3%	820	2.9%
Native Hawaiian and Pacific Islander	9	0.0%	17	0.1%

Other Race	32	0.1%	0	0.0%
Two or More Races	430	1.5%	412	1.5%
Hispanic or Latino	9,989	35.8%	11,504	41.2%
<b>Total:</b>	<b>27,935</b>	<b>100.0%</b>	<b>27,897</b>	<b>100.0%</b>

Source: 2020 6<sup>th</sup> Cycle Housing Element Data Package 2 (U.S. Census Bureau, 2010 Census, U.S. Census Bureau, ACS 5-Year Estimates, Tables DP05.

#### 4 EMPLOYMENT

One of the factors that can affect the demand for housing, and particular housing types, is the employment base and the types of local jobs that are available. According to the ACS, the estimated civilian labor force in unincorporated Glenn County totaled 7,870 people in 2018, increasing by 2,298 workers since 2013. The civilian labor force includes those civilians 16 years or older living in unincorporated Glenn County who are either working or looking for work. Table II-5 summarizes the employment by industry for unincorporated residents in 2013 and 2018. The largest industry in unincorporated Glenn County in 2018 was Agriculture, Forestry, Fishing and Hunting, and Mining with 26.0% of employees, followed by Educational Services, and Health Care and Social Assistance at 18.4%, and Retail Trade at 11.1%.

Industry	2013		2018	
	Number	%	Number	%
Agriculture, Forestry, Fishing and Hunting, and Mining	1,513	27.2	2,044	26.0
Construction	268	4.8	459	5.8
Manufacturing	511	9.2	628	8.0
Wholesale Trade	225	4.0	199	2.5
Retail Trade	480	8.6	870	11.1
Transportation and Warehousing, and Utilities	316	5.7	417	5.3
Information	27	0.5	32	0.4
Finance and Insurance, and Real Estate and Rental and Leasing	185	3.3	144	1.8
Professional, Scientific, and Management, and Administrative and Waste Management Services	283	5.0	313	4.0
Educational Services, and Health Care and Social Assistance	886	16.0	1,449	18.4
Arts, Entertainment, and Recreation, and Accommodation and Food Services	329	5.9	490	6.2
Other Services, except Public Administration	270	4.8	360	4.6
Public Administration	279	5.0	465	5.9
<b>Total Civilian Employed Population 16 Years and Over</b>	<b>5,572</b>	<b>100%</b>	<b>7,870</b>	<b>100%</b>

Source: 2020 HCD 6<sup>th</sup> Cycle Housing Element Data Package 2 (ACS Census; 2014-2018 ACS) Glenn County Housing Element Data Packet, 2013 2014-2019 Housing Element Update.

Glenn County is located within EDD’s North Valley Region which include Colusa, Glenn, and Tehama Counties. EDD projections indicate that the total employment within the North Valley Region is expected to increase by 4.4% between 2018 and 2028. The highest forecast for job growth is in Health Services (33.3% increase) (*State of California EDD, 2018–2028 Industry Employment Projections*). Table II-6 shows examples of typical jobs and mean wages in the North Valley Region.

Standard for 1 Adult in Glenn County	Hourly Wages	Estimated Annual Wages
Living Wage	\$13.74	\$28,579
Poverty Wage	\$6.13	\$12,750
Minimum Wage	\$12.00	\$24,960

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Standard for 1 Adult and 1 Child in Glenn County	Hourly Wages	Estimated Annual Wages
Living Wage	\$32.84	\$68,307
Poverty Wage	\$8.29	\$17,243
Minimum Wage	\$12.00	\$24,960
Occupation Title	Mean Hourly Wage*	
Management	\$47.84	\$99,510
Business and Financial Operations	\$33.46	\$69,595
Computer and Mathematical	\$35.68	\$74,210
Architecture and Engineering	\$39.96	\$83,116
Life, Physical and Social Science	\$26.81	\$55,770
Community and Social Services	\$22.48	\$46,752
Legal	\$46.22	\$96,144
Education, Training and Library	\$27.50	\$57,201
Arts, Design, Entertainment, Sports and Media	\$25.97	\$54,013
Healthcare Practitioner and Technical	\$54.91	\$114,200
Healthcare Support	\$18.63	\$38,738
Protective Service	\$32.22	\$67,014
Food Preparation and Serving Related	\$13.15	\$27,341
Building and Grounds Cleaning and Maintenance	\$15.74	\$32,731
Personal Care and Services	\$13.26	\$27,567
Sales and Related	\$16.36	\$34,028
Office and Administrative Support	\$18.40	\$38,272
Farming, Fishing and Forestry	\$12.81	\$26,658
Construction and Extraction	\$24.45	\$50,862
Installation, Maintenance and Repair	\$23.18	\$48,217
Production	\$17.72	\$36,837
Transportation and Material Moving	\$18.62	\$38,747

Source: MIT Living Wage Calculator for Glenn County, California 2020. The living wage shown is the hourly rate that an individual in a household must earn to support his or herself and their family. The assumption is the sole provider is working full-time (2080 hours per year). State of California EDD, Occupational Employment and Wage 2020 – 1<sup>st</sup> Quarter Data, 2018 May 2017. \* wages are based on the North Valley Region which includes: Colusa, Glenn, and Tehama Counties

## D. HOUSEHOLD PROFILE

Household size and type, income levels, and the presence of special needs populations all affect the type of housing needed by residents. This section details the various household characteristics affecting housing needs in Glenn County.

### 1. HOUSEHOLD CHARACTERISTICS

According to the Census, a household is defined as all persons living in a housing unit. This definition includes families (related individuals living together), unrelated individuals living together, and individuals living alone.

A housing unit is defined by the Census as a house, an apartment, a mobile home, a group of rooms, or a single room that is occupied (or if vacant, is intended for occupancy) as separate living quarters. Separate living quarters are those in which the occupants live and eat separately from any other persons in the building and which have direct access from the outside of the building or through a common hall. The occupants may be a single family, one person living alone, two or more families living together, or any other group of related or unrelated persons who share living arrangements.

The household characteristics in a community, including household size, income, and the presence of special needs households, are important factors in determining the size and type of housing needed in the County. People living in assisted living facilities or other group living situations are not considered “households” for the purpose of the U.S. Census count.



## 6<sup>TH</sup> CYCLE HOUSING ELEMENT BACKGROUND REPORT

Table II-7 below identifies households by tenure and ages of householder in 2018, for unincorporated Glenn County and countywide. In the unincorporated areas, 69.8% of households own their home and 30.2% rent. The unincorporated area's renter rate is lower and the homeowner rate is higher than the countywide rate, with 59.7% homeowner and 40.3% renter households. In the unincorporated areas, homeowner households are generally headed by older residents, while households who rent their homes are generally younger.

	Glenn County		Unincorporated Area	
	Number	% of Total HH	Number	% of Total HH
<b>Total:</b>	<b>10,017</b>	<b>100.0%</b>	<b>5,197</b>	<b>100.0%</b>
<b>Owner Occupied:</b>	<b>5,981</b>	<b>59.7%</b>	<b>3,629</b>	<b>69.8%</b>
Householder 15 to 24 years	50	0.5%	36	0.7%
Householder 25 to 34 years	540	5.4%	228	4.4%
Householder 35 to 44 years	757	7.6%	424	8.2%
Householder 45 to 54 years	1,195	11.9%	757	14.6%
Householder 55 to 59 years	568	5.7%	456	8.8%
Householder 60 to 64 years	841	8.4%	429	8.3%
Householder 65 to 74 years	1,045	10.4%	711	13.7%
Householder 75 to 84 years	666	6.6%	371	7.1%
Householder 85 years and over	319	3.2%	217	4.2%
<b>Renter Occupied:</b>	<b>4,036</b>	<b>40.3%</b>	<b>1,568</b>	<b>30.2%</b>
Householder 15 to 24 years	248	2.5%	75	1.4%
Householder 25 to 34 years	877	8.8%	419	8.1%
Householder 35 to 44 years	1,004	10.0%	404	7.8%
Householder 45 to 54 years	648	6.5%	226	4.3%
Householder 55 to 59 years	349	3.5%	161	3.1%
Householder 60 to 64 years	193	1.9%	102	2.0%
Householder 65 to 74 years	508	5.1%	122	2.3%
Householder 75 to 84 years	168	1.7%	47	0.9%
Householder 85 years and over	41	0.4%	12	0.2%

Source: 2020 6<sup>th</sup> Cycle Housing Element Data Package HCD – Glenn County (ACS 2014-2018, 5 Year (B25007 and B25004))

Table II-8 identifies the household sizes by housing tenure. In 2018, the majority of households consisted of two to four persons within the unincorporated areas and also countywide. Large households of five or more persons only made up 13.3% of the total households in the unincorporated areas of Glenn County and 13.1% of total households countywide. Additionally, the average household size in the of Glenn County in 2018 for an owner-occupied unit was 2.76 persons and 2.99 persons for a renter-occupied unit. Countywide, the average household size in 2018 for all households was 2.84 persons.

	Glenn County		Unincorporated Area	
	#	%	#	%
<b>Owner</b>	<b>5,981</b>	<b>64.7%</b>	<b>3,629</b>	<b>73.0%</b>
Householder living alone	1208	13.1%	819	16.5%
Households 2–4 persons	4,123	44.6%	2,472	49.7%
Large households 5+ persons	650	7.0%	338	6.8%
Average Household Size	2.76		Not available	



## 6<sup>TH</sup> CYCLE HOUSING ELEMENT BACKGROUND REPORT

<b>Rental</b>	<b>3,263</b>	<b>35.3%</b>	<b>1,345</b>	<b>27.0%</b>
Householder living alone	990	10.7%	371	7.5%
Households 2–4 persons	1712	18.5%	651	13.1%
Large households 5+ persons	561	6.1%	323	6.5%
Average Household Size	2.99		Not available	
<b>Total:</b>	<b>9,244</b>	<b>100%</b>	<b>4,974</b>	<b>100%</b>
Total Householder living alone	2,198	23.8%	1,190	23.9%
Households 2–4 persons	5,835	63.1%	3,123	62.8%
Large households 5+ persons	1,211	13.1%	661	13.3%
Average Household Size	2.84		Not available	
Source: 2020 HCD 6 <sup>th</sup> Cycle Housing Element Data Package – Glenn County (ACS B25009 2014-2018, 5 Year) ACS B25009, 5 year (2014-2018); ACS 2014-2018, 5-Year Estimates (Table DP04)				

## 2. HOUSEHOLD INCOME

Household income is one of the most important factors affecting housing opportunity and determining a household's ability to balance housing costs with other basic necessities of life.

### INCOME CHARACTERISTICS

According to HCD, the estimated median household income (AMI) for a four-person family in the State of California in 2021 was \$90,100 and Non-metropolitan county median income was \$69,700. The estimated median household income limits for Glenn County in 2021 was \$70,700 countywide. Table II-9 shows the Glenn County area median income limits for 2021.

<b>Table II-9. Glenn County Area Median Income Limits (2021)</b>								
<b>Glenn County Area Median Income: \$70,700</b>	<b>Number of Persons in Household:</b>							
	<b>1</b>	<b>2</b>	<b>3</b>	<b>4</b>	<b>5</b>	<b>6</b>	<b>7</b>	<b>8</b>
Extremely Low	14,700	17,420	21,960	26,500	31,040	35,580	40,120	44,660
Very Low Income	24,500	28,000	31,500	34,950	37,750	40,550	43,350	46,150
Low Income	39,150	44,750	50,350	55,900	60,400	64,850	69,350	73,800
Median Income	49,500	56,550	63,650	<b>70,700</b>	76,350	82,000	87,650	93,300
Moderate Income	59,400	67,900	76,350	84,850	91,650	98,450	105,200	112,000
Source: Department Of Housing and Community Development Division Of Housing Policy Development State Income Limits for 2021. <a href="https://www.hcd.ca.gov/grants-funding/income-limits/state-and-federal-income-limits/docs/income-limits-2020.pdf">https://www.hcd.ca.gov/grants-funding/income-limits/state-and-federal-income-limits/docs/income-limits-2020.pdf</a>								

### INCOME BY HOUSEHOLD TYPE AND TENURE

Table II-10 shows Income level of unincorporated Glenn County residents by household tenure. A higher percentage of renter households (58.9%) were in the lower income groups (<80% median) compared to lower-income residents who owned their homes (39.5%).

<b>Table II-10. Income by Owner/Renter Tenure – Unincorporated Glenn County (2017)</b>						
<b>Income Level (HAMFI)</b>	<b>Owners</b>		<b>Renters</b>		<b>Total</b>	
	<b>Number</b>	<b>%</b>	<b>Number</b>	<b>%</b>	<b>Number</b>	<b>%</b>
Extremely Low Income (<=30%)	355	10.1%	395	22.2%	750	14.2%
Very Low Income (>30% to <=50%)	425	12.1%	265	14.9%	690	13.0%

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Low Income (>50% to <=80%)	570	16.2%	365	20.5%	935	17.6%
Moderate Income & Above (>80%)	2,165	61.5%	750	42.1%	2,915	55.0%
<b>Total</b>	<b>3,520</b>	<b>100%</b>	<b>1,780</b>	<b>100%</b>	<b>5,300</b>	<b>100%</b>
Source: HUD 2020 6 <sup>th</sup> Cycle Housing Element Data Package – Glenn County (HUD Comprehensive Housing Affordability Strategy (CHAS) Data						

As indicated by Table II-11, there is a significant variation in cost burden (overpaying for housing) by income level. Approximately 20.1% of lower income households in the unincorporated County overpay for housing, which is slightly lower than total percent of lower income households (25.4%) countywide overpaying for housing. In the unincorporated area, 29.1% of all households overpay for housing, compared with 32.3% of all households countywide.

Total Households Characteristics	Unincorporated		Glenn County	
	Number	% of Total	Number	% of Total
Total Households	5,300	100.0%	9,935	100.00%
Total Renter households	1,780	33.6%	4,210	42.40%
Total Owner households	3,520	66.4%	5,725	57.60%
Total lower income (0-80% AMI) households	2,375	44.8%	4,595	46.3%
Lower income renters (0-80%)	1,025	19.3%	2,665	26.8%
Lower income owners (0-80%)	1,350	25.5%	1,930	19.4%
Extremely low income renters (0-30% AMI)	395	7.5%	1,155	11.6%
Extremely low income owners (0-30% AMI)	355	6.7%	455	4.6%
<b>Low, Very Low, and Extremely Low Income Households Overpaying for Housing</b>				
Lower Income Paying More than 30%	1,065	20.1%	2,520	25.4%
Lower Income Renter Overpaying	400	7.5%	1,670	16.8%
Lower Income Owner Overpaying	655	12.4%	840	8.5%
<i>Extremely Low Income (0-30% AMI) Overpaying</i>	<i>505</i>	<i>9.5%</i>	<i>1,280</i>	<i>12.9%</i>
<i>Very Low Income Overpaying (30-50% AMI) Overpaying</i>	<i>265</i>	<i>5.0%</i>	<i>725</i>	<i>7.3%</i>
<i>Low Income Overpaying (50 -80% AMI) Overpaying</i>	<i>295</i>	<i>5.6%</i>	<i>515</i>	<i>5.2%</i>
<b>Low, Very Low, and Extremely Low Income Households Severely Overpaying for Housing</b>				
Lower Income Paying More Than 50%	660	12.5%	1,575	15.9%
Lower Income Renter Severely Overpaying	225	4.2%	1,045	10.5%
Lower Income Owner Severely Overpaying	420	7.9%	520	5.2%
<i>Extremely Low Income (0-30%)</i>	<i>395</i>	<i>7.5%</i>	<i>1,085</i>	<i>10.9%</i>
<i>Extremely Low Income Renter Severely Overpaying</i>	<i>170</i>	<i>3.2%</i>	<i>810</i>	<i>8.2%</i>
<i>Extremely Low Income Owner Severely Overpaying</i>	<i>215</i>	<i>4.1%</i>	<i>270</i>	<i>2.7%</i>
<i>Very Low Income Severely Overpaying (30-50% AMI)</i>	<i>185</i>	<i>3.5%</i>	<i>375</i>	<i>3.8%</i>
<i>Low Income Severely Overpaying (50-80% AMI)</i>	<i>80</i>	<i>1.5%</i>	<i>115</i>	<i>1.2%</i>
Total Households Overpaying	1,540	29.1%	3,205	32.3%
Total Renter Households Overpaying	514	9.7%	1,784	18.0%
Total Owner Households Overpaying	1,015	19.2%	1,410	14.2%
Source 2020 Glenn County CHAS Data 2013-2017 ACS.				

### HOUSEHOLDS IN POVERTY

The level of poverty in a jurisdiction often influences the need for housing to accommodate those persons and families in the very low and low-income categories. The U.S. Census Bureau measures poverty by using a set of money income thresholds that vary by family size and composition of who is in poverty. If a family’s total income is less than the family’s threshold, then that family and every individual in it is considered in poverty. For example, the poverty threshold for a family of two with no children would be \$17,120, a household of two with a householder aged 65 or older and no children has a poverty threshold of \$15,453, and the poverty threshold of a family of four with two children under the age of 18 would be \$25,926. (Source: U.S. Census Bureau, 2019).

Poverty rates in unincorporated Glenn County are shown in Table II-12, which compares the numbers of families living in poverty in the unincorporated areas to those living in the incorporated cities within the County. Individuals in Orland followed by the Willows have the highest rates of people living in the poverty while families in the unincorporated county are least likely to be living in poverty. In 2018, 13% of families were listed as living below the poverty level in the unincorporated areas compared to 21% of individuals countywide.

Table II-12 shows poverty rates in throughout Glenn County, with a focus on female-headed households, and senior households. Overall countywide, 1,588 or 21% of families were in poverty. Female-headed households made up 23% of all families living in poverty countywide, and approximately 29% within the unincorporated county. Approximately 14.5% of seniors age 65+ countywide were under the poverty line compared to approximately 10.1% within the unincorporated county.

	Glenn County		Orland city, California		Willows city, California		Unincorporated County	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
<b>Total Householders</b>	7,390	100%	2,096	100%	1,519	100%	3,775	100%
<b>Female Headed Householders Under the Poverty Level</b>	514	7%	292	14%	76	5%	146	4%
<b>Total families Under the Poverty Level</b>	1,588	21%	768	37%	320	21%	500	13%
<b>Individuals Age 65+</b>	4,257	100%	925	100%	912	100%	2,420	100%
<b>Age 65+ Under the Poverty Level</b>	617	14.5%	160	17.3%	211	23.1%	246	10.1%

Source: HUD 2020 6th Cycle Housing Element Data Package. ACS 2014-2018 B17012. ACS2014-2018: S1701

### EXTREMELY LOW-INCOME HOUSEHOLDS

Extremely low-income (ELI) households are defined as those earning up to 30% of the area median household income. For Glenn County, the countywide median household income for a family of four in 2021 was \$70,700, or one-person household income of \$49,500. For ELI households in Glenn County, this results in an income of \$21,210 or less for a four-person household or \$14,850 for a one-person household. ELI households have a variety of housing situations and needs. For example, most families and individuals receiving only public assistance, such as social security insurance or disability insurance, are considered ELI households. As shown previously in Table II-11, ELI households make up 14.2% of all households in the unincorporated area of Glenn County. Based on the information provided previously on Table II-11, the total percentage of households overpaying within the unincorporated portions of the county is approximately 29.1%.

Pursuant to Government Code Section 65583(a)(1), 50% of the unincorporated County’s very low-income regional housing needs assigned by HCD are ELI households. As a result, from the very low-income need of 75 units, the County has a projected need of 38 units for extremely low-income households. Based on current figures, extremely low-income households will most likely be facing an overpayment, overcrowding, or substandard housing conditions. Some extremely low-income households could include individuals with mental or other disabilities and special needs. To address the range of needs of ELI households, Glenn County will implement several programs (refer to the Housing Plan for more detailed descriptions of these programs).

### 3. SPECIAL NEEDS POPULATIONS

Government Code Section 65583(a)(7) requires a Housing Element to address special housing needs, such as those of the elderly; persons with disabilities, including a developmental disability, as defined in Section 4512 of the Welfare and Institutions Code; large families; farmworkers; families with female heads of households; and families and persons in need of emergency shelter. The needs of these groups often call for targeted program responses, such as temporary housing, preservation of residential hotels, housing with features to make it more accessible, and the development of four-bedroom apartments. Special needs groups have been identified and, to the degree possible, responsive programs are provided. A principal emphasis in addressing the needs of these groups is to continue to seek State technical assistance grants to identify the extent and location of those with special needs and identify ways and means to assist them. Local government budget limitations may act to limit effectiveness in implementing programs for this group. Please refer to Section II-H of this Element which provide information related to agencies and programs that serve special needs populations in Glenn County.

#### SENIOR HOUSEHOLDS

Table II-13 below compares senior households and populations in unincorporated Glenn County between the years 2010, 2015, and 2018. In 2018, there were 1,480 households with a head of household who is 65 years of age or older (65+) representing 28.5% of all households in the unincorporated area. Overall, the number of households with a head of household who is 65+ increased by 146 households from 2010 to 1,480 senior households in 2018.

As shown in Table II-13, the majority of senior households owned their own homes, with 1,299 households with a householder 65 years of age or older living in owner-occupied units; only 181 of senior households (65 +) lived in rental housing. The ACS data indicates that 279, or 11.4%, of senior householders 65 + live below the poverty level in unincorporated Glenn County.

The overall population in unincorporated Glenn County increased slightly between 2010 and 2018 with the number of 65+ persons also increasing from 2,137 in 2010 to 2,420 in 2018, representing a 13.3% increase. The growth in population ages 65+ in the County may indicate a need to provide more services for this segment of the community. Additional information related to senior households relative to overall households is provided in Table II-13.

Household by Age and Tenure	Unincorporated Glenn County		
	2010	2015	2018
<b>Total Owner Occupied:</b>	<b>3,666</b>	<b>3,301</b>	<b>3,629</b>
Owner Householders 65 years and over	1,143	1,202	1,299
<b>Total Renter Occupied:</b>	<b>1,319</b>	<b>1,437</b>	<b>1,568</b>
Renter Householders 65 years and over	191	168	181
<b>Total Occupied Households</b>	<b>4,985</b>	<b>4,738</b>	<b>5,197</b>
Total Householder 65 years and over	1,334	1,370	1,480
<b>Total Population</b>	<b>14,589</b>	<b>14,430</b>	<b>14,869</b>
Total Population 65 years and over	2,137	2,381	2,420

Source: HUD 2020 6<sup>th</sup> Cycle Housing Element Data Package – Glenn County (ACS 2010, 2015, 2018 ACS 5 year estimates Tables B25007; DP05).

Because seniors tend to live on fixed incomes dictated by Social Security and other retirement benefits, those who do not own their homes are significantly affected by rising housing costs. Also, while some seniors may prefer to live in single-family detached homes, others may desire smaller, more affordable homes with less upkeep, such as condominiums, townhouses, apartments, or

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mobile homes. According to the DOF E-5 Report, in 2021 about 72.0% of unincorporated Glenn County's housing stock was made up of single-family detached homes, leaving 28.0% of the housing stock for those who choose to or must live in other forms of housing. As described in Chapter III, the County's zoning and land use regulations accommodate a range of housing types that serve the senior population, including single family housing, multifamily housing, mobile homes, senior housing, and care facilities.

There are several programs and services for the County's senior citizens; many of which serve the disabled or otherwise underprivileged groups. Programs and services for seniors and their families and caregivers are summarized in Section II-H.

### PERSONS WITH DISABILITIES

A "disability" includes, but is not limited to, any physical or mental disability as defined in California Government Code Section 12926. A "mental disability" involves having any mental or psychological disorder or condition, such as mental retardation, organic brain syndrome, emotional or mental illness, or specific learning disabilities that limits a major life activity. A "physical disability" involves having any physiological disease, disorder, condition, cosmetic disfigurement, or anatomical loss that affects body systems including neurological, immunological, musculoskeletal, special sense organs, respiratory, speech organs, cardiovascular, reproductive, digestive, genitourinary, hemic and lymphatic, skin and endocrine. In addition, a mental or physical disability limits a major life activity by making the achievement of major life activities difficult including physical, mental, and social activities and working.

Physical, mental, and/or developmental disabilities could prevent a person from working, restrict a persons' mobility or make caring for oneself difficult. Therefore, disabled persons often require special housing needs related to potential limited earning capacity, the lack of accessible and affordable housing, and higher health costs associated with disabilities. Additionally, people with disabilities require a wide range of different housing, depending on the type and severity of their disability. Housing needs can range from institutional care facilities to facilities that support partial or full independence (i.e., group care homes). Supportive services such as daily living skills and employment assistance need to be integrated in the housing situation.

- Individuals with a mobility, visual, or hearing limitation may require housing that is physically accessible. Examples of accessibility in housing include widened doorways and hallways, ramps, bathroom modifications (i.e., lowered countertops, grab bars, adjustable shower heads, etc.) and special sensory devices including smoke alarms and flashing lights.
- Individuals with self-care limitations (which can include persons with mobility difficulties) may require residential environments that include in-home or on-site support services ranging from congregate to convalescent care. Support services can include medical therapy, daily living assistance, congregate dining, and related services.
- Individuals with developmental disabilities and other physical and mental conditions that prevent them from functioning independently may require assisted care or group home environments.
- Individuals with disabilities may require financial assistance to meet their housing needs because a higher percentage than the population at large are low-income and their special housing needs are often more costly than conventional housing.

Table II-14 shown the employment status of persons countywide and within the unincorporated portions of the County with and without a disability in 2018. In 2018, the number of persons with a disability in the unincorporated areas of Glenn County included 681 persons employed with a disability and 59 persons unemployed with a disability. There were 1,061 persons with a disability not in the labor force in 2018.

	Glenn County		Unincorporated County	
	Number	Percent	Number	Percent
<b>In the Labor Force:</b>	10,940	68.9%	7,815	67.1%
Employed:	10,218	64.4%	7,319	62.9%
With a Disability	911	5.7%	681	5.9%
No Disability	9,307	58.6%	6,638	57.0%
<b>Unemployed:</b>	722	4.5%	496	4.3%
With a Disability	91	0.6%	59	0.5%
No Disability	631	4.0%	437	3.8%
<b>Not in the Labor Force:</b>	4,938	31.1%	3,826	32.9%
With a Disability	1,323	8.3%	1,061	9.1%
No Disability	3,615	22.8%	2,765	23.8%
<b>Total:</b>	<b>15,878</b>	<b>100%</b>	<b>11,641</b>	<b>100%</b>

Source: HCD 2020 6<sup>th</sup> Cycle Housing Element Data Package – Glenn County (ACS 2014-2018- C18120)

Table II-15 presents data on the types of disabilities of residents countywide and within the unincorporated areas of Glenn County based on the ACS 2018 Data; persons may have more than one disability resulting in the total number of disabilities exceeding the total number of disabled persons shown in Table II-14. For persons ages 0 to 64, the most common disabilities are cognitive difficulties (23.8%), ambulatory difficulties (25.5%), and independent living (15.17%). For the population of ages 65 and over, the most common disabilities are ambulatory difficulties (24.3%), hearing difficulties (21.1%), and independent living difficulties (12.8%).

	Glenn County		Unincorporated	
	Number	Percent	Number	Percent
<b>Total Disabilities Talled</b>	4,622	100.00%	2,479	100.00%
<b>Total Disabilities for Ages 5–64</b>	2,689	58.18%	1,454	58.65%
Hearing Difficulty	545	11.79%	300	12.10%
Vision Difficulty	590	12.77%	360	14.52%
Cognitive Difficulty	874	18.91%	590	23.80%
Ambulatory Difficulty	1,181	25.55%	631	25.45%
Self-Care Difficulty	259	5.60%	196	7.91%
Independent Living Difficulty (Ages 18-64)	577	12.48%	376	15.17%
<b>Total Disabilities for Ages 65 and Over</b>	1,933	41.82%	1,025	41.35%
Hearing Difficulty	916	19.82%	524	21.14%
Vision Difficulty	316	6.84%	219	8.83%
Cognitive Difficulty	467	10.10%	184	7.42%
Ambulatory Difficulty	1,153	24.95%	603	24.32%
Self-Care Difficulty	394	8.52%	191	7.70%
Independent Living Difficulty	692	14.97%	317	12.79%

Source: HCD 2020 6<sup>th</sup> Cycle Housing Element Data Package – Glenn County (ACS 2014-2018 - S1810)

As described further in Section III, the County’s zoning and land use regulations accommodate a range of housing types including single and multifamily housing, residential care facilities, and mobile homes that serve the disabled population. To address the range of needs of households with disabilities, Glenn County will implement programs to address the range of needs for persons with disabilities (refer to the Housing Plan for more detailed descriptions of these programs)

Glenn County will implement programs to address the range of needs of households with disabilities (refer to the Housing Plan for more detailed descriptions of these programs).



**PERSONS WITH DEVELOPMENTAL DISABILITIES**

Senate Bill (SB) 812 requires the County to include the needs of individuals with a developmental disability in the special housing needs analysis. A developmental disability is a disability which originates before an individual attains age 18, continues or can be expected to continue indefinitely, and constitutes a substantial handicap for the individual. This term includes the diagnoses of intellectual disability, cerebral palsy, epilepsy, and autism. This term also includes handicapping conditions found to be closely related to mental retardation or requiring treatment similar to that required for persons with an intellectual disability, but does not include other handicapping conditions that are solely physical in nature. (Lanterman Act, Welfare and Institutions Code, Section 4512.)

Many developmentally disabled persons can live and work independently within a conventional housing environment. More severely disabled individuals require a group living environment where supervision is provided. The most severely affected individuals may require an institutional environment where medical attention and physical therapy are provided. Because developmental disabilities exist before adulthood, the first issue in supportive housing for the developmentally disabled is the transition from the person’s living situation as a child to an appropriate level of independence as an adult.

The California Department of Developmental Services (DDS) currently provides community-based services to approximately 243,000 persons with developmental disabilities and their families through a statewide system of 21 regional centers, four developmental centers, and two community-based facilities. The Far Northern Regional Center serves Glenn County and is one of 21 regional centers in the State of California that provides point of entry to services for people with developmental disabilities. The center is a private, nonprofit community agency that contracts with local businesses to offer a wide range of services to individuals with developmental disabilities and their families.

While the US Census reports on a broad range of disabilities, the Census does not identify the subpopulation that has a developmental disability. The California Department of Developmental Services (DDS) maintains data regarding people with developmental disabilities, defined as those with severe, life-long disabilities attributable to mental and/or physical impairments. The DDS data is reported by zip code; therefore, it should be noted that zip codes for incorporated cities may contain portions of unincorporated Glenn County. As shown in Table II-16, the DDS data indicates that less than 85 developmentally disabled persons reside in zip codes for the unincorporated areas of Glenn County, while 345 developmentally disabled persons reside in the zip codes associated with Orland and Willows.

	<b>0 to 17 Years</b>	<b>18+ Years</b>	<b>Total</b>
<b>City Areas by Zip Code</b>			
95963 Orland	132	95	227
95988 Willows	67	51	118
<b>Subtotal</b>	<b>199</b>	<b>146</b>	<b>345</b>
<b>Unincorporated Communities and Areas by Zip Code</b>			
95920 Butte City	0	<11	<11
95939 Elk Creek	<11	<11	<22
95943 Glenn	<11	<11	<22
95951 Hamilton City	28	<11	<39
<b>Subtotal – Unincorporated Areas</b>	<b>&lt;41</b>	<b>&lt;44</b>	<b>&lt;85</b>
<b>Total</b>	<b>&lt;240</b>	<b>&lt;190</b>	<b>&lt;430</b>

Source: HCD 2020 6th Cycle Housing Element Data Package – Glenn County DDS, 2019 Developmental Disabilities by Zip Code.

Table II-17 breaks down the developmentally disabled population by residence type for the Glenn County zip codes. Countywide, the majority of developmentally disabled persons reside in the homes of their families or private guardians while less than 55 reside in independent living facilities, approximately 24 are housed within community care facilities, less than 22 reside in foster or family care homes, and less than 11 reside in other living situations. As shown in Table II-17, in the zip codes associated with unincorporated communities and areas, the majority of developmentally disabled persons live in the home of their family, parent,

or guardian. These distributions are fairly consistent with the client statistics for the Alta California Regional Center (ACRC) service area, which notes 77.2% of developmentally disabled persons reside in homes of their families or private guardians and 12.3% of developmentally disabled persons reside in independent living or supported living situations.

Zip Code	Home of Parent, Family, or Guardian	Independent / Supported Living	Community Care Facility	Intermediate Care Facility	Foster / Family Home	Other	Total
<b>City Areas by Zip Code</b>							
Orland 95963	187	15	24	0	<11	0	>226
Willows 95988	95	18	0	0	<11	<11	>113
<b>Unincorporated Communities and Areas by Zip Code</b>							
Butte City 95920	<11	<11	0	0	0	0	<22
Elk Creek 95939	<11	0	0	0	0	0	<11
Glenn 95943	<11	<11	0	0	0	0	<22
Hamilton City 95951	38	0	0	0	0	0	38
Source: HCD 2020 6th Cycle Housing Element Data Package, 2019 Developmental Disabilities by Zip Code.							

According to Glenn County’s 2014 Housing Element, there were 252 developmentally disabled persons countywide in 2012. As shown in Table II-16, in 2019, there were >377 developmentally disabled persons countywide, representing more than 44.6% increase since 2012. This rise in developmentally disabled persons countywide indicates that demand for affordable, accessible housing for its clients will likely increase. While the majority of developmentally disabled persons in the unincorporated areas of the County live with their parents, many need a supportive living environment, such as in-home care, a residential care home, or a community living facility. While many persons with developmental disabilities are eligible for various subsidy and assistance programs, many are unable to secure needed subsidized housing. Many of the individuals living with their parents will need alternative housing options as their parents age. This cycle triggers a need to explore other feasible housing alternatives, including in-home supportive care and adult residential care homes and facilities.

As described in detail in Section III of this report, the County’s zoning and land use regulations accommodate a range of housing types that serve the developmentally disabled population, including single family housing, multifamily housing, and mobile homes for persons living with their family or guardian. To address the range of needs of households with disabilities, Glenn County will implement programs to address the range of needs for persons with disabilities (refer to the Housing Plan for more detailed descriptions of these programs).

**LARGE HOUSEHOLDS**

Government Code Section 65583(a)(C) requires an analysis of housing needs for large families, those with 5+ members. Large family households comprised 13.3%, or 661, of the total households in unincorporated Glenn County according to the 2014–2018 ACS (see Table II-18 below). As shown in Table II-18, approximately 6.8% of large households in the unincorporated areas owned their own homes and similarly 6.5% of large households 5+ persons were renters.

Householder Type	Unincorporated Areas	
	Number	Percent
<b>Owner Households</b>	<b>3,629</b>	<b>73.0%</b>
Householder living alone	819	16.5%
Households 2-4 persons	2,472	49.7%
Large households 5+ persons	338	6.8%



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Householder Type	Unincorporated Areas	
	Number	Percent
<b>Renter Households</b>	<b>1,345</b>	<b>27.0%</b>
Householder living alone	371	7.5%
Households 2-4 persons	651	13.1%
Large households 5+ persons	323	6.5%
<b>Combined Total</b>	<b>4,974</b>	<b>100.0%</b>
Total Householder living alone	1,190	23.9%
Households 2-4 persons	3,123	62.8%
Large households 5+ persons	661	13.3%

Source: HCD 2020 6th Cycle Housing Element Data Package U.S. Census Bureau, ACS 2014-2018 (B25009)

The needs of large families are unique in that they require more space to satisfy minimum household needs. The increase in average household size Statewide is, to some extent, linked to the subject of overcrowding. Overcrowding is defined as more than one person per room; as shown in Table II-31, only 170 (3.37%) of households in unincorporated Glenn County live in overcrowded conditions.

**FARMWORKERS**

Farmworkers are traditionally defined as persons whose primary incomes are earned through permanent or seasonal agricultural labor. Permanent farm laborers work in the fields, processing plants, or support activities on a generally year-round basis. When workload increases during harvest periods, the labor force is supplemented by seasonal workers, often supplied by a labor contractor. For some crops, farms may hire migrant workers, defined as those whose travel prevents them from returning to their primary residence every evening.

Estimating the size of the agricultural labor force can be problematic as farmworkers are historically undercounted by the census and other data sources. For instance, the U.S. Census Bureau does not track farm labor separate from mining, fishing and hunting, and forestry, nor does the U.S. Census Bureau provide definitions that address the specific nuances of farm labor (e.g., field laborers versus workers in processing plants), length of employment (e.g., permanent or seasonal), or place of work (e.g., the location of the business versus agricultural field). As shown in Table II-19, 3,135 persons were estimated to be employed in the agriculture, forestry, fishing, hunting, and mining industry based on 2017 USDA Agricultural Census data.

The 2017 USDA data is the most recent available data that provides a focused analysis of farming activities and employment in the County. Table II-20 provides a breakdown of countywide farm labor employment by days worked. The data from this table indicates approximately 1,640 farmworkers worked more than 150 days a year and 1,446 worked less than 150 days per year and are likely seasonal workers.

Hired Farm Labor	Farm Operations	Workers	Payroll
Glenn County	534	3,135	\$61,839,000

Source: 2017 USDA Agricultural Census Data, Table 7

Hired Farm Labor	Farm Operations	Workers
150 Days or More	335	1,640
Less Than 150 Days	281	1,446

Source: 2017 USDA Agricultural Census Data, Table 7

Glenn County is situated in the rich agricultural region of California's Central Valley and the Sacramento River region. For this reason, the County has a large agricultural industry and is a significant producer of agricultural commodities. According to the most recent Glenn County Agricultural Crop Report, the total acreage of crop land in the county is approximately 347,652 acres. The gross value of agricultural production in Glenn County for 2017 was \$839,509,000, which represents a 12% increase from 2016 when gross production value totaled \$748,461,000. The 2018 gross production of agricultural commodities was valued at \$729,125,000. This represents a 13 percent decrease from 2017.

The HCD publication titled "Housing Element Questions and Answers – A Guide to the Preparation of Housing Elements, June 2001," explains that "sites identified for farmworker housing should facilitate the provision of housing for agricultural workers while minimizing the development of prime agricultural land to urban uses. These sites should also have characteristics relating to location, zoning and development standards which would be appropriate for their use for housing for farmworkers. Where a need for farmworker housing has been identified, the program should identify zones where housing for permanent and, where appropriate, for migrant farmworkers is allowed." As discussed in Chapter III, the County has identified zones to accommodate seasonal, or migrant, farmworker housing, but has not identified zones to accommodate permanent housing for agricultural employees.

- Farm Labor Camps are allowed with a Conditional Use Permit (requires environmental review and approval by the Planning Commission) in the Exclusive Agricultural (AE), Agricultural Preserve (AP), Foothill Agricultural/Forestry (FA), and the Farmland Security (FS) zones and by definition are limited to housing for people whose principal employment is the operation of the farm.
- Seasonal Farmworker Housing is permitted in the AE, AP, and FS zones with adherence to the standards outlined in Chapter 15.800. These standards include limitations on duration of stay, minimum parcel size requirements, mandated recordation of a covenant, and maximum occupancy standards. Projects proposed in the FA zone as well as those exceeding the standards can be permitted with a Conditional Use Permit.

However, as discussed in Chapter III, Housing Constraints, the County does not permit housing for agricultural employees consistent with the requirements of California Health and Safety Code Sections 17021.5 and 17021.6. In order to facilitate the development of housing for agricultural employees consistent with the requirements of State law, the Housing Plan includes a program to revise the Development Code to permit agricultural worker housing consistent with the requirements of State law.

### **FEMALE HEADS OF HOUSEHOLDS**

According to the 2014-2018 ACS, female-headed households with children make up approximately 12% of households in unincorporated Glenn County. As shown previously in Table II-12, in 2018, about 21.4% of female-headed households in unincorporated Glenn County had incomes below the poverty line. Single female-headed households with children present would particularly benefit from affordable housing types, and housing targeted at the ELI group, as well as housing located in the vicinity of daycare, schools, and other services. Battered women with children comprise a sub-group of female-headed households that are especially in need.

In Glenn County, there are social service providers and emergency housing facilities serving women in need. For example, the Westside Shelter (confidential location) assists families and victims affected by domestic violence. The Westside Shelter is a 14-bed facility that assists in crisis intervention, emergency shelters, counseling, training, legal assistance, and other services for individuals and families affected by domestic violence. As described in Section II-I, there are a number of health service providers, as well as supportive, transitional, and emergency housing providers in Glenn County to assist women and children. Chapter III discusses a variety of housing types accommodated in Glenn County, including single family, duplex, multifamily apartments, townhomes, mobile and manufactured homes, and second units and describes programs in the Housing Plan to further increase the variety of housing stock to accommodate housing needs, including those of populations with special housing needs.

### **HOMELESS AND OTHER GROUPS IN NEED OF TEMPORARY AND TRANSITIONAL AFFORDABLE HOUSING**

Government Code Section 65583(a)(7) requires that the Housing Element include an analysis of the needs of homeless persons and families. The analysis must include: (1) estimates of the number of persons lacking shelter; (2) where feasible, a description of the characteristics of the homeless (i.e., those who are mentally ill, developmentally disabled, substance abusers, runaway

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youth); (3) an inventory of resources available in the community to assist the homeless; and (4) an assessment of unmet homeless needs, including the extent of the need for homeless shelters.

The law also requires that each jurisdiction address community needs and available resources for special-housing opportunities, known as transitional and supportive housing. These housing types provide the opportunity for families and individuals to “transition” from a homeless condition to permanent housing, often with the assistance of supportive services to assist individuals in gaining necessary life skills in support of independent living.

The following discussion addresses the requirements of Government Code Section 65583(a)(7). It should be noted that data on homeless families and individuals is not always developed based on jurisdictional boundaries.

The County of Glenn, through its Community Action Department (CAD), in partnership with the Glenn County Health and Human Services Agency (HHSA), has commissioned this 10-Year Plan to End Homelessness (the “10-Year Plan”) for the purpose of laying out a focused and practical strategy for addressing the issue of homelessness in Glenn County. Glenn County is the lead agency for the Colusa-Glenn-Trinity Community Action Partnership. The CAD is the lead agency for the Dos Rios Continuum of Care and is the county department assigned with tasks relating to homelessness and housing.

The 10-Year Plan is a threshold requirement of the HCD’s “No Place Like Home” Program (NPLH). This is a new statewide funding program that will allocate funds to counties and housing developers for the development of permanent supportive housing that assists those who are homeless with mental illness. HCD requires that any county that receives NPLH funding must adopt a 10-year homelessness plan, that the 10-Year Plan incorporates some required data and topics, and that the county consults with proscribed groups to receive input. This 10-Year Plan follows the HCD requirements in order to position Glenn County for receiving NPLH funds.

The Plan builds and expands upon the previous work of the Dos Rios Continuum of Care (CoC) which previously adopted a 2017-2028 Housing Strategic Plan. This Plan may be viewed as an addendum to the CoC Strategic Plan specifically for Glenn County. Most importantly, the Plan addresses the unique challenges and needs of those who are homeless in Glenn County, a small, rural county with limited resources. The Plan is therefore grounded in the reality of what consumers, family caregivers, concerned citizens, governmental and nonprofit stakeholders have identified as the most critical needs and feasible solutions to move individuals and families from being unhoused to becoming stably housed in Glenn County.

### Past Homelessness Planning Efforts

- *Dos Rios Continuum of Care:* The Dos Rios CoC is made up of the Counties of Glenn, Colusa and Trinity. Glenn County, through its Community Action Department, functions as the lead agency for the CoC, overseeing HUD compliance, reporting, and the coordination of funding for various homelessness assistance programs, including the Emergency Solutions Grant (ESG), Homeless Emergency Assistance Program (HEAP), California Emergency Solutions and Housing Program (CESH), and as a contracted partner for both the CalWORKS Housing Support Program (HSP) and Housing and Disability Advocacy Program (HDAP). Other than a CoC planning grant, the CoC does not currently receive or administer any HUD Continuum of Care program funding. In 2017, the CoC developed and adopted its 2017-2028 Housing Strategic Plan. The purpose of the CoC Strategic Plan is “to guide future funding and policy decisions for developing affordable housing, housing programs and housing services across the region.” The CoC Strategic Plan lays out three Strategic Directions for the CoC, and within each Strategic Direction, there are a number of key actionable objectives intended to guide policies, procedures and investments.
- *Glenn County Housing and Wellness Committee:* The Glenn County Housing and Wellness Committee is a countywide group of service providers and stakeholders dedicated to addressing homelessness. It includes local government, non-profit agencies, and community volunteers. The Committee supports and informs the work of the Dos Rios CoC as it pertains to Glenn County. This includes the implementation of HMIS and CES, carrying out the Point-in-Time Count and the development of programs for funding consideration by the CoC.

- Glenn County Healthy Housing Coalition:** The Glenn County Healthy Housing Coalition, an internal County Committee made up of staff from the County Department of Health and Human Services (Behavioral Health, Public Health, Social Services, Community Action Department), including the Dos Rios Continuum of Care Chairman, who also serves as the County’s Social Services Deputy Director. The Committee meets on a monthly basis to discuss, coordinate and strategize County programs, policies and procedures dedicated to meeting the needs of those who are homeless or at risk of homelessness.

**Homeless Estimates**

The primary quantitative data source on homelessness in Glenn County is the CoC Point-in-Time Surveys (PIT). The PIT surveys are organized by the CoC in which volunteers reach out to homeless individuals on the street, and in parks, camping areas, libraries and shelters. The PIT is an effort to learn more about the current extent and conditions of homelessness through the use of a uniform survey instrument with those willing to participate. The survey included questions about demographics, sleeping location, residency, length of time homeless and certain disabling conditions. It is recognized nationally that PIT efforts and the resulting data generally undercounts the number of individuals experiencing homelessness, simply due to the challenges of having enough community volunteers, finding those who are unsheltered on any given day, and their willingness to participate. The challenges of sometimes severe winter weather and a lack of shelters in the county further makes an accurate count difficult. In addition, not every question was necessarily answered by those who were counted. Sometimes, volunteers only complete a “tally” sheet when they observe someone who appears to be homeless, but do not engage the individual in the completion of a survey. Also, not all individuals necessarily feel comfortable answering all of the questions, or the volunteer may be unable to finish a survey for a variety of reasons. Where such data gaps exist, in some cases, the preponderance of responses provide a fair picture of homelessness, given the community’s demographics.

The 2020 PIT Count identified 261 total homeless persons countywide, consisting of 111 sheltered and 150 unsheltered homeless within the Colusa, Glenn, Trinity Counties region as shown in Table II-21.

PIT Count	COLUSA, GLENN, TRINITY COUNTIES			
	Emergency Shelter	Transitional Housing	Unsheltered	Total
Homelessness PIT Count 2020	60	51	150	261
Homelessness PIT Count 2019	14	28	150	192
Homelessness PIT Count 2018	66	29	173	268

Source: HUD 2018-2020 PIT Reports. - hudexchange.info

The charts below depict additional information from the surveys (adjusted for questions not answered) in terms of the sleeping location for those living unsheltered (not in emergency shelter or motel with voucher), the number of times they have been homeless in the last three years, and those who identified having a mental health condition as a disability.

Additional demographics for the homeless individuals within the region are shown below in Table II-22. Of the 261 homeless individuals, 18 homeless individuals are veterans, 44 are chronically homeless, and 17 are victims of domestic violence.

Homeless Profile	Sheltered		Unsheltered		Total	
	Number	%	Number	%	Number	%
Total Homeless Population	111	42.5%	150	57.5%	261	100%

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Male	45	17.2%	95	36.4%	140	53.6%
Female	66	25.3%	55	21.1%	121	46.4%
Gender Non-Conforming/Unknown	0	0.0%	0	0.0%	0	0.0%
Additional Demographics						
Chronically Homeless	2	4.55%	42	95%	44	16.9%
Veteran	1	5.56%	17	94%	18	6.9%
Severely Mentally Ill	4	36.36%	7	64%	11	4.2%
Victims of Domestic Violence	14	82.35%	3	18%	17	6.5%
Unaccompanied Youth	4	44.44%	5	56%	9	3.4%
Parenting Youth	4	100.00%	0	0%	4	1.5%
Children of Parenting Youth	7	100.00%	0	0%	7	2.7%
Note: Respondents may be included in more than 1 subset. For example: a respondent may be a Veteran and also Chronically Homeless.						
Source: 2020 PIT Report CA-523 Colusa, Glenn, Trinity Counties CoC						

While the 2020 PIT count did not identify households specifically in Glenn County, the Glenn County 10-Year Plan to End Homelessness identified that the 2019 Point-in-Time Survey counted a total of 58 individuals in 45 households experiencing homelessness in Glenn County. Of these individuals:

- 36 identified as male, 22 identified as female, and no one identified as transgender
- 46 individuals were adults over the age of 24, three individuals were ages 18-24, and there were eight children under the age of 18
- 3 individuals identified themselves as Veterans
- In terms of race, 39 households identified as White, six households identified as Native American/Alaskan Native, and 2 households identified their ethnicity as Hispanic or Latino.
- 2 individuals identified themselves as Victims of Domestic Violence, with both self-identifying as women.

### Emergency Shelters, Transitional, and Supportive Housing Resource Inventory

Homeless programs are primarily administered at the regional-level throughout the CoC Region. The most recent inventory of area resources available for emergency shelters, and transitional housing, comes from the 2019 Housing Inventory reported to HUD. Table II-23 below shows the beds offered by homeless facilities. As shown, 82 total beds were available in 2019.

Facility Type	Colusa/Glenn/Trinity Counties Continuum of Care Region			
	Family Units	Family Beds	Adult-Only Beds	Seasonal
Emergency Shelter	6	17	0	0
Transitional Housing	9	43	22	n/a
Total	15	60	22	0

Source: HUD 2019 Continuum of Care Homeless Assistance Programs – Housing Inventory County CoC Colusa/Glenn and Trinity Counties Continuum of Care Region: [Url: https://www.hudexchange.info/programs/coc/coc-housing-inventory-count-reports/](https://www.hudexchange.info/programs/coc/coc-housing-inventory-count-reports/)

### Emergency Shelters

An emergency shelter is housing with minimal supportive services for homeless persons that is limited to occupancy of six months or less. While Glenn County does not have an emergency shelter, the following year-round primary emergency shelter programs offer beds in for homeless individuals in Glenn County:

<b>Table II-24. Homeless Facilities (2019)</b>		
<b>Program/Provider/Facility</b>	<b>Client Type</b>	<b>Total Beds</b>
Hotel/Motel Vouchers	Motel vouchers for homeless individuals and families are currently provided by Glenn County Social Services and Behavioral Health. Due to the extremely low permanent housing unit availability, motels are used as temporary housing. Motel vouchers are provided to clients on a short-term basis, staff works with clients to secure more permanent housing.	NA
Glenn County Behavioral Health, in partnership with Butte County, Iris House	Through a contract with Butte County, consumers who are homeless or at risk of homelessness can be referred for a bed at Iris House in Chico. Iris House is a home-like residential facility with 10 beds providing psychiatric treatment and psycho/social rehabilitative services to individuals diagnosed with mental illness. Individuals can stay for up to 30 days after discharge from an inpatient hospital. Services include access to a psychiatrist and a case manager. Iris House is owned by Butte County Behavioral Health.	10 beds
Referrals to Out-of-County Shelters:	Referrals are made to emergency shelters located in other adjacent counties, including the Torres Community Shelter in Chico and the PATH Shelter in Red Bluff. Placement depends upon available beds in these shelters, which is not predictable or guaranteed. Since the Camp Fire in November 2018, the Torres Community Shelter has been especially impacted.	NA
Source: Glenn County 10-Year Plan to End Homelessness • JULY 2019		

**Transitional Housing**

Transitional housing is rental housing requires the termination of assistance and recirculation of the assisted unit to another eligible program recipient after a pre-identified period of time that is no less than six months. Several transitional-housing providers are available to provide services in Glenn County, providing a total of 25 beds. The table below highlights the number of beds each of the four transitional-housing providers.

<b>Table II-25. Transitional housing (2019)</b>		
<b>Provider Type/ Client Type</b>	<b>Permanent/ Seasonal</b>	<b>Beds</b>
Prison reentry program/Transitional Housing	24 months	4 beds
Families/Transitional Housing	24 months	9 beds
Emancipated youth/Transitional Housing	24 months	6 beds
Orland House/Transitional Housing	24 months	6 beds
Source: Glenn County Housing Element 2014-2019		

**Permanent Supportive Housing**

Permanent Supportive Housing (PSH) is a housing model designed to provide housing assistance (project- and tenant-based) and supportive services on a long-term basis to formerly homeless individuals and families. Supportive housing has no limit on the length of stay and is linked to onsite or offsite supportive services to maximize the occupant's ability to live and work in the community. Glenn County Currently has no Permanent Supportive Housing units.

**Assessment of Need**

The 2019 Point-in-Time Survey counted a total of 58 individuals in 45 households experiencing homelessness in Glenn County. Glenn County does not have an emergency shelter for those experiencing homelessness, aside from the Westside Domestic Violence Shelter. Right now, for someone who is experiencing homelessness, their access to services largely depends upon them walking into a County HHS location where they are connected to one of the two staff persons dedicated to provide intake services



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for those experiencing homelessness. For homeless individuals who are dealing with a mental illness, who are not close enough to a population center to walk to such services, or who may have a distrust of government services, they may not be engaged at all or are only engaged at the time of crisis.

Studies show that the longer an individual remains homeless, the more difficult it is for them to find housing and participate in programs that develop self-sufficiency. This was echoed by participants in focus group at Harmony House who expressed concerns for their ability to get out of homelessness permanently, the longer they remain unhoused. The high proportion of unsheltered individuals and families points to the need for proactive street outreach to homeless populations. For success, this would require consistent contact and rapport building over time in order to form relationships of trust, and would need to combine professionals trained in mental health along with those who can offer practical services and information that meet immediate needs. While this will admittedly be challenging in a county with limited resources, the existence of Harmony House and its positive acceptance by those experiencing homelessness provides a strengths-based approach from which to begin conducting such outreach. This is a community asset that is already engaging people at the level of mental health support and can be expanded to further engage those who are part of the NPLH target population.

The Dos Rios CoC Plan serves Colusa, Glenn, and Trinity Counties. The 10-Year Plan addresses the unique challenges and needs of those who are homeless in Glenn County, a small, rural county with limited resources. The 10-Year Plan addresses delivering housing and services to meet the specific needs of people who are homeless and assist with a transition to stable housing and maximum self-sufficiency.

Providers of homeless services in Glenn County have extremely limited resources to work with in assisting the homeless. The CoC Plan states that there is more coverage available (yet still not adequate) to assist persons at risk of homelessness from becoming homeless. It includes action steps to end homelessness and prevent a return to homelessness. The Plan is therefore grounded in the reality of what consumers, family caregivers, concerned citizens, governmental and nonprofit stakeholders have identified as the most critical needs and feasible solutions to move individuals and families from being unhoused to becoming stably housed in Glenn County.

There are very limited facilities in the County that are dedicated to the homeless. Housing resources are primarily available in the form of rental and utility assistance on a short term basis to assist in keeping a person or family from falling into homelessness. In Glenn County, emergency shelters are provided through motel vouchers. Transitional housing offers considerable support services and allows for longer stays. There are two houses in the City of Willows offering transitional housing, one in the City of Orland, and a program of “scattered sites” administered through Remi-Vista to provide six beds to foster youth between the ages of 16-24.

Permanent supportive housing provides an independent living situation for those people who are not expected to recover enough to operate independent of housing and services. This was ranked as one of Glenn County’s highest priorities by the CoC update.

The Health & Human Services Agency provides housing retention assistance, eviction prevention, and move-in rent funds, landlord/tenant mediations, weatherization, rental assistance, down payment assistance, crisis line, utility assistance and family self-sufficiency support services, as well as case management, life skills training and substance abuse counseling. Most of these services can prevent homelessness, but without adequate housing resources, these services are less likely to be effective in stabilizing the lives of homeless persons and families.

### **Zoning for Emergency Shelters, Transitional and Supportive Housing**

Government Code Section 65583 requires each jurisdiction to identify one or more zoning districts where emergency shelters are allowed without a discretionary permit, such as a use permit. According to the State of California, an emergency shelter is defined (California Health and Safety Code section 50801(e)) as “housing with minimal supportive services for homeless persons that is limited to occupancy of six months or less by a homeless person.” In addition, the Government Code states that transitional and supportive housing shall be considered a residential use and only subject to the restrictions that apply to other residential uses of the same type in the same zone. Transitional housing is defined (Government Code Section 65582(j) and Health and Safety Code

50675.2(h)) as “buildings configured as rental housing developments, but operated under program requirements that require for the termination of assistance and recirculation of the assisted unit to another eligible program recipient at some predetermined future point in time, which shall be no less than six months.” Supportive housing is defined (Government Code Section 65582(g) and Health and Safety Code 50675.14(b)) as “housing with no limit on length of stay, that is occupied by the target population as defined in subdivision (d) of Section 53260, and that is linked to onsite or offsite services that assist the supportive housing resident in retaining the housing, improving his or her health status, and maximizing his or her ability to live and, when possible, work in the community.”

As discussed in Chapter III, the Development Code does not specifically address emergency shelters, transitional housing, or supportive housing. The Housing Plan includes a program to ensure emergency shelters are allowed in zones, consistent with the requirements of State law, to accommodate low barrier navigation centers, which are a housing first, low barrier, temporary, service-enriched shelter, in residential and mixed use districts in accordance with the requirements of AB 2162, and to accommodate transitional and supportive housing consistent with the requirements of State law.

## E. HOUSING STOCK CHARACTERISTICS

This section identifies the characteristics of unincorporated Glenn County’s physical housing stock. This includes an analysis of housing types, housing tenure, vacancy rates, housing conditions, and overcrowding.

The majority of residential units in Glenn County are detached single-family homes (71%). The next largest housing type is mobile homes, with a higher percentage than most parts of the State at 13%. Almost half of all residential units have three bedrooms, making it by far the largest unit category by number of bedrooms. The next largest category is two-bedrooms. Together, two-bedroom and three-bedroom units make up 77% of the housing stock in Glenn County.

### 1. HOUSING TYPE

As shown by Table II-26, in 2010 there were 5,720 housing units in the unincorporated County. By 2020, the number increased by 1.5% to 5,805 units, most of which was due to single family construction and mobile homes.

	2010	2020	% Change 2010-2020
Single Family Detached	4,105	4,153	1.2%
Single Family Attached	116	114	-1.7%
2 to 4 Units	126	128	1.6%
5+ Units	91	91	0.0%
Mobile Homes	1,282	1,319	2.9%
<b>Total:</b>	<b>5,720</b>	<b>5,805</b>	<b>1.5%</b>

Source: HCD 2020 6<sup>th</sup> Cycle Housing Element Data Package (DOF E-5 Report 2010), State of California, Department of Finance, E-5 Population and Housing Estimates for Cities, Counties and the State — January 1, 2011- 2020

## HOUSING TYPE DEVELOPMENT TRENDS

Information regarding annual building permits by type of unit from July 1, 2014 through 2021 is included below on Table II-27. In the County, mobile and manufactured homes (48%) and site-built single-family homes (46%) are the predominant housing type. Recent development in the County has also included duplex units (6 units) and second residences (7 units). As shown in Table IV-1, since the County adopted Chapter 15.175 to permit second dwellings (accessory dwelling units) as a ministerial use, the County has permitted 8 second dwellings from 2018 through 2020 (an average of 2.3 second dwellings per year).



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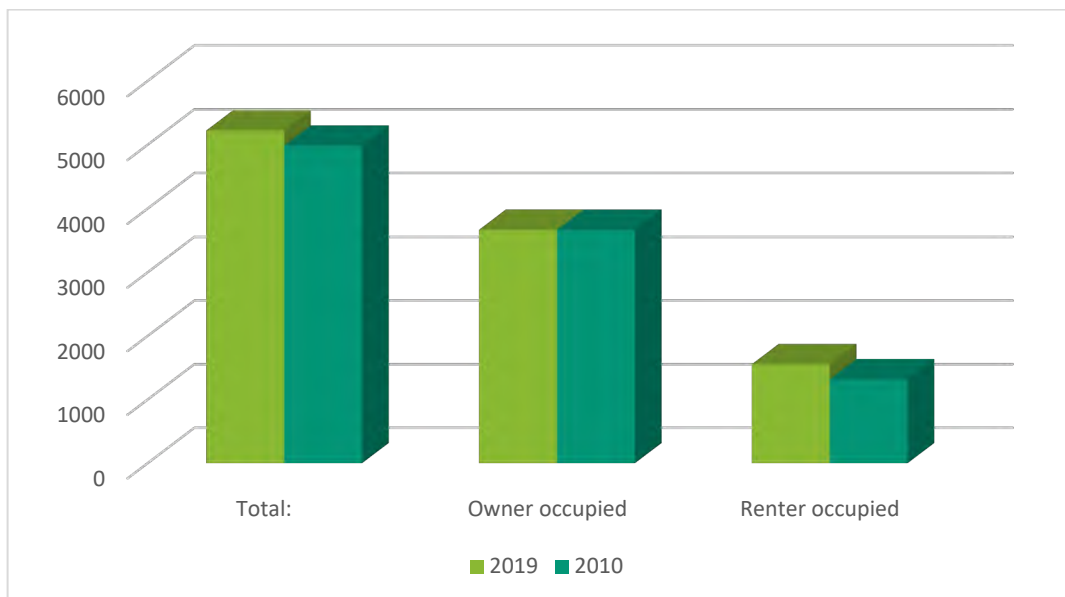
Year	Single Family Home	Manufactured Home	Accessory Dwelling Unit <sup>1</sup>	Duplex	Triplex, Fourplex	Multifamily (5+ units)
2014	8	14	0	0	0	0
2015	7	13	0	0	0	0
2016	14	12	0	0	0	0
2017	11	17	0	1 (2 units)	0	0
2018	17	13	1	0	0	0
2019	16	14	2	2 (4 units)	0	0
2020	14	7	4	0	0	0
2021 (9/21)	6	9	0	0	0	0
<b>TOTAL</b>	<b>93 (46%)</b>	<b>98 (48%)</b>	<b>7 (3%)</b>	<b>6 (3%)</b>	<b>0 (0%)</b>	<b>0 (0%)</b>

Source: Glenn County 2021  
<sup>1</sup>Identified as 2<sup>nd</sup> Residence in the building permit reports

**2. HOUSING TENURE**

Housing tenure refers to the status of occupancy of a housing unit and whether it is an owner-occupied or a rental unit. Figure II-1 below compares the distribution of housing tenure in unincorporated Glenn County between 2010 and 2019. Of the total occupied housing units in the unincorporated areas in 2010, 3,666 units were owner-occupied and 1,319 units were renter households. In 2019, the distribution of owner occupied housing units in unincorporated Glenn County remained at 3,666 units while rental units increased to 1,555 units.

**Figure II-1. Distribution of Housing Tenure – Unincorporated Glenn County (2010, 2019)**



Source: U.S. Census Bureau, 2015-2019 American Community Survey 5-Year Estimates; 2010: ACS 5-Year Estimates (B25003)

### 3. VACANCY RATES

The vacancy rate in a community indicates the percentage of units that are vacant and for rent/sale at any single point in time. It is desirable to have a vacancy rate that offers a balance between a buyer and a seller. Vacancy rates often are a key indicator of the supply of affordable housing options, both for ownership and rental purposes. Housing literature suggests that a vacancy rate in the range of 2–3% for owner-occupied housing is considered desirable while for rental housing the desirable range is 5–6%. Table II-28 indicates the vacant housing stock by type in the unincorporated area as listed in the ACS 2014-2018 5-Year Community Survey. The ACS data indicates that there were 678 vacant units in unincorporated Glenn County. Of the total vacant units, 197 units were classified as for seasonal, recreational, or occasional use, and 416 were classified as other vacant. Additionally, 52 units were classified as for rent, 5 were classified as rented, not occupied, 0 were classified as for sale only, and 5 were classified as sold, not occupied. There were also three vacant units classified for migrant workers.

Housing Type	Unincorporated	
	Number	Percent
<b>Total Vacant Units</b>	678	100.0%
For Rent	52	7.7%
Rented, Not Occupied	5	0.7%
For Sale	0	0.00%
Sold, Not Occupied	5	0.7%
For Seasonal, Recreational, or Occasional Use	197	29.1%
For Migrant Workers	3	0.4%
Other Vacant	416	61.4%

Source: HCD 2020 6th Cycle Housing Element Data Package. U.S. Census Bureau, ACS 2014-2018 (B25004)

Table II-29 compares the vacancy status of housing in unincorporated Glenn County in 2010, 2015, and 2019. Unincorporated Glenn County showed an overall decrease in vacancy rates between 2010 to 2019 from 12.1% to 11.9%.

Year	Total Housing Units	Occupied Housing Units	Vacant Housing Units	Overall Vacancy Rate
2010	5,668	4,985	683	12.1%
2015	5,559	4,738	821	14.8%
2019	5,924	5,221	703	11.9%

Source: ACS 2010, 2011-2015, 2015-2019 5 Year Estimates (Tables B25002 )

### 4. HOUSING AGE AND CONDITIONS

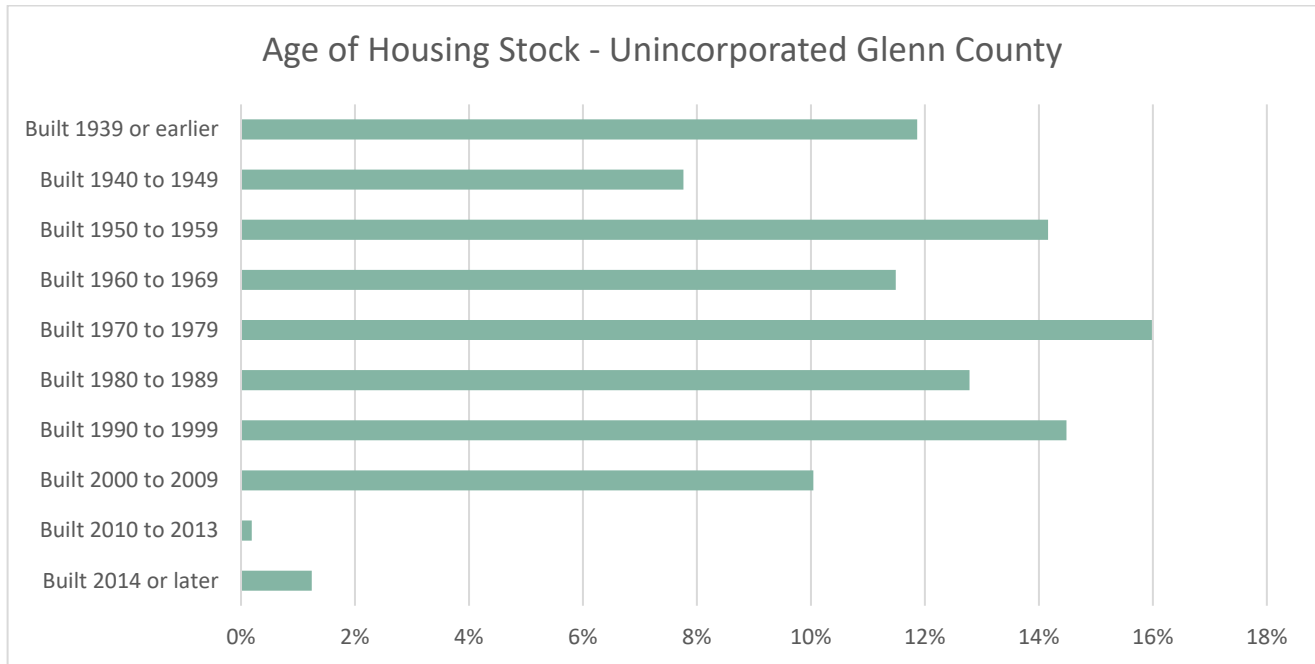
Related to the condition of the housing stock in unincorporated Glenn County is the age of the housing units. Generally, structures older than 30 years begin to show signs of deterioration and require reinvestment to maintain their quality. Unless properly maintained, homes older than 50 years may require major renovation to remain in a good, livable condition. Table II-30 and Figure II-2 illustrate the age of the housing stock in unincorporated Glenn County.

There are no areas in the unincorporated County that have been identified as having concentrations of homes in significant disrepair or in need of replacement. It is estimated that approximately 30% of the housing stock requires minor repair, 20% of the housing stock (1,175 units) is in need of moderate repair requiring maintenance or replacement of one major item (roof, siding, electrical) or several minor items, 8% (470 units) of the housing stock is in need of significant repair, with two or more

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major items (roof, siding, electrical, etc.) in need of major repair or complete replacement and up to 0.5% of the housing stock (30 homes) may require replacement.

**Figure II-2. Age of Housing Stock – Unincorporated Glenn County (2018)**



Source: HCD 2020 6th Cycle Housing Element Data Package US Census Bureau, ACS 2014-2018 (DP04) ACS B25034:

As shown in Table II-30, approximately 45% of the housing stock was built more than 50 years ago and the decade with the most housing stock growth was 1970 to 1979 (16%). As such, Glenn County’s housing stock is generally older and may require more maintenance than communities with a larger percentage of more recent homes.

Housing Stock	Number	Percent
<b>Total Housing Units</b>	5,875	100.0%
Built 2014 or later	73	1.2%
Built 2010 to 2013	11	0.2%
Built 2000 to 2009	590	10.0%
Built 1990 to 1999	851	14.5%
Built 1980 to 1989	751	12.8%
Built 1970 to 1979	939	16.0%
Built 1960 to 1969	675	11.5%
Built 1950 to 1959	832	14.2%
Built 1940 to 1949	456	7.8%
Built 1939 or earlier	697	11.9%

Source: HCD 2020 6th Cycle Housing Element Data Package US Census ACS B25034: Year Structure Built

**Overcrowding**

Overcrowding is a measure of the ability of existing housing to adequately accommodate residents. The U.S. Census Bureau defines overcrowding as a household that lives in a dwelling unit with an average of more than 1.0 person per room, excluding kitchens and bathrooms. A severely crowded housing unit is occupied by 1.5 persons or more per room. Too many individuals living in housing with inadequate space and number of rooms can result in deterioration of the quality of life and the condition of the dwelling unit from overuse. Overcrowding usually results when either the costs of available housing with a sufficient number of bedrooms for a family exceeds the family’s ability to afford such housing or unrelated individuals (such as students or low-wage single adult workers) share dwelling units because of high housing costs.

According the 2015–2019 American Community Survey, overcrowding in unincorporated Glenn County was 3.3% (170 housing units). Among renters in unincorporated Glenn County, approximately 9.4% of rental households (or 147 housing units) were in overcrowded conditions, and 5 (0.3%) were in severely overcrowded conditions. Among homeowners, approximately 0.6% of these housing units (or 23 housing units) were in overcrowded conditions, and approximately 0.08% (or three housing units) were in severely overcrowded conditions. Table II-31 provides information on overcrowded housing in unincorporated Glenn County.

	<b>Units</b>	<b>Percent</b>
<b>Owner Occupied:</b>	3,629	69.83%
<i>0.5 or less occupants per room</i>	2,398	66.08%
<i>0.51 to 1 occupant per room</i>	1,208	33.29%
<i>1.01 to 1.5 occupants per room</i>	20	0.55%
<i>1.51 to 2.0 occupants per room</i>	0	0.00%
<i>2.01 or more occupants per room</i>	3	0.08%
<b>Owner Occupied Overcrowded (1.01+)</b>	23	0.63%
<b>Owner Occupied Severely Overcrowded (1.5+)</b>	3	0.08%
<b>Renter Occupied:</b>	1,568	30.17%
<i>0.5 or less occupants per room</i>	869	55.42%
<i>0.51 to 1 occupant per room</i>	552	35.20%
<i>1.01 to 1.5 occupants per room</i>	142	9.06%
<i>1.51 to 2.0 occupants per room</i>	3	0.19%
<i>2.01 or more occupants per room</i>	2	0.13%
<b>Renter Occupied Overcrowded (1.01+)</b>	147	9.38%
<b>Renter Occupied Severely Overcrowded(1.5+)</b>	5	0.32%
Total Units	5,197	100.00%
<b>Total Overcrowded</b>	170	3.27%
<b>Total Severely Overcrowded</b>	8	0.15%

Source: : HCD 2020 6th Cycle Housing Element Data Package ACS 2014-2018 (Table B25014)

**F. HOUSING COSTS AND AFFORDABILITY**

**1. HOUSING PRICES AND TRENDS**

As indicated by Table II-32, housing costs changed for some more than others in Glenn County through the years 2010 – 2019. From 2010 to 2019, renters saw a large rent increase of 14.7% while homeowners experienced a 0.8% decrease in housing costs.

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Cost Type	Year			% Change
	2010	2015	2019	2010–2019
Countywide				
Median Monthly Ownership cost	\$ 883	\$ 795	\$ 876	-0.8%
Median Gross Rent*	\$728	\$ 725	\$ 835	+14.7%
Orland				
Median Monthly Ownership cost	\$1,055	\$987	\$953	-3.44%
Median Gross Rent*	\$770	\$700	\$883	26.14%
Willows				
Median Monthly Ownership cost	\$1,037	\$972	\$1,026	5.56%
Median Gross Rent*	\$708	\$754	\$784	3.98%
Hamilton City				
Median Monthly Ownership cost	\$888	\$940	\$967	2.87%
Median Gross Rent*	614	702	715	1.85%
Artois				
Median Monthly Ownership cost	\$1,063	--	\$958	--
Median Gross Rent*	--	--	\$984	--
Elk Creek				
Median Monthly Ownership cost	\$414	\$482	--	--
Median Gross Rent*	--	\$919	--	--
*Not adjusted for inflation				
Source: U.S. Census, 2010; 2019 5 year estimates, American Community Survey Table S2503; and 2010-2019 Table DP04				

Table II-33 indicates median housing value for homes in the communities of Glenn County. Value is defined as the amount for which property, including house and lot, would sell if it were on the market at a given point in time. As shown in Table II-33, the median value for housing units varies throughout the communities.

The typical home value of homes in Glenn County is \$266,405. This value is seasonally adjusted and only includes the middle price tier of homes. Glenn County home values have gone up 31.7% from 2015.

Location	Median Home Values <sup>1</sup>				% Change
	2005 <sup>2</sup>	2010 <sup>2</sup>	2015 <sup>2</sup>	2021 <sup>2</sup>	2015–2021
Glenn County	\$232,178	\$162,908	\$202,273	\$266,405	+ 31.7%
Willows	\$186,178	\$143,555	\$177,407	\$228,388	+ 28.7%
Orland	\$253,520	\$182,393	\$224,085	\$295,643	+ 31.9%
Hamilton City	na	\$114,904	\$165,530	\$202,747	22.5%
Elk Creek	na	\$142,828	\$174,808	\$221,078	26.5%
Artois	na	na	na	na	na
Glenn	na	\$300,992	\$443,211	\$610,564	37.8%
Butte City	na	\$145,037	\$208,806	\$265,591	27.2%
1) Zillow Home Value Index (ZHVI): reflects the typical value for homes in the 35th to 65th percentile range.					
2) home value as of March 31					
Source: zillow.com/research/data/					

Table II-34 indicates the value of owner-occupied housing units as reported on the ACS within unincorporated Glenn County in 2019. Of the 3,666 owner-occupied units, 585 (15.9%) were less than \$100,000, 269 (7.3%) were in the \$100,000 to \$149,999 price range, 471 (12.9%) were in the \$150,000 to \$199,999 price range, 915 (25.0%) were in the \$200,000 to \$299,999 range, and 844 (23.0%) were in the \$300,000 to \$499,999 range. Additionally, there were 471 units (12.8%) valued in the \$500,000 to \$999,999 price range and 111 units (3.0%) valued in the \$1,000,000 or more price range.

Value	Number of Units	% of Total
Less than \$50,000	419	11.4%
\$50,000 to \$99,000	166	4.5%
\$100,000 to \$149,999	269	7.3%
\$150,000 to \$199,999	471	12.8%
\$200,000 to \$299,999	915	25.0%
\$300,000 to \$499,999	844	23.0%
\$500,000 to \$999,999	471	12.8%
\$1,000,000 or more	111	3.0%
<b>Total</b>	<b>3,666</b>	<b>100.0%</b>

Source: U.S. Census (2015-2019 ACS Table DP04)

**Mobile Homes**

Mobile homes generally offer a more affordable option for those interested in homeownership. The median value of a mobile home in Glenn County in 2019 was \$53,900 (*US Census Bureau, ACS 2015-2019 Table B25083*). Overall, there are approximately 1,507 mobile homes in all of Glenn County with 1,319 located in the unincorporated areas. As shown by Table II-35, there are many mobile home parks throughout Glenn County and the communities of Orland and Willows with a total of 445 permitted Mobile Home spaces.

The County Code allows all forms of housing as long as they can meet the prescribed minimum residential construction standards and the adopted building code. Manufactured homes or mobile homes are allowed in the County as long as the units meet the minimum residential standards contained in Chapter 15.590 of the Glenn County Code. In certain cases, standards may be waived to allow different architectural styles or mobile homes which cannot meet age requirements specified by County Code.

Name	Mobile Home Spaces	Area/Zip
Shady Oaks Trailer Park	16	Orland, Ca 95963
River Glenn	10	Glenn, Ca 95943
Hahn Trailer Court	18	Orland, Ca 95963
Orland Mobilehome Park	35	Orland, Ca 95963
Black Butte Mobilehome Park	49	Orland, Ca 95963
Voyles Trailer Park	15	Willows, Ca 95988
Elk Creek Trailer Park	5	Elk Creek, Ca 95939
Le Marr Park	3	Willows, Ca 95988
Willows Mobile Home Community And RV Park	47	Willows, Ca 95988
Orland Estates Mobile Home Park	74	Orland, Ca 95963
La Victoria Acres	14	Glenn, Ca 95943
Country Leisure Mobile Estates	32	Orland, Ca 95963
Orland Oaks Mobilehome Park	84	Orland, Ca 95963

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Hamilton City Mobilehome Court	36	Hamilton City, Ca 95951
Klauzer Mobilehome Park	4	Willows, Ca 95988
Armentrout Mobilehome Park	2	Willows, Ca 95988
Old Orchard RV Park	1	Orland, Ca 95963
<b>Total Mobile Home Spaces in Glenn County: 445</b>		
Source: HCD 2021 Mobile Home Park Listings		

## 2. HOUSING AFFORDABILITY

According to HCD and the U.S. Department of Housing and Urban Development (HUD), housing is considered affordable if a household spends no more than 30% of its income on housing. Using the Department of Housing and Community Development State Income Limits for Glenn County in 2020, Table II-36 identifies housing affordability levels, including gross rents and home purchase price, by family size based on the HCD 2020 *Income Limits* for Glenn County.

<b>Table II-36. Ability to Pay for Housing Based on Income Group/Household Size (2020)*</b>						
<b>2020 HOME INCOME LIMITS</b>						
<b>Number of Persons</b>	<b>1</b>	<b>2</b>	<b>3</b>	<b>4</b>	<b>5</b>	<b>6</b>
<b>Extremely Low-Income Households</b>						
Income Level	\$14,700	\$17,240	\$21,720	\$26,200	\$30,680	\$35,160
Monthly Income	\$1,225.00	\$1,436.67	\$1,810.00	\$2,183.33	\$2,556.67	\$2,930.00
Max. Monthly Rent**	\$367.50	\$431.00	\$543.00	\$655.00	\$767.00	\$879.00
Max. Purchase Price***	\$51,500	\$63,000	\$83,500	\$103,500	\$124,000	\$144,000
<b>Very Low-Income Households</b>						
Income Level	\$24,500	\$28,000	\$31,500	\$34,950	\$37,750	\$40,550
Monthly Income	\$2,041.67	\$2,333.33	\$2,625.00	\$2,912.50	\$3,145.83	\$3,379.17
Max. Monthly Rent**	\$612.50	\$700.00	\$787.50	\$873.75	\$943.75	\$1,013.75
Max. Purchase Price***	\$95,500	\$111,000	\$127,000	\$142,500	\$155,000	\$168,000
<b>Low-Income Households</b>						
Income Level	\$39,150	\$44,750	\$50,350	\$55,900	\$60,400	\$64,850
Monthly Income	\$3,262.50	\$3,729.17	\$4,195.83	\$4,658.33	\$5,033.33	\$5,404.17
Max. Monthly Rent**	\$978.75	\$1,118.75	\$1,258.75	\$1,397.50	\$1,510.00	\$1,621.25
Max. Purchase Price***	\$162,000	\$187,500	\$212,500	\$237,500	\$258,000	\$278,000
<b>Median Household Income</b>						
Income Level	\$49,500	\$56,550	\$63,650	\$70,700	\$76,350	\$82,000
Monthly Income	\$4,125.00	\$4,712.50	\$5,304.17	\$5,891.67	\$6,362.50	\$6,833.33
Max. Monthly Rent**	\$1,237.50	\$1,413.75	\$1,591.25	\$1,767.50	\$1,908.75	\$2,050.00
Max. Purchase Price***	\$209,000	\$241,000	\$273,000	\$305,000	\$330,500	\$356,000
<b>Moderate-Income Households</b>						
Income Level	\$59,400	\$67,900	\$76,350	\$84,850	\$91,650	\$98,450
Monthly Income	\$4,950	\$5,658	\$6,363	\$7,071	\$7,638	\$8,204
Max. Monthly Rent**	\$1,485.0	\$1,697.5	\$1,908.8	\$2,121.3	\$2,291.3	\$2,461.3
Max. Purchase Price***	\$254,000	\$292,000	\$330,500	\$367,500	\$400,000	\$430,500

Notes:  
 \*Based on Glenn County FY 2021 Annual Median Income (household)  
 \*\*Assumes that 30% of income is available for either: monthly rent and utilities; or mortgage payment including taxes, mortgage insurance, and homeowner’s insurance. Home purchase prices are shown in increments of \$500.  
 \*\*\*Maximum affordable sales price is based on the following assumptions: 3% interest rate, 30-year fixed loan, Down payment: 5%, property tax (1.1%), homeowners insurance, and PMI per industry standards. See example below.

Calculation Illustration for a 4 person, Low-Income Household

1. Annual Income Level: \$55,900
2. Monthly Income Level:  $\$55,900/12 = \$4,658.33$
3. Maximum Monthly Gross Rent:  $\$4,658.33 \times 0.30 = \$1,397.50$
- 4 Max Purchase Price:
  - a. Gross monthly income = \$4,658.33
  - b. Down Payment \$11,875; 5.0%
  - c. Monthly housing budget =  $\$4,658.33 \times 0.30 = \$1,397.50$
  - d. Principal and Interest: = \$951
  - e. Taxes = \$218
  - f. Insurance= \$83
  - g. PMI= \$143

Home Price/Monthly Payment=  $\$237,500 / \$1,395$

Sources: HCD 2020 Income Limits: <https://www.hcd.ca.gov/grants-funding/income-limits/state-and-federal-income-limits/docs/income-limits-2020.pdf>  
 Zillow mortgage calculator

**OVERPAYMENT**

A household is considered to be overpaying for housing (or cost burdened) if it spends more than 30% of its gross income on housing. Severe housing cost burden occurs when a household pays more than 50% of its income on housing. The prevalence of overpayment varies significantly by income, tenure, household type, and household size. As shown previously, Table II-11 identifies overpayment levels by income range. As shown in Table II-11, approximately, 29.1% of all households in unincorporated Glenn County overpaid for housing. Of the 1,540 households overpaying for housing in unincorporated Glenn County 514 (9.7% of all households) were renter households, while 1,015 (19.2% of all households) were owner households.

**AFFORDABILITY - RENTERS**

Table II-37 identifies the Fair Market Rent (FMR) for Glenn County in 2020 and 2021 as determined by HUD. HUD determines the FMR for an area based on the amount that would be needed to pay the rent (and utilities) for suitable privately-owned rental housing. HUD uses FMRs for a variety of purposes, such as determining the rental prices and subsidy amounts for units and households participating in various Section 8/Housing Choice Voucher assistance programs. As shown previously in Table II-31 Median rents throughout the county were \$ 835 in 2019.

According to HUD 2021/2020 fair market rents for Glenn County currently range from \$627 for an efficiency unit to \$1,256 for a 4 bedroom unit.

Bedrooms in Unit	Fair Market Rent (FMR)	
	2020	2021
Efficiency	\$597	\$627
1 Bedroom	\$670	\$703
2 Bedrooms	\$883	\$926
3 Bedrooms	\$1,100	\$1,152
4 Bedrooms	\$1,196	\$1,256

Source: HUD 2021/2020 FMR Glenn County



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Compared to the incorporated cities, very few rental units are available for rent in unincorporated Glenn County. In August 2021 and October 2021, there were five rentals listed within Glenn County (four within incorporated areas, one in unincorporated area). Each is described below:

- Orland - \$2,200/mo, 3 bd/2.5 ba, 1,847 s.f. – August 2021
- Orland - \$1,775/mo, 3 bd/3 ba, 1,556 s.f. – August 2021
- Willows - \$850/mo, 1 bd/1 ba, 600 s.f. – August 2021
- Orland, 337 Tehama St – \$1,175/mo, 2 bd/2 ba, 960 s.f.
- Willows, 2491 County Rd S (unincorporated area) - \$1,695/mo, 3 bd/1 ba, 1,081 s.f.

All available units as of August 2021 were above the 2021 FMR.

The 2020 Glenn County Housing Study identified that there is a significant shortfall of small rental units and rental units that are affordable to low-income households. The number of households on wait lists for affordable rent-restricted units surveyed increased by 169 from 2018 to a total of 487, for an average of 44 households per apartment complex. This is further illustrated by the number of rent-burdened households, with 35% of all renter households paying more than 35% of income towards rent, and 26% of all renter households paying more than 50% of income towards rent.

### RENTAL MARKET

A direct survey of rental complexes, which included six market-rate properties and 11 affordable rent-restricted properties as part of the 2020 Glenn County Housing Study. Of the six market-rate properties surveyed, four are located in Willows, one is located in Orland, and one is located in Hamilton City. The complexes ranged in size from 4 to 25 units. Overall, the survey included 5 units with one bedroom and one bathroom, 36 units with two bedrooms and one bathroom, 34 units with two bedrooms and one and a half bathrooms, and 2 units with three- bedrooms and one bathroom, for a total of 77 units.

The results of the rental market-rate survey showed that the average rent ranged from \$770 for the one-bedrooms to \$1,000 for the three-bedrooms. There was a significant difference in the average rent between the two-bedroom/one-bath units (\$719) and the two-bedroom/1.5-bath units (\$934). The two complexes with two bedroom/1.5-bath units have granite countertops, hardwood cabinets, washer/dryer hook-ups, private backyards, and common pool and clubhouse.

Changes to average rents and vacancies were tracked from the previous survey conducted in 2018. During this period, average rents increased most significantly for one-bedroom apartments by \$133, and moderately for two-bedroom/1.5 bath apartments by \$29. Rents did not increase for two- bedroom/one bath and three-bedroom/one-bath apartments. The overall number of vacancies among units surveyed declined from one vacancy in 2018 to zero vacancies in 2019. None of the properties surveyed keep a waiting list, as it is not necessary to quickly re-lease vacated units.

Of the 11 affordable, rent-restricted properties surveyed, five are located in Orland, four are located in Willows, and two are located in Hamilton City. The complexes range in size from 12 to 81 units. Four of the complexes serve seniors and disabled individuals, and two of the complexes serve farmworkers. Overall, the survey included 236 one-bedrooms, 140 two-bedrooms (130 with one bathroom and 10 with two bathrooms), 41 three-bedrooms (23 with one bathroom and 18 with two bathrooms), and 6 four-bedrooms, for a total of 423 units. It should be noted that 156 units were not included in the average rent calculations because the rent for these units is set at 30% of tenant income, and therefore varies based on income. Average unit sizes, range from 591 square feet for a one- bedroom apartment to 1,245 square feet for a three-bedroom/two-bath apartment.

Of the 423 units surveyed, there were 14 vacant units, for a vacancy rate of 3.3%. Average rent ranged from \$564 for a one-bedroom unit to \$940 for a four-bedroom unit. Average rent for affordable, rent-restricted one-bedroom units is \$206 lower than the average for market rate one-bedroom units, \$169-\$271 lower for two- bedroom units, and \$248 lower for three-bedroom/one-bath units. There are 487 households on wait lists for affordable, rent restricted units in the County for an average of 44 applicants per apartment complex, an increase of 15 applicants per apartment complex from 2018.

**MARKET RATE RENTAL OPPORTUNITIES**

Market rents in Glenn County are generally much lower than what could be charged in neighboring Butte County, or other more populous parts of the state. This factor makes it challenging to profitably develop market-rate rental housing in the County. Based on the survey results described above, market rents are not as high relative to affordable, rent-restricted rents as in larger metropolitan areas. While market rents are restricted to relatively low levels, the vacancy rate is very low. A generally healthy rental market will have a vacancy rate of around 5%. The survey found a vacancy rate of 0% for market-rate rentals, and a vacancy rate of 3.3% for affordable, rent- restricted units. This indicates that the right product in the right location may work well within the County, as demand is currently strong.

**AFFORDABILITY - HOMEOWNERS**

As shown previously in Table II-31, the median home value in unincorporated Glenn County was \$266,405 in 2021, which was a 31.7% increase from 2015. Recent sales data in Table II-37 shows the sales price experienced in Glenn County in between January and August of 2021. Reviewing the sales data in along with the affordable home purchase price amounts by income level and household size in Table II-35 indicates that median home sales prices in unincorporated Glenn County are not affordable to lower income households.

According to Zillow.com as of August 2021, there were 15 homes sold in unincorporated Glenn County in 2021 ranging from a mobile home which sold for \$35,000 to a three-bedroom single-family home in Artois that sold for \$425,000. Comparing the sales prices to residents ability to pay, it appears that nine homes out of the 15 homes for sale in unincorporated Glenn County were affordable to all low-income households. Table II-38 identifies the recent homes sold in unincorporated Glenn County affordable to low-income households, including type of housing unit (single family, townhome, mobile home, etc.) and the level of affordability of homes in the lower price range. The affordability of the recent homes is based on affordable home purchase prices by household size identified in Table II-36.

<b>Table II-38. Homes Sold in Unincorporated Communities (2021)</b>						
Address and Type of Unit	Bed/Bath	Sold Price	Sell Date	Affordable to <sup>1</sup> :		
				Extremely Low Incomes	Very Low Incomes	Low Incomes
<b>Hamilton City</b>						
335 Sacramento Ave, Hamilton City, (Single-Family Detached)	3/2	\$320,000	7/21	No	No	No
535 Sierra Ave, Hamilton City, CA (Single-Family Detached)	3/2	\$217,000	7/21	No	No	Yes, 4+ Households
530 Capay Ave, Hamilton City (Single-Family Detached)	2/2	\$45,000	6/21	Yes	Yes	Yes
1430 Esperanza Ave, Hamilton (Single-Family Detached)	3/2	\$218,000	5/21	No	No	Yes, 4+ Households
365 Capay Ave, Hamilton City (Single-Family Detached)	2/2	\$309,000	4/21	No	No	No
337 Main St, Hamilton City (Single-Family Detached)	3/2	\$80,000	4/21	Yes, 5+ Households	Yes	Yes
402 5th St, Hamilton City (Single-Family Detached)	4/2	\$280,000	4/21	No	No	Yes, 6+ Households
275 Sacramento Ave, Hamilton City (Single-Family Detached)	3/2	\$295,000	3/21	No	No	No
101 2nd St, Hamilton City (Single-Family Detached)	3/2	\$390,000	3/21	No	No	No
450 Shasta Ave, Hamilton City (Single-Family Detached)	2/1	\$102,500	3/21	No	Yes, 2+ Households	Yes
405 Capay Ave, Hamilton City (Single-Family Detached)	3/2	\$319,000	2/21	No	No	No

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821 5th St, Hamilton City	5/2	\$160,000	1/21	No	Yes, 6+ Households	Yes
<b>Artois</b>						
145 Front St, Artois (Single-Family Detached)	2/1	\$65,000	4/21	Yes, 3+ Households	Yes	Yes
370 Saint Johns St, Artois (Single-Family Detached)	3/2	\$425,000	3/21	No	No	No
<b>Elk Creek</b>						
No listed sales in 2021	--	--	--	--	--	--
<b>Butte City</b>						
191 Shasta St, Butte City (manufactured home)	--	\$35,000	3/21	Yes	Yes	Yes
Note: <sup>1</sup> Affordability is based on affordable home purchase prices amounts by median income level and household size identified in Table II-35. Housing condition and livability not determined. Source: Zillow.com sales are as of August 15 2021.						

### 3. ASSISTED HOUSING AT-RISK OF CONVERSION

Government Code Section 65583(a)(8) requires that a housing element shall contain an analysis of existing assisted housing developments, which are defined as multi-family rental housing that receives governmental assistance, and identify any assisted housing developments that are eligible to change from lower-income housing uses during the next 10 years due to termination of subsidy contracts, mortgage prepayment, or expiration of restrictions on use. Assisted housing development means multi-family rental housing that receives governmental assistance under federal programs listed in subdivision (a) of Section 65863.10, State and local multi-family revenue bond programs, local redevelopment programs, the federal Community Development Block Grant Program, or local in-lieu fees.

The analysis shall include a listing of each development by project name and address, the type of governmental assistance received, the earliest possible date of change from lower-income use and the total number of elderly and non-elderly units that could be lost from the locality's lower-income housing stock in each year during the ten-year period.

Units at risk of conversion are those that may have their subsidized contracts terminated ("opt out") or that may "prepay" the mortgage, thus terminating the rental restrictions that keep the unit affordable to lower income tenants. There are several reasons why the property owner may choose to convert a government-assisted unit to a market-rate unit, including a determination that the unit(s) can be operated more profitably as a market-rate development; difficulties in dealing with HUD oversight and changing program rules; the depletion of tax advantages available to the owner; and the desire to roll over the investment into a new property.

The HCD 6<sup>th</sup> Cycle Data package provided a list of assisted housing developments in Glenn County. Table II-39 identifies each multi-family rental housing development receiving governmental assistance in unincorporated Glenn County, the subsidy programs that are in place for each project, and the likelihood of each housing development to convert to market-rate units that would not provide assistance to lower-income residents. As shown in Table II-39, one assisted housing development is located within the unincorporated community of Hamilton City.

Las Palmas Apartments is a CHIP-built and managed 12 apartment complex made up of 2, 3 and 4 bedroom apartments. Rent is based on a percentage of adjusted gross income, and rental assistance is available for those that qualify under the USDA regulations, which requires the head of household to earn a minimum of \$5,752.50 from agriculturally based employment.

Name	City	Total Units	Affordable Units	Population Served	Program	Affordability End Date	Risk Level
Las Palmas	Hamilton City	12	12	Family	USDA	2026	Low
Source: HCD 2020 6 <sup>th</sup> Cycle Housing Element Data Package Table 24– Glenn County							

Glenn County takes an active and supportive role in the preservation of associated rental housing. The cost of conserving assisted units is significantly less than the cost required to replace units through new construction. Conservation of assisted units generally requires rehabilitation of the aging structure and re-structuring the finances to maintain a low debt service and legally restrict rents. Construction costs, land prices and land availability are generally the limiting factors to development of affordable housing, it is estimated that subsidizing rents to preserve assisted housing is more feasible and economical than new construction.

**Cost Analysis.** State Housing Element law requires that all Housing Elements include additional information regarding the conversion of existing, assisted housing developments to other non-low income uses (Statutes of 1989, Chapter 1452). This was the result of concern that many affordable housing developments would have affordability restrictions lifted when their government financing was soon to expire or could be pre-paid. Without the sanctions imposed due to financing restrictions, affordability of the units could no longer be assured.

In order to provide a cost analysis of preserving “at-risk” units, costs must be determined for rehabilitation, new construction or tenant-based rental assistance. The following costs anticipate rehabilitation, construction, or rental assistance of unit sizes comparable to those in the Las Palmas 2 apartment complex, which is made up of 2, 3 and 4 bedroom apartments.

1. *Rehabilitation – The primary factors used to analyze the cost of preserving low-income housing include: acquisition, rehabilitation and financing. Actual acquisition costs depend on several variables such as condition, size, location, existing financing and availability of financing (governmental and market). There are not currently any multi-family units that are listed for sale in Hamilton City or in the unincorporated portions of Glenn County; therefore, the acquisition cost assumption is based on the cost of a 12 unit multi-family apartment building for sale in Willows located at 266 S Yolo St Willows CA.*

Table II-40 presents the estimated per unit preservation costs. This option would result in a cost of \$1.39 million to preserve 12 replacement units for a 55-year or longer affordability term, depending on the financing program and specific affordability restrictions.

Fee/Cost Type	Cost Per Unit
Acquisition	\$91,667
Rehabilitation	\$15,000
Financing/Other (10% of Costs)	\$9,167
<b>Total Per Unit Cost</b>	<b>\$115,834</b>
<b>Total Cost – 12 Units</b>	<b>\$1,390,008</b>
Note: <sup>1</sup> Based on a 12-unit apartment complex (266 S Yolo St) in Willows listed for 12 Unit Offered at \$1,100,000	
Source: De Novo Planning Group, 2021	

2. *New Construction/Replacement – New construction implies construction of a new property with the same number of units and similar amenities as the one removed from the affordable housing stock. Cost estimates were prepared by*

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using regional information and data. The construction of new housing can vary greatly depending on factors such as location, site features, density, unit sizes, construction materials and on-site and off-site improvements.

As identified in Table III-41, costs for construction of multi-family units are \$167 per square foot. Multi-family units have higher costs to build when compared to single family detached because of the building and fire code standards (i.e. fire walls, etc.), which drive construction costs up. The following table describes new construction costs for a typical apartment within the region. Table II-41 presents the estimated per unit new construction/replacement costs estimated for development in the City. The cost to construct 12 replacement units would be approximately \$2,595,000.

<b>Cost/Fee Type</b>	<b>Multi-Family Housing Costs per unit / Total</b>
Land Acquisition	\$15,750 / \$189,000 <sup>1</sup>
Construction and Site Improvement	167,000 / 2,004,000 <sup>2</sup>
Planning, Building, impact, and Development Fees	\$15,000 / \$180,000
Financing/Other (10% of Costs)	\$18,275 / \$219,000
<b>Total Cost/unit</b>	<b>\$216,000</b>
<b>Total Cost – 12 Units</b>	<b>\$2,595,000</b>

Note: <sup>1</sup>Assumes an average multi-family unit size of 1000 s.f.  
<sup>1</sup>Based on listing price of a 5.94 acre residential parcel located at: 0 First St, Willows, CA 95988. Listed for \$189,000 (listed of redfin 11/3/21) land acquisition prices will vary.  
<sup>2</sup>Based on estimated construction and improvement costs totaling \$150 per square foot.  
Source: De Novo Planning Group, 2021.

3. *Tenant-Based Rental Assistance* – This type of preservation largely depends on the income of the family, the shelter costs of the apartment and the number of years the assistance is provided. If the very low income family of 4 that requires rental assistance earns \$34,950 then that family could afford approximately \$873.75 per month for shelter costs. As shown in table 32 the average 2019 rental price in Glenn County was \$ 835 would not result in necessary monthly assistance. *Although rental prices averaged only 835 throughout the county, the lack of availability and the cost associated with new rentals as shown though recent home rental listings, as well as fair market rental (FMR) estimates it is assumed the new housing needs may cost more than averages throughout the county.* Assuming the FMR 2 Bedroom of \$926 as shown in Table II-37, \$52,25 per month per unit , or \$627 per year/unit in rental assistance would be required. For comparison purposes, typical affordable housing developments carry an affordability term of at least 30 years, Tenant- based rental assistance for the 12 at-risk units would be approximately \$225,720 for a 30-year period and \$413,820 for a 55-year period.

Summary. As demonstrated above, the more cost-effective is tenant-based rental assistance. New construction of units is more expensive than acquiring and rehabilitating units, which would cost approximately \$1,390,008 for a multi-family development with 12 units. It is noted that these costs do not reflect potential costs savings associated with various federal and State housing grant and loan programs, discussed in Section H below under Housing Resources.

## G. PROJECTED HOUSING NEEDS

California law requires each city and county to develop local programs within their housing element in order to meet their “fair share” of existing and future housing needs for all income groups, as determined by the California Department of Housing and Community Development. The Regional Housing Needs Allocation (RHNA) is a State-mandated process devised to distribute planning responsibility for housing need throughout the State of California. Chapter IV discusses the County’s ability to accommodate the RHNA through approved projects and vacant and underdeveloped sites suitable for residential development.

The regional housing needs allocation for unincorporated Glenn County, as shown by Table II-42 below, is allocated by HCD to address existing and future needs and covers a time period from 2021-2029.

Income Group	Median Income (Family of Four)	Unincorporated Regional Share (units)
Extremely low	\$26,500	--
Very Low	\$26,501 - \$34,950	75
Low	\$34,951 -- \$55,900	30
Median Household Income	\$55,901 - \$84,850	36
Moderate-Income Households	\$84,850 +	99
<b>Total</b>		<b>229</b>

Notes: For Extremely Low Income jurisdictions may either use available Census data to calculate the number of projected extremely low-income households (see Overpayment tab), or presume 50 percent of the very low-income households qualify as extremely low-income households.

<sup>1</sup> HCD has established these income limits for Glenn County for 2020.  
<sup>2</sup> In determining how much families at each of these income levels should pay for housing, HCD considers housing “affordable” if the amount of rent or total ownership cost does not exceed 30% of gross household income.

Source: HCD 2020 6<sup>th</sup> Cycle Housing Element Data Package – Glenn County; Table 25 - Projected Housing Needs

## H. HOUSING RESOURCES

Affordable housing requires public subsidies to compensate for restricted, below-market rents. Traditionally, subsidies for rural counties have been provided through the HOME and Community Development Block Grant (CDBG) programs administered by the State Housing and Community Development Department (HCD). Funding from these programs is made available to rural counties throughout the State annually through a competitive application process, Resources available to assist with obtaining housing and services within the County, with a focus on assistance for lower income and special needs populations, are summarized below.

### HOME Investment Partnership Act (HOME)

A total of \$42 million was made available in the Notice of Funding Availability (NOFA) released in October 2019 with applications due in late January 2020. Generally, the State issues one HOME NOFA per year. Funding is available for new rental construction (up to \$5 million per loan, or up to \$6 million for projects with deep affordability targeting, serving special needs populations and/or those experiencing homelessness), rental rehabilitation (up to \$5 million), homebuyer projects (up to \$80,000 per unit), activity delivery and administrative costs.

### Community Development Block Grant (CDBG)

The most recent CDBG NOFA released in November 2018 made \$29.6 million available statewide with an application maximum of \$3 million. The State has been working to revamp the CDBG program and plans to issue an annual NOFA every January with streamlined processes for awards. Although the exact amount of funding available in the anticipated NOFA for January 2020 is unknown at this time, it is anticipated to be significantly larger than previous NOFAs. Funds may be used for homeownership assistance, home rehabilitation, multi-family rehabilitation, infrastructure to support affordable housing, planning activities, technical assistance and administration.

### Current Local Funding Sources

**Glenn County:** Glenn County has a CDBG Revolving Loan Fund with a balance of \$561,695 used for a First Time Homebuyer Program or Housing Rehabilitation. However, the requirement that the funds only be expended in unincorporated County areas is



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a significant barrier to utilizing the funds. The State is currently re-designing the CDBG program to address low expenditure rates. Given this, it may be worth consulting with the State about the allowability of pairing County and City of Orland RLF funds, for example, since both are funding First-Time Homebuyer and Housing Rehabilitation activities. Section. 570.309 of the CDBG regulations allow grantees to fund activities outside of their technical jurisdiction if it furthers the grantee's community development objectives. Glenn County also has a \$60,839 balance of HOME funds that is planned for rental assistance to Extremely Low Income households through the Tenant Based Rental Assistance (TBRA) program.

*Health & Human Services Agency - Community Action Department:* The Glenn County Health & Human Services Agency has a variety of federal, state and locally funded programs designed to help low income families with housing problems ranging from rental assistance programs and first time home buyers assistance to energy and weatherization programs and housing rehabilitation. Housing rehabilitation is available to both owners and renters who meet income requirements to upgrade existing housing stock to habitable standards and improve energy efficiency.

**City of Orland:** The City of Orland has two Revolving Loan Funds, one for CDBG and one for HOME. The CDBG Revolving Loan Fund has a balance of approximately \$50,000 and it is used for Down Payment Assistance, Housing Rehabilitation and Small Business Assistance. The HOME Revolving Loan Fund has a balance of \$360,000. Pending guidance from State HCD, the HOME funds may be allocated to a new 32-unit affordable senior complex to be developed by The Pacific Companies. The City will also be applying for a \$6.1 million HOME loan for this project.

**City of Willows:** The City of Willows recently was awarded a \$5.1 million HOME loan for AMG and Associates to develop 24-unit apartment complex on Sycamore Street. The City also has approximately \$3,500 per year in HOME program income. The City does not have any CDBG Program Income.

### *New State Funding Sources*

The State legislature has recently passed a number of pieces of legislation over the past two years that fund affordable housing and related homeless services. A description of these programs is provided below.

***No Place Like Home (NPLH):*** The purpose of this program is to provide permanent supportive housing for homeless persons with serious mental health conditions. There are two funding streams: a Non-Competitive Program and a Competitive Program. Both funding streams may be combined for one project. It is expected that counties will partner with a Development Sponsor (an experienced supportive housing developer) who will actually own and manage the project. Counties are required to commit to provide and facilitate tenant supportive services, including mental health services, for a minimum of 20 years. Glenn County is eligible to receive \$500,000 through the Non-Competitive Program, with any project application intending to use these funds due no later than February 15, 2021. The County and a partner Development Sponsor can also propose to utilize Competitive funds from the Small County Set Aside in a project application that is responsive to one of the State's annual NOFAs. The third round of Competitive funding is scheduled for the Fall of 2020 and the fourth round is scheduled for the Fall of 2021. Any project proposing to use both streams of funding will submit one combined project application in response to one of the NOFAs, with a maximum project loan of \$20 million.

***Homeless Housing, Assistance and Prevention Program (HHAP):*** The Homeless Housing, Assistance and Prevention Program was signed into law on July 31, 2019 by Governor Gavin Newsom. The HHAP is a \$650 million one-time block grant that provides local jurisdictions with funds to support regional coordination and expand or develop local capacity to address their immediate homelessness challenges. Funds will be allocated to each of the 58 counties and to the local Continuums of Care that counties are members of. Allocations are based on the 2019 Point in Time homeless census counts for each jurisdiction. The HHAP program requires that grantees expend funds on evidence-based solutions that address and prevent homelessness among eligible populations. The eligible activities for HHAP funding include:

- Rental assistance and rapid re-housing
- Operating subsidies in new and existing affordable or supportive housing units, emergency shelters and navigation centers

- Landlord incentives such as security deposits and holding fees
- Outreach and coordination to assist vulnerable populations in accessing permanent housing and to promote housing stability in supportive housing
- Permanent housing and innovative housing solutions, such as hotel and motel conversions
- Prevention and shelter diversion to permanent housing
- New navigation centers and emergency shelters based upon demonstrated need
- At least 8% of HHAP funds must serve homeless youth
- Up to 7% of HHAP funds may be used for the jurisdiction's administrative costs to administer the HHAP funding

The NOFA for the HHAP funds was issued on December 6, 2019, with applications due no later than February 15, 2020. Glenn County's allocation under HHAP is \$62,641, with the Colusa/Glenn/Trinity Continuum of Care's funding estimate being \$500,000. The Counties and the Continuum of Care are required to demonstrate how their proposed activities are in support of a regional approach to homelessness. HHAP funds must be contractually obligated by May 2023 and fully expended by June 30, 2025.

Eligible uses of the competitive funds are:

1. Development of new multifamily rental housing that is affordable to households at or below 60-percent of AMI or substantial rehabilitation of multifamily rental housing that will be affordable to households at or below 60-percent of AMI, but which is not currently restricted as affordable housing; or
2. Assistance to persons who are experiencing or at risk of homelessness, including, but not limited to, through rapid rehousing, or rental assistance, supportive services and case management services that allow people to obtain and retain housing, operating and capital costs for navigation centers, or new construction, rehabilitation, or preservation of permanent or transitional rental housing.

***Homeless Housing, Assistance and Prevention Program Round 2 (HHAP-2):*** The Homeless Housing, Assistance and Prevention Program Round 2 funding was authorized by AB 83 (Committee on Budget, Chapter 15, Statutes of 2020), which was signed into law on June 29, 2020 by Governor Gavin Newsom. Building on the regional coordination created through previous HCFC grant funding, this funding is intended to support local jurisdictions in their unified regional response to reduce and end homelessness.

- Rapid rehousing, including rental subsidies and incentives to landlords, such as security deposits and holding fees
- Operating subsidies in new and existing affordable or supportive housing units, emergency shelters, non-congregant shelters, interim or bridge housing, and navigation centers. Operating subsidies may include operating reserves.
- Street outreach to assist persons experiencing homelessness to access permanent housing and services.
- Services coordination, which may include access to workforce, education, and training programs, or other services needed to promote housing stability in supportive housing.
- Systems support for activities necessary to create regional partnerships and maintain a homeless services and housing delivery system, particularly for vulnerable populations including families and homeless youth.
- Delivery of permanent housing and innovative solutions, such as hotel and motel conversions
- Prevention and shelter diversion including crisis resolution, mediation and conflict resolution, creative problem solving, connection to mainstream resources, and light-touch financial assistance that directly results in a housing solution.
- New navigation centers and emergency shelters, with clients obtaining housing as the primary goal, based on demonstrated need in consideration of the following:
  1. The number of available shelter beds in the city, county, or region served by a continuum of care;
  2. The number of people experiencing unsheltered homelessness in the homeless point-in-time count;
  3. Shelter vacancy rate in the summer and winter months;
  4. Percentage of exits from emergency shelters to permanent housing solutions; and
  5. A plan to connect residents to permanent housing.



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- Health and Safety Code Section 50218.5(f) requires that a program recipient use at least 8 percent of its allocation for services for homeless youth populations, which are defined as unaccompanied youth who are between 12 and 24 years old and experiencing homelessness.

The NOFA for the HHAP funds was issued on November 13, 2020, with applications due no later than January 23, 2021. Glenn County's allocation under HHAP is \$28,437, with the Colusa/Glenn/Trinity Continuum of Care's funding estimate being \$250,000. The Counties and the Continuum of Care are required to demonstrate how their proposed activities are in support of a regional approach to homelessness. HHAP funds must be contractually obligated by May 2023 and fully expended by June 30, 2026.

***Housing and Disability Advocacy Program (HDAP):*** The California Department of Social Services administers the HDAP Program. The HDAP Program assists homeless clients who are applying for disability or currently disabled, as defined in section 401(9) of the McKinney-Vento Homeless Assistance Act (42 U.S.C. 11360(9)). This program must meet the core components of Housing First enumerated in the W&I Code Section 8255. The HHSA works with County partners to offer outreach, case management, advocacy, and housing assistance to all disabled program participants experiencing homelessness. Glenn County's HDAP allocation was \$50,000 in 2020/21. The HHSA provides a County In-kind match.

### III HOUSING CONSTRAINTS

Constraints to housing development are defined as government measures or non-government conditions that limit the amount or timing of residential development.

Government regulations can potentially constrain the supply of housing available in a community if the regulations limit the opportunities to develop housing, impose requirements that unnecessarily increase the cost to develop housing, or make the development process so arduous as to discourage housing developers. State law requires housing elements to contain an analysis of the governmental constraints on housing maintenance, improvement, and development (Government Code, Section 65583(a) (4)). Glenn County is undertaking many changes to its Development Code as part of its work program to implement this Housing Element and is also addressing potential constraints identified during the preparation of this Housing Element.

Non-governmental constraints (required to be analyzed under Government Code, Section 65583(a) (5)) cover land prices, construction costs, and financing. While local governments cannot control prices or costs, identification of these constraints can be helpful to Glenn County in formulating housing programs.

This section addresses these potential constraints and their effects on the supply of affordable housing.

#### A. GOVERNMENTAL AND ENVIRONMENTAL CONSTRAINTS

Glenn County's policies and regulations play an important role in protecting the public's health, safety, and welfare. However, governmental policies and regulations can act as constraints that affect both the amount of residential development that occurs and housing affordability. State law requires housing elements to "address and where appropriate and legally possible, remove governmental constraints to the maintenance, improvement, and development of housing" (Government Code Section 65583).

Therefore, the County is required to review its regulations to ensure there are no unnecessary restrictions on the operation of the housing market. If the County determines that a policy or regulation results in excessive constraints, the County must attempt to identify what steps can be taken to remove or minimize obstacles to affordable residential development. Glenn County's primary policies and regulations that affect residential development and housing affordability are land use controls; development processing procedures, fees, and improvement requirements; and building and housing codes and enforcement.

The governmental constraints analysis focuses on factors that are within the County's control, not on state, federal, or other governmental policies or regulations that the County cannot affect or modify. There are many such policies and regulations that could affect the County's ability to meet future housing needs and secure adequate funding to construct very low- and low-income housing. These are among other governmental constraints:

- Land use and environmental policies and regulations that could limit the County's ability to designate land in its planning area for future residential development. Examples include agricultural open space and natural habitat preservation; protection of endangered species; and flood control.
- Fiscal and financial constraints related to regional, state, or federal funding for housing, transportation, infrastructure, and services needed to support new residential development.
- State and federal requirements that add to the cost of constructing affordable housing, when public funds are used (such as so called "prevailing wage" requirements).
- Construction codes and regulations that the County must follow for new residential construction that could restrict the use of cost-saving techniques or materials.

# 1 LAND USE CONTROLS

Land use controls guide local growth and development. Glenn County applies land use controls through its General Plan, Community/Area Plans, and Development Code. All residential land use classifications pose a constraint on residential development in the sense that various conditions, building requirements, and limitations restrict a pure free market ability to construct housing. Land use regulations also have the potential of adding costs to construction, which indirectly may constrain housing. These impacts are measured against the general health and public safety served in the adoption of such regulations. Standards have been determined by the County to establish minimum constraints to provide for adequate separation of buildings for fire protection, air and light between structures, and the intensity of development. Implementation of these standards has not resulted in a serious constraint in providing housing to the various income levels.

## GENERAL PLAN LAND USE DESIGNATIONS

By definition, local land use controls constrain housing development by restricting housing to certain sections of the County and by limiting the number of housing units that can be built on a given parcel of land. The County's General Plan establishes land use designations for all land within the County's unincorporated area and defines community growth boundaries. Planned land uses within the county include single and multiple family residential, business park, commercial, industrial, public facilities, agricultural and conservation land and recreational uses which are included within specific designations identified by the County's Land Use Map. The Land Use Element of the County's General Plan includes several land use designations that permit a range of residential development types with densities ranging from one residence for every 160 acres to 15 units per acre. The Land Use Element includes a land use map that establishes the location of each of these designations. Table III-1 identifies the different land use designations in Glenn County's General Plan that accommodate residential development.

<b>Land Use Category</b>	<b>Description</b>	<b>Residential Density</b>
General Agriculture	The General Agriculture classification is used to identify those areas where it is desirable to retain agriculture as the primary land use.	one residential unit per twenty (20) acres except that housing for farm labor and senior citizens in excess of the above standard may be permitted subject to permitting procedures established in the Glenn County Development Code.
Intensive Agriculture	The Intensive Agriculture classification is used to identify areas suitable for commercial agriculture.	one residential unit per forty (40) acres except that housing for farm labor and senior citizens in excess of the above standard may be permitted subject to permitting procedures established in the Glenn County Development Code.
Foothill Agriculture/Forestry	The Foothill Agriculture/Forestry classification is used to preserve foothill areas of the county by providing for areas of intensive and extensive agricultural uses.	one permanent residence for every 160 acres.
Agricultural/Residential	The Agriculture/Residential classification is utilized to identify areas suitable for agricultural use and to provide for residential development with a range of densities compatible with a rural character and life-style	one residential unit per ten (10) acres except that housing for senior citizens in excess of the above standard may be permitted, subject to permitted procedures established in the Glenn County Development Code.
Rural Residential	The Rural Residential classification is utilized to identify areas suitable for large lot, low density residential use that provide for development which is compatible with a rural character and life-style.	one residential unit per five (5) acres except that housing for senior citizens in excess of the above standard may be permitted, subject to the permitting procedures established in the Glenn County Development Code.
Suburban Residential:	The Suburban Residential classification is utilized to identify areas suitable for smaller	one residential unit per net acre. In addition, housing for senior citizens in excess of the above standard may be

	lots, yet rural in character, and to provide for development that is compatible with subdivisions in a suburban setting.	permitted, subject to the permitting procedures established in the Glenn County Development Code.
Single Family Residential	The Single Family Residential classification is utilized to provide areas suitable for development of dwelling units intended for occupancy by only one household, and physically independent from other dwelling units or structures.	six (6) residential units per net acre except that in areas served by public sewer and water systems with adequate capacity; one second dwelling unit may be permitted subject to the permitting procedures established in the Glenn County Development Code.
Multiple Family Residential:	The Multiple Family Residential classification is utilized to provide for areas suitable for development of structures containing more than one dwelling unit, including duplexes and triplexes.	Eight (8) residential units per net acre to fifteen (15) dwelling units per net acre.
Recreation	This classification is intended to be applied in the mountainous and hilly areas of the county in which recreation may become the desirable predominant use, in which light agriculture and forestry will be the secondary uses, and in which protection of the watershed lands and sources of water supply from fire, pollution, erosion and other detrimental effects is essential to the general welfare.	One single-family dwelling or mobilehome for each one hundred sixty acres, private farm buildings and accessory buildings and uses (refer to mobilehome standards);
Source: County of Glenn General Plan		

As described above, the Land Use Element of the Glenn County General Plan establishes the location and intensity of planned land uses. The majority of the land area within the unincorporated county is use for agriculture or other resource conservation purposed and generally does not include densities necessary or desired to meet countywide housing needs. Generally new residential development to meet the County’s RHNA would occur primarily in the unincorporated community areas including as well as areas within the unincorporated county near the cities of Willows and Orland as these communities have vacant and underdeveloped land designated for Single Family Residential, Multiple Family Residential, and Mixed Use residential opportunities. The General Plan Land Use Map and policies directing growth to these communities along with policies requiring adequate public utilities and infrastructure could be viewed as governmental constraints. However, when viewed as a necessary method to direct growth to areas that are most suitable for development and to protect agricultural lands, open space, and natural resources and to avoid other constraints, such as flooding or lack of access to utilities and infrastructure. Thus, the benefits outweigh any constraints that may be imposed. Directing infill and new growth to communities with adequate public services and infrastructure is more likely to result in deed-restricted affordable housing, as costs associated with services to and infrastructure development in support of a subdivision or multifamily development would be substantially less. Additionally, directing higher intensities to land within or adjoining established communities maximizes the efficient use of land by promoting higher density development within these areas of the County that have public infrastructure, employment centers, and a higher level of services. The General Plan’s development areas are further described below in Section III-b.

**GENERAL PLAN UPDATE**

Glenn County is currently in the process comprehensively updating its General Plan with an anticipated adoption in 2022. As part of the General Plan Update and Subsequent Development Code Update, the County is identifying and clarifying requirements, and updating the County’s land use map in an effort to further support affordable housing development within the county. This includes:

- Identifying Areas of the County for higher density developments, and increasing opportunities for residential uses near developed community areas within identified Urban Limit Lines, and within the SOI boundaries of incorporated cities within the county.;

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- The development of a Mixed Use General Plan and Zoning Designation that supports higher density developments near services. The mixed use designation accommodates 8-15 dwelling units per acre and has the flexibility of utilizing vertical and horizontal mixed use structures as well as housing only opportunities to provide a wide range of opportunities and options for the development of affordable and attainable housing within the county. The proposed MU Land Use Description is include below:

*The Mixed Use (MU) designation establishes areas appropriate for higher density and intensity development, redevelopment. This designation is placed primarily in the community centers, and in-fill areas to encourage investment promoting community-serving retail, office, and residential opportunities in a dense, compact form with opportunities for people to access the project and other destinations through bicycle, pedestrian, and transit modes. The MU designation is applied to areas that are or will be serviced by public water and sewer districts as densities up to fifteen (15) dwelling units per net acre.*

### GENERAL PLAN DEVELOPMENT AREAS

The focus of the Glenn County General Plan is to retain the rural character of the County, while directing urban development within and around existing cities (Orland and Willows) and unincorporated communities such as Artois, Hamilton City, Butte City, and Elk Creek. To assist in the orderly development of these unincorporated communities, several planning areas are identified including Sphere of Influence, and Urban Limit Lines to further direct and accommodate growth. Each of these areas are further described below:

- Sphere of Influence (SOI):** A Sphere of Influence (SOI) is the probable physical boundary and service area of a local agency, as adopted by a Local Agency Formation Commission (LAFCO). An SOI includes both incorporated and unincorporated areas within which a city or special district will have primary responsibility for the provision of public facilities and services.
- Urban Limit Lines (ULL):** Reflects the boundary around cities and unincorporated communities within which urban development will be directed. These lines represent those areas where growth can be accommodated because urban services and infrastructure sufficient to serve development is either available or can be made available within the planning period. ULL's are included for the Cities of Willows, and Orland, and the unincorporated communities of Hamilton City, Artois, Butte City and Elk Creek.

### Development Areas

As discussed in Chapter IV, new residential development to meet the County's RHNA would generally occur primarily in the unincorporated community areas including as well as areas within the unincorporated county near the cities of Willows and Orland as these communities. The General Plan's development areas and existing land uses are further described below:

**Artois:** The community of Artois is located south of Road 33, between Walker Creek and the Southern Pacific railroad tracks. General Plan land use designations within the Artois planning area (ULL and SOI) are included in Table III-2 below.

LAND USE	ACRES (GIS) ULL	ACRES (GIS) SOI	TOTAL ACRES ULL AND SOI
Agricultural/Residential	-	92.09	92.09
Community Commercial	6.77	0.00	6.77
General Agriculture	20.31	81.72	102.03
Highway and Visitor Service Commercial	119.91	0.00	119.91
Industrial	38.39	0.00	38.39
Intensive Agriculture	31.25	581.23	612.48
Rural Residential	159.33	0.00	159.33
Single Family Residential	116.42	0.00	116.42
<b>Grand Total</b>	<b>492.38</b>	<b>755.03</b>	<b>1,247.41</b>

Source: Glenn County GIS Land Use Data File; De Novo Planning Group, 2021.

**Hamilton City:** Hamilton City is bounded by the Glenn County Irrigation Canal on the west, Highway 32 on the north, Sacramento Avenue on the east and First Street on the South. General Plan land use designations within the Hamilton City planning area are included in Table III-3 below.

LAND USE	TOTAL ACRES ULL AND SOI <sup>A</sup>
Community Commercial	16.86
Highway and Visitor Service Commercial	2.27
Industrial	224.97
Intensive Agriculture	445.60
Multiple Family Residential	19.11
Service Commercial	4.50
Single Family Residential	143.83
<b>Grand Total</b>	<b>857.14</b>

*Notes: (a) all lands within the ULL are also within the SOI*  
*Sources: Glenn County, 2019; GIS Land Use Data File; De Novo Planning Group, 2021.*

**Elk Creek:** Elk Creek is located near Stony Gorge Reservoir in the foothill area of Glenn County along Road 306 west of Stony Creek. General Plan land use designations within the Elk Creek planning area are included in Table III-4 below.

LAND USE	TOTAL ACRES ULL AND SOI <sup>A</sup>
Foothill Agriculture/Forestry	259.31
General Agriculture	164.75
Industrial	72.82
Local Commercial	3.60
ROW/Canal	1.79
Single Family Residential	140.47
<b>Grand Total</b>	<b>642.73</b>

*Notes: (a) all lands within the ULL are also within the SOI*  
*Sources: Glenn County, 2019; GIS Land Use Data File; De Novo Planning Group, 2021.*

**Butte City:** Butte City is located on the east side of the Sacramento River, south of Highway 162. General Plan land use designations within the Butte City planning area are included in Table III-5 below.

LAND USE	TOTAL ACRES ULL AND SOI <sup>A</sup>
Community Commercial	2.52
General Agriculture	0.07
Industrial	20.21
Intensive Agriculture	2.05
Single Family Residential	12.37
<b>Grand Total</b>	<b>37.21</b>

*Notes: (a) all lands within the ULL are also within the SOI*  
*Sources: Glenn County, 2019; GIS Land Use Data File; De Novo Planning Group, 2021.*

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**City of Orland – Unincorporated Area:** The Glenn County General Plan Land Use Map establishes allowed land uses for unincorporated lands in the Orland area as shown in Table III-6

<b>Table III-6. Orland Community Area Land Use Plan – Unincorporated within Orland SOI</b>	
<b>LAND USE</b>	<b>TOTAL ACRES ULL AND SOI</b>
Business Park	127.33
Community Commercial	17.61
General Agriculture	347.04
Highway and Visitor Service Commercial	6.47
Industrial	189.84
Intensive Agriculture	267.26
Multiple Family Residential	26.56
Public Facilities	383.53
Rural Residential	935.75
Service Commercial	50.11
Suburban Residential	913.70
ROW/Canal	104.51
<b>Total</b>	<b>3,369.70</b>
<i>Sources: Glenn County, 2019; GIS Land Use Data File; De Novo Planning Group, 2021.</i>	

**City of Willows – Unincorporated Area:** Planned land uses for the area around Willows are designated by Glenn County. The City’s Land Use Diagram, which identifies adopted land uses in the City are also consistent with County Land Use Designations. Land Use Designations Identified within the SOI, are summarized below in Table III-7 below.

<b>Table III-7. Willows Community Area Land Use Plan - Unincorporated within Willows SOI</b>	
<b>LAND USE</b>	<b>TOTAL ACRES ULL AND SOI <sup>A</sup></b>
Agricultural/Residential	84.75
Business Park	44.13
Community Commercial	25.15
General Agriculture	321.09
Highway and Visitor Service Commercial	15.54
Industrial	237.07
Intensive Agriculture	1,683.15
Multiple Family Residential	24.34
Public Facilities	285.26
Rural Residential	240.76
Service Commercial	116.20
Single Family Residential	158.46
Suburban Residential	364.08
ROW/Canal	15.18
<b>Total</b>	<b>3,615.15</b>
<i>Notes: (a) all lands within the ULL are also within the SOI</i>	
<i>Sources: Glenn County, 2019; GIS Land Use Data File; De Novo Planning Group, 2019.</i>	

## DEVELOPMENT CODE

The Development Code is among the chief implementing tools for the General Plan. The Development Code specifies development standards for all applications such as setbacks, parking requirements, height limits, and lot coverage for individual zoning districts.

Periodically, the Development Code is reviewed to ensure its consistency with the policies of the General Plan, as required by Government Code Section 65860, and amendments are initiated to enhance its value in accommodating new development. The Development Code provides for an array of residential districts throughout the County that allow a variety of different residential uses. Table III-8 identifies the zoning districts in Glenn County that allow residential uses and the appropriate General Plan land use designations.

It is noted that the County will also be preparing an update to its Development Code following the adoption of a comprehensive general plan update expected in 2022. The update will look at targeted changes identified by the general plan.

<b>Table III-8. Land Use Categories and Zoning</b>	
<b>General Plan Land Use Category</b>	<b>Zone Districts</b>
Multiple Family Residential	R-M (Multiple Residential Zone)
Single Family Residential	R-1 (Single Family Residential Zone)
Suburban Residential	RE (Rural Residential Estate Zone) RE-NW (Rural Residential Estate Zone – North Willows)
Rural Residential	RE (Rural Residential Estate Zone) RE-NW (Rural Residential Estate Zone – North Willows)
Agricultural/Residential	AT (Agricultural Transitional Zone)
Recreation	RZ (Recreation Zone)
Foothill Agriculture/Forestry	FA (Foothill Agricultural/Forestry Zone) AP (Agricultural Preserve Zone) TPZ (Timberland Preserve Zone)
General Agriculture	AE (Exclusive Agricultural Zone)
Intensive Agriculture	AE (Exclusive Agricultural Zone) AP (Agricultural Preserve Zone) FS (Farmland Security Zone)
Source: Glenn County General Plan and Development Code *Note that the Mixed Land Use designation has been identified as part of the comprehensive general plan update and is not an existing use.	

**Development Standards**

Table III-9 shows the allowed densities and lot sizes of the various zoning districts within the County that allow residential uses. For the creation of new lots, minimum lot sizes range from 1,500 s.f. to 144 acres countywide and from 1,500 s.f. to 40,000 s.f. in Single Family Residential and Multiple Family Residential Zones; however, owners may build on any legal, existing residential lot, regardless of size, provided that the lot is served by community sewer and water and/or the lot can accommodate on-site wastewater treatment.

As part of the General Plan Update and Subsequent Development Code Update, the County is identifying and clarifying requirements in an effort to further support affordable housing development within the county. This includes:

The development of a Mixed Use (MU) General Plan and Zoning Designation that supports higher density developments near services. The mixed use designation accommodates 8-15 dwelling units per acre and has the flexibility of utilizing vertical and horizontal mixed use structures as well as housing only opportunities to provide a wide range of opportunities and options for the development of affordable and attainable housing within the county.

As discussed in Chapter IV, the Housing Plan includes a program to rezone adequate sites to accommodate the RHNA numbers for low and very low income households for the current planning period, which will be completed within one year of adoption of



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the Housing Element. Low and very low income housing will also be allowed through the development of second residences in residential and agricultural zones, farm labor housing, transitional housing, supportive housing, and emergency housing.

<b>Table III-9. Development Standards</b>					
<b>Zone District</b>	<b>Setbacks</b>	<b>Minimum Lot Size</b>	<b>Maximum Height</b>	<b>Minimum Street Frontage</b>	<b>Maximum Lot Coverage</b>
RM: Multiple Residential Zone	<p>A. Front Yard. The minimum front yard shall be twenty feet.</p> <p>B. Side Yard, Corner Lot. On corner lots, the side yard which is contiguous to the street shall not be less than ten feet in width, except that a garage or carport having an entrance fronting on the street shall be set back at least twenty feet from the street property line.</p> <p>C. Side Yard, Interior. The minimum side yard shall be five feet.</p> <p>D. Side Yard, Accessory Buildings. The side yard of any accessory building shall be the same as that required for the main building.</p> <p>E. Rear Yard. The minimum rear yard shall be twenty feet.</p> <p>F. Rear Yard, Accessory Buildings. An accessory building shall be located not less than five feet from the rear property line.</p>	<p>No minimum lot size; Minimum building site area:                      2,000 s.f. per unit – public sewer and water or meets County Health Department specifications;                      1,500 s.f. – within planned unit development</p>	55 feet	50 feet	40% of the total lot area for single story, 35% for a two story structure, 30% for a three story structure
R-1: Single Family Residential Zone	<p>A. Front Yard. The minimum front yard shall be twenty feet.</p> <p>B. Side Yard, Corner Lots. On corner lots, the side yard which is contiguous to the street shall not be less than ten feet in width, except that a garage or carport having an entrance fronting on</p>	<p>5,000 s.f. – public water/sewer;                      20,000 s.f. – public sewer or public water                      40,000 s.f. – septic tank/well</p>	30 feet	50 feet	40% of the total lot

	<p>the street shall be set back at least twenty feet from the street property line.</p> <p>C. Side Yard, Interior. The minimum side yard of interior lots shall be five feet.</p> <p>D. Side Yard, Driveway. When used for access to a parking facility, a side yard shall be wide enough for a ten foot wide unobstructed driveway. The handle portion of a panhandle lot shall be considered as a side yard driveway. A side yard driveway shall be paved the entire length and width with cement or asphaltic concrete.</p> <p>E. Side Yard, Accessory Buildings. The side yard of any accessory building shall be the same as that required-for the main building.</p> <p>F. Rear Yard. The minimum rear yard shall be twenty-five feet.</p> <p>G. Rear Yard, Accessory Buildings. An accessory building shall be located not less than five feet from the rear property line.</p>				
<p>RE: Rural Residential Estate Zone</p>	<p>A. Front Yard. The minimum front yard shall be thirty feet.</p> <p>B. Side Yard, corner Lots. On corner lots, the side yard which is not used as front yard shall not be less than fifteen feet in width.</p> <p>C. Side Yard, Interior. The minimum side yards of interior lots shall be fifteen feet.</p>	<p>40,000 square feet – 8.5 acre minimum parcel size</p>	<p>35 feet</p>	<p>60 feet</p>	<p>None</p>

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	<p>D. Side Yard, Accessory Buildings. The side yard of any accessory building that exceed one thousand square feet shall be the same as that required for the main building. Any accessory building less than one thousand square feet shall have a minimum of five feet side yard and rear yard.</p> <p>E. Rear Yard. The minimum rear yard shall be twenty-five feet.</p>				
<p>RE-NW: Rural Residential Estate Zone – North Willows</p>	<p>A. Front Yard. The minimum front yard shall be thirty feet.</p> <p>B. Side Yard Corner Lots. On corner lots, the side yard which is not used as front yard shall not be less than fifteen feet in width.</p> <p>C. Side Yard, Interior. The minimum side yards of interior lots shall be fifteen feet.</p> <p>D. Side Yard, Accessory Buildings. The side yard of any accessory building that exceed one thousand square feet shall be the same as that required for the main building. Any accessory building less than one thousand square feet shall have a minimum of five feet side yard and rear yard.</p> <p>E. Rear Yard. The minimum rear yard shall be twenty-five feet.</p>	<p>40,000 square feet minimum parcel size</p>	<p>35 feet</p>	<p>60 feet</p>	<p>None</p>
<p>AT: Agricultural Transitional Zone</p>	<p>A. Front Yard. The minimum front yard shall be thirty feet.</p>	<p>8.5 acre minimum parcel size</p>	<p>35 feet</p>	<p>60 feet</p>	<p>None</p>

	<p>B. Side Yard, corner Lots. On corner lots, the side yard which is not used as front yard shall not be less than fifteen feet in width.</p> <p>C. Side Yard, Accessory Buildings. The side yard of any accessory building that exceeds one thousand square feet shall be the same as that required for the main building. Any accessory building less than one thousand square feet shall have a minimum of five feet side yard and rear yard.</p> <p>D. Side Yard, Interior. The minimum side yards of interior lots shall be fifteen feet.</p> <p>E. Rear Yard. The minimum rear yard shall be twenty-five feet.</p>				
RZ: Recreation Zone	<p>A. Front Yard. The minimum front yard shall be thirty feet. Measurement shall start at the edge of the existing county right-of-way as shown on the adopted Glenn County Circulation Plan.</p> <p>B. Side Yards. The minimum side yards shall be twenty-five feet.</p> <p>C. Rear Yard. The minimum rear yard shall be twenty-five feet.</p>	144 acre minimum parcel size	35 feet	None	None
FA: Foothill Agricultural/Forestry Zone	<p>A. Front Yard. The minimum front yard shall be thirty feet. The measurement shall start at the edge of the existing county right-of-way as shown on</p>	144 acre minimum parcel size	35 feet	None	None

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	<p>the adopted Glenn County Circulation Plan.</p> <p>B. Side Yards. The minimum side yards shall be twenty-five feet.</p> <p>C. Rear Yard. The minimum rear yard shall be twenty-five feet.</p>				
AE: Exclusive Agricultural Zone	<p>A. Front Yard: The minimum front yard shall be thirty (30) feet. The measurement shall start at the edge of the existing "County Right-of-Way" as shown on the adopted Glenn County Circulation Plan, or the existing right-of-way for the road along the front of or through the property.</p> <p>B. Side Yards: The minimum side yards shall be twenty-five (25) feet.</p> <p>C. Rear Yard: The minimum rear yard shall be twenty-five (25) feet.</p>	17 – 72 acre minimum parcel size	35 feet	None	None
AP: Agricultural Preserve Zone	<p>A. Front Yard. The minimum front yard shall be thirty feet. The measurement shall start at the edge of the existing county right-of-way as shown on the adopted Glenn County Circulation Plan.</p> <p>B. Side Yards. The minimum side yards shall be twenty-five feet.</p> <p>C. Rear Yard. The minimum rear yard shall be twenty-five feet.</p>	36-144 acre minimum parcel size	35 feet	None	None

FS: Farmland Security Zone	A. Front Yard: The minimum front yard shall be thirty (30) feet. The measurement shall start at the edge of the existing "County Right-of-Way" as shown on the adopted Glenn County Circulation Plan. B. Side Yards: The minimum side yards shall be twenty-five (25) feet. C. Rear Yard: The minimum rear yard shall be twenty-five (25) feet.	72 acre minimum parcel size	35 feet	None	None
Source: Glenn County Development Code					

**Parking Requirements**

Glenn County standards dictate that residential developments of any type provide parking for two automobiles. Off-street parking space shall be provided in connection with the erection or change of use of any building or structure as follows:

- Two off-street parking spaces are required per dwelling unit.
- Residential care facilities are required to provide at least two parking spaces.
- Second dwellings are required to provide one parking space for the dwelling unit, except that this requirement is waived if there is insufficient space for the additional parking area.

**Allowed and Conditional Uses**

Glenn County allows various uses within a range of zoning districts to accommodate a variety of housing types, such as single family, duplex, multifamily, mobile homes, residential care facilities, farmworker housing, single occupancy housing, supportive housing, transitional housing, and emergency shelters.

Pursuant to Section 65583 of the Government Code, the County is tasked with allowing for the development of an array of housing types that are suitable for all economic segments of the community. The Housing Element must describe how the County Code allows different types of housing and related uses to meet the needs of its residents. Table III-10 shows the housing types permitted in the various residential and agricultural zoning districts of Glenn County. The table identifies the uses permitted by-right (P), permitted with an Administrative Permit (A), or permitted with a Conditional Use Permit (C). It also identifies permitted uses permitted under specific conditions that may or may not apply to the parcel (P\*).

Housing Type	RM	R-1	RE	RE-NW	PDR	AT	RZ	FA	AE	AP	FS	TPZ
Single-Family Residence	P	P	P	P	P	P	P	P	P	P	P	P
Second Residence*	-	--	P*	--	--	--	--	--	P*	P*	P*	--
Dwelling ,Second (15.175)	P	P	P	P	P	P	P	P	P	--	--	--
Multifamily Dwellings/Apartments	P	--	--	--	PD	--	--	--	--	--	--	--
Seasonal Farmworker	--	--	--	--	--	--	--	--	P	P	P	--

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Housing												
Farm Labor Camps	--	--	--	--		--	--	C	C	C	C	--
Family Care (1)	--	--	--	--	P	--	--	--	--	--	--	--
Mobile/Manufactured Home	P	P	P	P	P	P	P	P	P	P	P	P
Mobile Home Parks	C	--	C	C*	--	--	C	--	--	--	--	--
Rest home/convalescent hospital	C	--		C	--	--	--	--	--	--	--	--
<p>Sources: Glenn County Development Code.  P = Permitted use  A = Administrative Permit required  C = Permitted use subject to a conditional use permit (CUP)  PD = General or Specific Plan of Development  (1). Not to exceed six persons in addition to the resident family;  * = With specific conditions</p>												

Table III-10 above indicates that single-family residences are permitted in all residential and agricultural zones. Commercial and industrial zones, while not included in Table III-10, allow residential development under specific circumstances and secondary to the primary nonresidential use to accommodate one dwelling unit per parcel for either owner/operator or caretaker/watchman housing.

**Accessory Dwelling Units**

Government Code Section 65852.2 establishes State standards for accessory dwelling units (ADUs). Jurisdictions may adopt local ordinances that meet the state standards; however, without a local ordinance, state ADU regulations apply and local governments cannot preclude ADUs. The purpose of an ADU is to provide additional housing options for family members, students, the elderly, in-home health care providers, the disabled, veterans and others, in existing urban, suburban, and rural residential areas without substantially changing the use, appearance, or character of a neighborhood.

In 2019, the Governor signed a series of bills that significantly limit local jurisdiction’s ability to restrict the development of ADUs. Assembly Bill (AB) 68, AB 587, AB 670, AB 671, AB 881, and Senate Bill (SB) 13 provide revisions to Government Code Section 65852.2 to further lift constraints on ADUs. These recent laws also provide numerous other standards, addressing lot coverage restrictions, lot size restrictions, owner-occupancy requirements, and changes to parking requirements, and addressing certain covenants, conditions, and restrictions that prohibit or unnecessarily restrict ADUs. In general, under these new laws:

- A Junior ADU and ADU are allowed on the same property;
- A local jurisdiction must ministerially approve a detached ADU that is less than 800 feet, is shorter than 16 feet, and has at least four-foot rear and side-yard setbacks;
- A local jurisdiction must review and approve compliant ADUs within 60 days instead of 120 days;
- A local jurisdiction is prohibited from imposing development impact fees, excluding connect fee or capacity charges on ADUs smaller than 750 feet;
- A local jurisdiction is prohibited from establishing a minimum square footage requirement for either an attached or detached ADU that prohibits an efficiency unit.
- A local jurisdiction is prohibited from establishing a maximum square footage requirement for either an attached or detached ADU that is less than 850 s.f. and 1,000 s.f. if the ADU contains more than one bedroom.
- A local jurisdiction may now choose to allow the sale of an ADU in certain circumstances; and

- Homeowner Associations and other common interest developments are prohibited from not allowing or unreasonably restricting the development of ADUs.

The Development Code allows second units in all zones that allow a single family residence or multifamily residence. Second units are subject to Chapter 15.175 and Chapter 15.590. Chapter 15.175 provides for ministerial approval of second dwelling applications, limiting review to a Planning Director determination that the dwelling meets all applicable standards. Chapter 15.590 establishes minimum standards for residential construction and includes the following requirements for second units:

- Units shall be attached to a permanent foundation,
- Efficiency units meeting building code requirements shall be allowed,
- Mobile homes shall be certified to meet federal standards and are required to install skirting prior to final inspection,
- Exterior walls shall be framed with a minimum of two-inch by four-inch studs,
- Attached second units shall have an entrance separate from the primary dwelling entrance,
- One parking space is required, except this requirement shall be waived if there is insufficient space, and
- No maximum size is imposed provided the unit does not exceed lot coverage requirements.

The County's requirements for a second dwelling unit do not address requirements of State law, including allowing both an ADU (second dwelling unit) and a JADU on the same property, ensuring that a detached ADU that is less than 800 feet, is shorter than 16 feet, and has at least four-foot rear and side-yard setbacks will be allowed, and waiver of parking requirements in specified circumstances. Recognizing the requirements of State law to accommodate ADUs, the County is very liberal with ADUs and JADUs. As long as health and safety requirements are met, which typically are associated with adequate water and sewer service, the County processes all ADU//JADU applications. The County processed Zone Change 17-001 which updated the County Code, including as provided by Chapters 15.175 and 15.590, to broadly permit second units and to ensure that minimal limitations (such as no maximum size limit) are imposed on second units.

Program HE-5 of the Housing Plan ensures that the County will update the Development Code to reflect the current requirements of State law. Additionally, Action HE-A15 will ensure the County establishes an amnesty program for existing illegal second dwelling units that provides a grace period for owners to bring them into compliance, consistent with the AB 670.

### Residential Care Facilities

California Health and Safety Code (HSC) Section 1566.3 establishes requirements for the local zoning standards for residential facilities that serve six or fewer persons. Section 1566.3(e) specifies that no conditional use permit, zoning variance, or other zoning clearance shall be required of a residential facility that serves six or fewer persons that is not required of a family dwelling of the same type in the same zone while paragraph (g) indicates "family dwelling," includes, but is not limited to, single-family dwellings, units in multifamily dwellings, including units in duplexes and units in apartment dwellings, mobilehomes, including mobilehomes located in mobilehome parks, units in cooperatives, units in condominiums, units in townhouses, and units in planned unit developments. HSC Section 1569.85 further specifies these same requirements for residential care facilities for the elderly that serve six or fewer persons.

The Development Code does not define residential care facilities serving six or fewer persons and does not have a consistent approach to addressing residential care facilities. The only district that addresses family care homes is the Planned Development Residential (PDR) district, which allows family care homes not to exceed 6 persons in addition to the resident family. The Development Code defines group care facility as a facility, licensed by the state, to provide adult supervision and residence services to seven or more individuals who are not related to the resident owner or operator and may be physically or mentally handicapped or aged; however, this use is not addressed in the permitted uses associated with the various zoning districts. While Chapter 15.610 establishes that residential care facilities shall provide at least two parking spaces, which is consistent with single family homes, this use is also not addressed in the permitted uses. The Development Code does allow nursing homes, which



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are considered a lodginghouse that provides nursing, dietary, and other personal services to convalescents, invalids, or aged persons and surgery and primary treatment are not provided.

Program HE-5 of the Housing Plan will update the Development Code to define “Residential Care Home” consistent with State law and to ensure that residential care homes serving six or fewer persons are treated in the same manner as another residential use of the same type in the same zone.

### Single-Room Occupancy Units

Single Room Occupancy Units (SRO) are small units in the 200 to 350 square foot range and can be required to include kitchenettes, bathrooms and closets as well as on-site management, community laundry facilities and parking standards specific to SRO's. They are often the most appropriate type of housing for extremely low-income persons. SROs are not currently addressed in the Development Code. The County removed the minimum size requirement of t 700 square feet for dwelling units and has not established minimum size requirement for multiple family uses. SROs can be developed in the R-M Multiple Residential Zone. The Development Code also allows for construction of single family dwellings and second dwellings as efficiency units.

Housing Plan Program HE.5 will ensure the County defines SRO, ensures that SROs are allowed in all zones that allow multifamily and mixed use development. The program clarifies that SROs are allowed in the R-M zone and in the Mixed Use zone (the Mixed Use zone will be added following completion of the General Plan Update and subsequent amendment of the Development Code). Program HE.5 does not include any standards for SROs as the Development Code does not provide any minimum standards for multiple family dwellings that would preclude SROs. up

### Housing for Employees

Employee housing is not defined by the Development Code. Standards for farmworker housing and structures for transient labor are described in Chapter 15.800. This chapter allows seasonal farmworker housing as a permitted use in the Exclusive Agricultural Zone (AE), Agricultural Preserve Zone (AP), and the Farmland Security Zone (FS). It is defined as housing accommodations maintained in connection with any work place providing housing for ten to forty-nine employees. It can be permanent or temporary but may house farmworkers for no more than 180 days in a calendar year and needs to conform to public health, building and fire safety criteria. Additionally, there are other scenarios where farmworker housing would be allowed in the County with the issuance of a Conditional Use Permit. This adds the flexibility to deviate from the standards while still being allowed to construct farmworker housing.

HSC Section 17021.5 requires that employee housing serving six or fewer employees shall be deemed a single-family structure and shall be treated subject to the standards for a family dwelling in the same zone. Employee housing is not defined by the Development Code and is only allowed with a conditional use permit in the Highway and Visitor Commercial district, which does not allow other residential uses except for housing for the owner, operator, caretaker, or watchmen. Program HE-5 in the Housing Plan will update the Development Code to define employee housing consistent with the requirements of State law and to ensure that employee housing serving six or fewer employees is treated in the same manner as a single family structure.

HSC Section 17021.6 requires that any employee housing consisting of no more than 36 beds in a group quarters or 12 units or spaces shall be deemed an agricultural land use and permitted in the same manner as agricultural uses, with exceptions related to various health, safety, and resource conservation provisions identified in HSC Section 17021.8. As shown by Table III-10, seasonal farmworker housing is allowed by right in the AE, AP, and FS Zones, and conditionally allowed in the FA Zone. Additionally farm labor camps are conditionally allowed in the AE, AP, FS and FA zones. Seasonal farmworker housing and farm labor camps are not allowed in the Agricultural Transitional Zone (AT). Farm labor housing is also required to be occupied by a farm laborer exclusively employed by that farm. While seasonal farmworker housing is allowed, this does not address the requirement of State law to treat employee housing of up to 36 beds or 12 units/spaces as an agricultural use of land and permitted in the same manner as an agricultural use. Further, State law provides for agricultural employee housing to be occupied by an individual employed in the agricultural industry, regardless of whether the employment is associated with the use of the property on which the employee housing is developed. Program HE-5 in the Housing Plan will update the Development Code to allow employee housing, including agricultural employee housing, consistent with the requirements of State law.

Further, HSC Section 17021.8 requires streamlined, ministerial approval and application of reasonable objective development standards for eligible agricultural employee housing, which must not contain dormitory-style housing and must be 36 or fewer units or spaces designed for use by a single family or household. To qualify for the streamlined, ministerial approval process, an eligible agricultural housing development must meet the health, safety, and resource conservation provisions HSC 17021.8(a). The Development Code currently does not provide for ministerial approval of eligible developments as required by HSC 17021.8. Program HE-5 in the Housing Plan will update the Development Code to allow employee housing, including agricultural employee housing, consistent with the requirements of State law and will ensure that eligible projects are provided streamlined, ministerial approval and limited to application of development standards pursuant to State law.

### **Emergency Shelters**

Government Code Section 65583 requires each jurisdiction to identify one or more zoning districts where emergency shelters are allowed without a discretionary permit, such as a use permit, and establishes standards that can be applied to an emergency shelter. California HSC Section 50801(e) defines an emergency shelter as “housing with minimal supportive services for homeless persons that is limited to occupancy of six months or less by a homeless person. State law requires that parking for an emergency shelter be limited to adequate parking to accommodate the shelter staff and not exceed the requirements for residential or commercial uses in the same zone. Recent California Legislation (AB 761) has provided an update to Government Code Section 65583 to authorize vacant armories to be used as emergency shelters; however, there are no armories located in unincorporated Glenn County.

The Development Code does not currently define or address emergency shelters. In 2011, the Board of Supervisors considered an ordinance to address emergency shelters, but the ordinance did not result in changes to the Development Code to address emergency shelters. The 2015 Housing Element mistakenly identified that emergency shelters were allowed. Program HE-5 in the Housing Plan will modify the Development Code to allow emergency shelters consistent with the requirements of Government Code Section 65583(a)(4) and to allow emergency shelters ancillary to permitted places of worship and churches, consistent with the federal Religious Land Use and Institutionalized Persons Act. The Development Code shall be revised to identify at least one zone where emergency shelters are allowed without any discretionary permit, where there is adequate capacity to accommodate at least one year-round emergency shelter adequate to accommodate the unhoused need in the unincorporated county.

### **Transitional and Supportive Housing**

Government Code Section 65583(c)(3) states that transitional and supportive housing shall be considered a residential use and only subject to the restrictions that apply to other residential uses of the same type in the same zone. Transitional housing is defined (Government Code Section 65582(j) and HSC 50675.2(h)) as “buildings configured as rental housing developments, but operated under program requirements that require for the termination of assistance and recirculation of the assisted unit to another eligible program recipient at some predetermined future point in time, which shall be no less than six months.” Supportive housing is defined (Government Code Section 65582(g) and HSC 50675.14(b)) as “housing with no limit on length of stay, that is occupied by the target population as defined in subdivision (d) of Section 53260, and that is linked to onsite or offsite services that assist the supportive housing resident in retaining the housing, improving his or her health status, and maximizing his or her ability to live and, when possible, work in the community.” Government Code Section 65583(c)(3) also requires that supportive housing be allowed as a use by right in all zones where multifamily and mixed uses are permitted.

The Development Code does not address transitional housing or supportive housing. In 2011, the Board of Supervisors considered an ordinance to address these uses, but the ordinance did not result in changes to the Development Code to address transitional housing or supportive housing. The 2015 Housing Element mistakenly identified that these uses were allowed. Program HE-5 in the Housing Plan will revise the Development Code to define and allow supportive housing and transitional housing consistent with the requirements of State law.

### **Low Barrier Navigation Centers**

A “low barrier navigation center” is housing or shelter in which a resident who is homeless or at risk of homelessness may live temporarily while waiting to move into permanent housing. Assembly Bill (AB) 101 was approved on July 31, 2019, which added Article 12 (commencing with Section 65660) to Chapter 3 of Division 1 of Title 7 of the Government Code to address “low barrier navigation centers”. Government Code Section 65660 requires a low barrier navigation center use to be allowed by right in areas

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zoned for mixed uses and nonresidential zones permitting multifamily uses if it meets specified requirements. Additionally, AB 101 defines “low barrier navigation center” as a housing first, low-barrier, service-enriched shelter focused on moving people into permanent housing that provides temporary living facilities while case managers connect individuals experiencing homelessness to income, public benefits, health services, shelter, and housing. Low barrier navigation center developments are essential tools for alleviating the homelessness crisis and are considered a matter of statewide concern. “Low barrier navigation centers” are a “by right use” in areas “zoned for mixed use and nonresidential zones permitting multifamily uses.”

The Development Code does not address or define low barrier navigation centers; therefore, Housing Plan Program HE-5 will ensure that the County updates the Development Code to address low barrier navigation centers consistent with Government Code Sections 65660 through 65668.

### **Mobilehome Park and Manufactured Homes**

A manufactured home or a mobile home located outside a mobile home park shall conform to all of the residential use development standards for the zoning district in which it is located. Government Code Section 65583 requires that manufactured homes attached to a permanent solid foundation system be allowed on lots zoned for single-family residential dwellings and, except for architectural requirements for the roof overhang, roofing material, and siding material, shall only be subject to the same development standards applicable to a single-family residential dwelling on the same lot.

Mobilehomes and Factory Built Housing are regulated by Government Code Section 65852.3 which requires that the siting and permit process for manufactured housing be regulated in the same manner as conventional or “stick-built” structures. Glenn County has and will continue to be supportive of the placement of mobilehomes and factory built housing on parcels as they have been identified as a less expensive alternative to conventional residential development. Chapter 15.590 of the Development Code requires mobile homes to be certified under the National Manufactured Home Construction and Safety Standards Act of 1974 and be constructed after 1979 and allows manufactured homes, as defined in Section 18007 of the California Health and Safety Code. Mobile homes are required to install skirting prior to the final inspection by the building division; although allowed under State law, the County has not established additional requirements for siding material, roofing material, or roof overhangs.

The Development Code is consistent with State laws and regulations pertaining to manufactured housing and factory-built homes. Therefore, existing development standards and zoning regulations do not constrain the development of manufactured and factory-built homes. Additionally, the County implements the requirements of Section 65852 of the State Government Code as related to manufactured housing.

### **Planned Unit Developments/Planned Development Residential Zone**

The Planned Development Residential district (PDR) offers an alternative to County development standards and is a mechanism for Planned Unit Developments (PUDs). The PDR district allows all uses allowed in the residential districts and provides a mechanism to allow a greater variety of uses, modifications to development standards, and to ensure clustering of uses and provision of onsite open space. This permitting process can take approximately six to eight months but allows greater design flexibility for the developer in order to create a more dense or unique development which may create more affordable housing opportunities. There are very few PDR districts within the County.

### ***Summary: Zoning and Land Use Provisions for a Range of Housing Types***

State and federal housing laws encourage an inclusive living environment, where persons of all walks of life have the opportunity to find housing suited to their needs. As previously addressed, single family homes, multifamily homes, single room occupancies, second dwellings, mobile/manufactured homes, and mobile home parks are accommodated by the Development Code.

As described above, Program HE-5 of the Housing Plan will remove constraints associated ADUs, residential care facilities, SROs, emergency shelters, low barrier navigational centers, transitional housing, and supportive housing uses to ensure such uses are allowed consistent with the requirements of State law. Additionally, Housing Plan Program HE.5 will ensure that the County monitors the development processes and zoning regulations to identify and remove constraints to the development of housing consistent with federal and State legislation.

The primary land use regulation in Glenn County is Title 15 of the Glenn County Code. Due to the rural nature of the County, many of the statutes pertain to rural residential housing and large lot development. As shown previously, Table III-9 provides an overview of the zoning development standards for residential development within residential and agricultural zoning designations in Glenn County.

Additional requirements related to residential development that may impose a financial burden include the requirements of street construction, curb, gutter, sidewalks, and landscaping. Glenn County Code outlines the circumstances when these additional standards are required. Streets and/or dedications of right-of-ways are required as a condition of the approval of all land divisions.

Roads must meet standards which are dependent on the number of housing units served by the road, in order to ensure adequate and safe access and egress. Streets abutting residential lots serving no more than 100 dwelling units must be built to “Local Street” standards which require a 60 foot right of way, a two lane street with parking, except when serving rural estate and agricultural developments. Exceptions from and deferment of these standards have been and will continue to be reviewed on a project specific basis. Construction of curb and gutter is required on all streets where the abutting residential lots have an area of less than 20,000 square feet or a frontage along the street of less than 150 feet. Sidewalks may also be required in cases where development is within a half mile radius of an incorporated city. Sidewalks are required in commercial and multi-family residential zones and in lower density residential lots where parcels are less than 10,000 square feet. Parcels of this size are only permitted in the R-M and R-1 zones when the parcel is served by sewer and public water facilities. These requirements are consistent with neighboring jurisdictions and are not overly onerous in nature. There is built-in flexibility in both the standards and timing of implementation of the standards existing in the code in order to limit the impacts of the requirements.

Landscaping standards are required in the R-M zone to provide for a pleasant living environment for residents of the multifamily developments. In cases where the parcel is required to construct curb, gutter, and sidewalk, a five foot wide landscaped area is required on all sides of the development. Side and rear yard requirements may be satisfied with a six foot high fence. In projects which do not require curb, gutter, and sidewalk, the front yard landscaping standard requires ten feet of planted landscaping. The parking lot of any multi-family development where there are more than five parking spaces visible from a street requires that no less than 5% of the total parking area be landscaped.

The PDR zone offers an alternative to the defined zoning districts. Planned developments may depart from some zoning standards (i.e. setbacks, building heights, etc.) as long as it can be shown that any applicable standards (infrastructure or otherwise) can be satisfied. For housing, this can mean increased development densities or alternative housing types that may serve the low income population. In all zoning districts where housing is allowed by right, manufactured housing or mobile homes are allowed as the primary residence or as a second residence.

The established zones are written to be as flexible as possible for the development of various housing types. All zones listed in Table III-9 allow second residences with granting of a ministerial permit. There are no restrictions on the maximum square footage of the second unit and manufactured or mobile homes are allowed. All commercial zoning districts allow a caretaker or proprietor occupied dwelling unit with the issuance of a ministerial permit.

Chapter 15.600 of the County Code implements California Government Code Section 65915 providing development density incentives to developers who set aside a certain percentage of their development for low income or special needs housing (see Glenn County Code, Section 15.600.020 (B)). The County Code allows all forms of housing as long as they can meet the prescribed minimum residential construction standards and the adopted building code.

Manufactured homes or mobile homes are allowed in the County as long as the units meet the minimum residential standards contained in Chapter 15.590 of the Glenn County Code, which do not exceed the limitations of State law. In certain cases, standards may be waived to allow mobilehomes which cannot meet age requirements specified by County Code.

The R-M zoning district will accommodate low income multifamily housing by right. In addition, mobile and manufactured homes in the R-1 and other zoning districts that allow single family homes and second units also can be affordable to very low and low income households. The minimum lot size in the “R-1” district is 5,000 square feet when the lot is served by both sewer and public water. The R-M district does not establish a minimum lot size and rather requires a minimum lot area of 2,000 s.f. per unit

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when served by public sewer and water, which equates to 21.78 units per acre, and a minimum lot area of 1,500 s.f., which accommodates 29.04 units per acre, for projects within a PUD. Maximum building heights are high enough to adequately accommodate affordable housing for low and very low income residents of the County. Building height would only be limited beyond established zoning limits in areas near public use airports. Lot coverage percentages for these zones were established to allow a small amount of open space with accommodations for parking completely on-site and are consistent with the Glenn County General Plan.

Glenn County standards dictate that residential developments of any type provide parking for two automobiles. This standard is independent of the number of bedrooms within the dwelling unit. One bedroom units, smaller efficiency dwelling units, and/or single room occupancy units may not require multiple parking spaces. Low income individuals or families may also only own one vehicle or use available public transportation; thus, a lower parking standard could be allowed. The current parking standard may be unduly onerous for potential low income housing development as it would increase the amount of land needed to complete a project that meets Glenn County standards. Program HE.4 in the Housing Plan would reduce the parking requirement to one space per unit for efficiency and one bedroom units.

Minimum residential construction standards in Chapter 15.590 of the Glenn County Code requires the minimum size of a single family dwelling or second dwelling to meet the definition of an efficiency dwelling unit, as defined by the California Health and Safety Code. There is no minimum dwelling unit size for multifamily units.

As presently constituted, existing County codes and standards will allow the accommodation of its RHNA, as discussed in Chapter IV. Growth control ordinances or other types of growth-limiting legislation have not been enacted by the County nor are any being considered at this time. Present County regulations do not discourage the development of low income housing. The potential changes discussed above will serve to ensure the County accommodates a variety of housing types, including housing types for populations with special housing needs, and will further streamline the existing process for the development of low income housing. It is the County's objective to achieve goals and policies that are consistent with providing efficient permitting service.

### **PERSONS WITH DISABILITIES (REASONABLE ACCOMMODATION)**

On January 1, 2002, SB 520 became effective and required local jurisdictions to analyze local government constraints on developing, maintaining, and improving housing for persons with disabilities. In accordance with SB 520 and Government Code 65583(a) (7) the County recognizes the importance of providing housing for persons with disabilities. Additionally, Government Code Section 65008 requires localities to analyze potential and actual constraints upon housing for persons with disabilities, demonstrate efforts to remove governmental constraints, and include programs to accommodate housing designed for disabled persons. As part of the Housing Element update process, the County analyzed the Development Code, permitting procedures, development standards, and building codes to identify potential constraints. This analysis represented a comprehensive review of the County's regulatory requirements and their potential impact on reasonable accommodations for persons with disabilities.

All local Codes adopted by the Board of Supervisors comply with fair housing laws, Americans with Disabilities Act (ADA), and the Building Code. All development occurring within the unincorporated area of the County must follow the Building Code with respect to ADA compliance.

The Lanterman Development Disabilities Act (Lanterman Act) is that part of California law that sets out rights and responsibilities of persons with developmental disabilities. The Lanterman Act impacts local Zoning Codes by requiring the use of property for the care of six or fewer disabled persons to be classified as a residential use under zoning, subject only to the single family or multifamily permit processing requirements and standards applicable to housing of the same type.

As described under the Residential Care Facilities discussion above, Program HE.5 of the Housing Plan will update the Development Code to define "Residential Care Facilities" and to ensure that residential care facilities serving six or fewer persons are treated in the same manner as any other household and are allowed subject to the same standards and processes applicable to the same type single family or multifamily housing in all zones that allow residential uses and to ensure that a residential care facility serving more than six persons is not constrained and can be developed in the R-1 and R-M zones.



The County strives to provide reasonable accommodations for persons with disabilities in the enforcement of building codes and the issuance of building permits as consistent with the accessibility design and construction standards contained in the California Building Code. The County Code does not currently contain provisions for reasonable accommodation in accordance with Government Code Sections 65583(a)(5) and (c)(3) that establishes reasonable accommodation provisions to overcome barriers to housing to comply with SB 520 and to meet the needs of persons with disabilities in accordance with the federal Fair Housing Amendments Act (FHAA) of 1988 and California Fair Employment and Housing Act, Government Code Section 1290

Action HE.5 of the Housing Plan will update the Development Code to revise and create standards for “Reasonable Accommodation” and to remove potential constraints for persons with disabilities.

### **Zoning and Land Use**

State and federal housing laws encourage an inclusive living environment, where persons of all walks of life have the opportunity to find housing suited to their needs. As previously described, single family homes, multifamily homes, single room occupancies, second units, residential care facilities, mobile/manufactured homes, and mobile home parks are accommodated under the Development Code and Program HE.5 will revise the Development Code to accommodate additional housing types, including those required by State law.

The Development Code does not restrict residences regarding particular numbers of related or unrelated individuals. “Family” is defined by the Development Code as means one or more persons sharing a dwelling unit in a living arrangement indicative of a single household. Additionally, the Development Code does not establish specific site planning requirements for residential care facilities or group homes. County practices have been to accommodate residential care facilities housed in single family or multifamily homes subject to the relevant site planning requirements for a residence in the applicable zone. However, the Development Code does not clearly define or permit residential care facilities and Program HE.5 will ensure that residential care facilities are defined and permitted consistent with State law.

Program HE.5 in the Housing Plan will remove constraints associated with residential types that may serve persons with a disability, including ADUs, JADUs, SROs, and residential care facilities and will ensure such uses are allowed consistent with the requirements of State law. Action HE.5 will ensure that the County monitors the development processes and zoning regulations to identify and remove constraints to the development of housing consistent with federal and State legislation.

### **Permits and Processing**

The County does not impose special permit procedures or requirements that could impede the retrofitting of homes for accessibility. The County consistently applies the requirements of the Development Code to all residential projects and has not noted any impacts which suggest a limitation on the construction of housing units designed for persons with disabilities. The County has adopted regulations that address reasonable accommodation standards as part of the Development Code update, including a modification or exception to the rules, standards, and practices for the siting, development, and use of housing or housing-related facilities that would eliminate regulatory barriers and provide a person with a disability equal opportunity to housing of their choice.

The County does not impose special occupancy permit requirements or business licenses for the establishment or retrofitting of structures for residential uses serving persons with a disability.

### **Building Codes**

Glenn County has adopted and enforces the California Building Standards Code, including Chapter 11A which addresses the provisions for housing accessibility for people with disabilities and Chapter 11B which addresses the provisions for accessibility to public buildings, public accommodations, commercial buildings, and public housing for people with disabilities. These standards include requirements for a minimum percentage of fully accessible units in new multi-family developments. The County also permits existing and new homes to be retrofitted or fitted for features that provide for accessibility and independent living for persons with disabilities. Further, the County works with applicants who need special accommodations in their homes to ensure that application of building code requirements does not create a constraint. As previously discussed, Program HE.5 will establish

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a Reasonable Accommodations process to ensure that requests for accommodations necessary for a person with a disability are addressed consistent with the requirements of State law.

### Universal Design

Glenn County has not adopted a universal design ordinance governing construction or modification of homes using design principles that allow individuals to remain in those homes as their physical needs and capabilities change. The County complies with Title 24 of the California Building Code to ensure universal design principles are being addressed for all new construction consistent with State requirements.

### STREAMLINED REVIEW AND OBJECTIVE DESIGN STANDARDS

California legislation has been adopted to address the housing shortage within the State, requiring a streamlined and ministerial process for specific residential developments. SB 35 (Government Code Section 65913.4), which went into effect on January 1, 2018, was part of a comprehensive package aimed at addressing the State's housing shortage and high costs. SB 35 requires the availability of a streamlined ministerial approval process for developments located in jurisdictions that have not yet made sufficient progress towards their required allocation of the regional housing need. For a project to be eligible for streamlining pursuant to SB 35, it must:

- Contain at least two multifamily units;
- Provide a specified level of affordability;
- Be located on an eligible site in an urbanized area or urban cluster;
- Comply with residential and mixed-use General Plan or Zoning provisions; and
- Comply with other requirements, such as locational and/or demolition restrictions.

A streamlined and ministerial review, per State legislation, requires projects to be reviewed against existing objective standards, rather than through a discretionary entitlement process, in specified timeframes. Residential development that is a permitted use by right is not required to go through a discretionary process. Multifamily projects are currently allowed by right within RM zone and review under current zoning requirements, do not require discretionary review or use permits. The County's site plan review provisions and improvement standards are based on objective standards. Consistent with existing State Law, objective standards are those that involve no personal or subjective judgment by a public official and are uniformly verifiable by reference to an external and uniform benchmark. The County does not have design guidelines or architectural guidelines that establish subjective requirements for residential projects. The Development Code does not establish or require subjective standards for residential development and thus such standards do not conflict with the streamlined ministerial process required by State law.

### SUBDIVISION ORDINANCE

Title 15 Chapter 230 included the County's Land Divisions Ordinance that defines the County's official requirements governing the division of land into separate parcels for future development. The Ordinance generally promote the health and safety of the community and does not place addition burdens or limit housing developments. The County's Ordinance requires that no tentative map, for either a final map or a parcel map, shall be approved unless the following findings are made:

- a. That the proposed map or the design or improvement of the proposed subdivision is consistent with the applicable general and specific plans and this title;
- b. That the site is physically suitable for the type of development, or for the density of development proposed;
- c. That the design of the subdivision or the proposed improvements will not cause substantial environmental damage or substantially injure fish or wildlife or their habitat, and, if applicable, that such subdivision and

improvements provide reasonable public access to public resources as required by Article 3.5 of the Subdivision Map Act;

- d. That the design of the subdivision or the type of improvements will not cause substantial public health problems;
- e. That the design of the subdivision or the type of improvements is not in conflict with easements acquired by the public at large for access through or use of property within the proposed subdivision;
- f. That the discharge of waste from the proposed subdivision into a sewer system would not result in the violation of existing requirements prescribed by the California Regional Water Quality Control Board;
- g. That the property is not, or will not become, unhealthful or unfit for human habitation or occupancy if developed as proposed;
- h. That the property is not hazardous for development or habitation because of flooding or inundation, adverse soil or geologic conditions, close proximity to an airport, excessive steepness, difficult access, wildfire hazard or other conditions adverse to the public health, safety or general welfare.

(Ord. 1183 § 2, 2006)

### **SHORT-TERM RENTALS**

The Development Code does not contain a short-term rental or vacation rental ordinance and short-term rentals are not currently required to obtain a permit. As of October 2021, there are two short-term rentals listed on Airbnb.com in the unincorporated area. One is located west of Butte City and includes a one bedroom and one bath detached structure and the second listing is located west of Orland and is limited for a room in a residential home. Two rental listings for the entire county, one of which is only for a single room, minimally decrease the amount of housing stock available for permanent occupancy.

### **BUILDING CODES AND ENFORCEMENT**

Building Codes regulate the physical construction of dwellings and include plumbing, electrical, and mechanical divisions. The purpose of the Building Code and its enforcement is to protect the public from unsafe conditions associated with construction. As set forth in Chapter 15.720, Adoption of Uniform Codes, the County adopted and enforces the 2019 California Building Code Standards (Title 24) for existing units, new construction, and residential rehabilitation. State law affords local government some flexibility when adopting the uniform codes; the building codes can be amended based on geographical, topological, or climate considerations. Further, State Housing law provides that local building departments can authorize the use of materials and construction methods other than those specified in the uniform code if the proposed design is found to be satisfactory and the materials or methods are at least equivalent to that prescribed by the building codes. The County has not adopted any amendments to the California Building Standards Code, but has authorized the use of chlorinated polyvinyl chloride plastic piping as an approved alternative material for plumbing. Chapter 15.790 provides that the Board of Supervisors may modify the application of any of the provisions of a code incorporated by reference into this chapter upon application in writing by a permittee or applicant, or a duly authorized agent of either, when there are practical difficulties in carrying out the strict letter of the code.

### **CEQA (CALIFORNIA ENVIRONMENTAL QUALITY ACT) AND RELATED CONSULTATION**

Section 21082 of the Public Resources Code, referred to as the California Environmental Quality Act of 1970, or "CEQA" requires all projects subject to discretionary review to comply with State requirements, including the Public Resources Code and the CEQA Guidelines, pertaining to environmental review. Since there is uncertainty as to what specific environmental impacts a development might have there is also a lack of predictability of how long it can take to negotiate this process before a project can be approved by the County. In some instances, a project can be exempt from environmental review which has very little impact on the timing or costs of review. However, in other instances, where a project may be found to have a potential adverse impact on the environment, the environmental review process can take over a year to complete, undergoing thousands of dollars in environmental analysis, before it is ready to be approved.



**NATIVE AMERICAN CONSULTATION**

AB 52, Consultation with Native American Tribes, took effect July 1, 2015. It seeks to protect a new class of resources under CEQA: “tribal cultural resources.” It requires that agencies undertaking CEQA review must, upon request of a California Native American tribe, begin consultation as part of a project review to consider impacts to “tribal cultural resources.” A tribal cultural resource is defined as a site, feature, place, cultural landscape, sacred place or object with cultural value to a California Native American tribe, which may include non-unique archeological resources. Consultations can have an impact on project budgets and timing. Glenn County consults with local tribes concerning projects, and thus far, these consultations have not resulted in any significant impediments to the development review process.

SB 18, Local and Tribal Intergovernmental Consultation requires local governments to consult with tribes prior to making certain planning decisions and to provide notice to tribes at certain key points in the planning process. These consultation and notice requirements apply to adoption and amendment of general plans (defined in Government Code §65300 et seq.). To comply with SB 18 for the General Plan Update, including this Housing Element effort, Glenn County contacted Native American tribes in March 2019 to provide an opportunity for consultation. No tribes requested consultation or provided comments. .

**2 FEES AND EXACTIONS**

A variety of planning, building, environmental, and impact fees are associated with the construction of housing within Glenn County. Each is described below:

**PLANNING FEES**

The County requires permit and development fees to cover the cost of processing development requests. Although these fees are necessary to provide services necessary for health and safety and to meet State environmental mitigation requirements, they can have a substantial impact on the cost of housing, particularly affordable housing.

Table III-11 details the County’s current planning processing fees for project entitlements based on the level of approval required.

<b>Table III-11: Planning Fees</b>	
<b>Fee Category</b>	<b>Fee Amount</b>
<b>Planning and Application Fees</b>	
Annexation (Charged by LAFCo)	Actual Cost
Variance	\$1,728.01
Conditional Use Permit	\$3,741.52
General Plan Amendment	\$4,083.78
Specific Plan Amendment	\$1,966.58
Zone Change	\$1,966.58
Site Plan Review	\$384.62
Administrative Permit	\$265.57
Development Agreement	\$3,304.71
Zoning Clearance (New residential)	\$123.62
<b>Subdivision</b>	
Certificate of Compliance	\$987.40
Lot Line Adjustment	\$1,470.45
Tentative Parcel Map	\$2,119.49
Tentative Subdivision Map / Vesting Tentative Map	\$3,203.51
Voluntary Merger	\$1,070.28
<b>Environmental</b>	
Initial Environmental Study	\$1,165.29

Environmental Impact Report	\$3,279.53 Non-refundable deposit to be credited to EIR costs. Fee shall be 10% of contract amount.
Department of Fish and Wildlife Fee (Charged by DFW) Adjusted annually	Adjusted annually
<b>Impact Fees</b>	
Law Enforcement	\$2,296.11/unit
Source: Glenn County Master Fee Schedule	

As shown in Table III-11, development impact fees established by the County for residential uses are \$2,296.11 per dwelling unit. Other required improvements may include On-site improvements including water, sewer and other utility line extensions, street construction and traffic control device installations that are reasonably related to a project.

The fees in Table II-11 represents the anticipated cost from the Planning Division to process the entitlement. One or more of the entitlements would be required to process a residential project and a building permit is required for each residential structure. In addition to planning entitlement fees, applicants will also be required to pay applicable building permit and other fees as required by the project. These fees are described below.

**ZONE CLEARANCE FEES**

For permitted uses which can be approved on an “over-the-counter” basis, the County charges a zone clearance fee. This fee covers the cost and time of maintaining the records facilitating the zoning clearance sign-off for development permits, such as keeping the Assessor’s Parcel Books updated, assigning new addresses, reviewing flood zone information, checking for conformance with the General Plan and Development Code standards, assuring that all conditions are met for development on recently recorded parcel maps, and tracking all permits issued on individual properties.

Not all applications for a development permit are subject to a zoning clearance fee. Typically permits for upgrades in plumbing, electrical, or other structural improvements are exempt from the zone clearance fee. Fees are also waived for homes which are rebuilt after destruction by fire. The zoning clearance fees charged by the Planning & Public Works Agency. As shown previously in Table III-11, the current zone clearance fee for new residential construction is \$108.00.

**BUILDING PERMIT FEES**

Glenn County is currently operating under the California Building Code (CBC), which is based on the International Building Code, for use in the unincorporated area. The CBC covers all construction, permits, permit fees, and includes the Uniform Administrative Code that sets the fee structure strictly for electric, plumbing, and mechanical permits. Building permit fee based on construction value and are included below on Table III-12

Construction Valuation	Base Permit Fee	Plus \$\$	For Every
\$1.00 - \$2,000	\$ 24.20	\$ 3.05	\$ 100.00
\$2,001 - \$25,000	\$ 85.73	\$ 14.00	\$ 1,000.00
\$25,001 - \$50,000	\$ 413.31	\$ 10.10	\$ 1,000.00
\$50,001 - \$100,000	\$ 670.14	\$ 7.00	\$ 1,000.00
\$100,001 - \$500,000	\$ 1,023.36	\$ 5.60	\$ 1,000.00
\$500,001 - \$1,000,000	\$ 3,330.12	\$ 4.75	\$ 1,000.00
\$1,000,001 +	\$ 5,775.89	\$ 3.15	\$ 1,000.00

Building permit fees are based on the value of the construction and/or on the type of construction project. A building permit for residential construction will include all of the requisite plumbing, electrical, and mechanical permits. For a standard 1,200 square

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foot residential home the total permit cost is estimated at \$2,377.29, which includes \$534.66 for structural review. The construction of a six unit multi-family apartment building with 900 square foot units would require permit fees of \$7,439.35, which includes \$1,681.55 for structural review

### ENVIRONMENTAL HEALTH DEPARTMENT FEES

The Glenn County Environmental Health Department regulates the installation of water wells and on-site sewage disposal systems. The majority of the unincorporated area of the County does not have access to water or sewer services, therefore, any permit for new development will likely require a new well and septic system.

Septic permit application fees for a new residence are \$300. In addition, there is a \$250 test pit/soil analysis fee. A test pit/soil analysis is an examination of the soils at a particular location by a qualified engineer. This test measures the percolation rate and properties of the soils to determine suitability for on-site sewage disposal via septic tank or other means. Septic permits for multi-family construction are considered commercial; therefore, the septic permit application fees are \$500. These permit fees are \$200.00 more than a permit for a single family residence. Domestic water well permits are \$450.

### WATER/SEWER COSTS

Willows Area permit cost for new connections and monthly rates to the wastewater collection system is as follows:

- Connection Fees - Residential \$1250 per dwelling unit
- Residential Sewer Service Monthly Charge \$40.19

Orland Area Sewer Fees: The sewer rate for a residence within the City limits is \$59.70 every two months; no overage charged.

The City has sewer connections outside of the City Limits. These Out-of-City sewer connections are charged at double the In-City rate listed above. The sewer rate for a commercial account outside the City limits is \$119.40 every two months. When water usage exceeds 15,000 gallons, users are charged \$1.70 for every 1,000 gallons of water over the limit.

The sewer replacement or new installation charges are as follows:

- The Sewer Main Replacement Charge is established as \$25.55 per lineal foot.
- The sewer system capacity fee per Equivalent Dwelling Unit (EDU) is hereby established at \$1,938.05.
- Capacity charges shall be based upon an equivalent dwelling unit (EDU) for the following uses: Residential (single-family) - Unit 1.00 EDU. Duplex, triplex, apartments - 1bedroom/0.6 EDU; 2 bedroom/0.7 EDU; 3bedroom/1.0 EDU. Thereafter each bedroom equals 0.25 EDU
- The Sewer Lateral Installation Charge Schedule is hereby established as follows: Lateral Size Charge, 4-inch \$764.95, 6-inch \$878.35, 4.

### CalWater Fees:

The City of Willows and vicinity, Glenn County.

Quantity Rates:

- For 1 - 9 CCF, per CCF \$3.0880
- For 10 to 19 CCF, per CCF \$3.9055
- For over 19 CCF, per CCF \$5.9493

Service Charge: Per Meter Per Month

- For 5/8 x 3/4 - inch meter \$32.79

- For 3/4 - inch meter \$49.19
- For Fire Sprinkler with 1 - inch meter \$33.77
- For 1 - inch meter \$81.98
- For 1-1/2 - inch meter \$163.95
- For 2 - inch meter \$262.32

Chico and vicinity, Butte County, and Hamilton City and vicinity, Glenn County.

Quantity Rates:

- For 1 - 10 CCF, per CCF \$1.5107
- For 11 to 24 CCF, per CCF \$1.8883
- For over 24 CCF, per CCF \$2.8325

Service Charge: Per Meter Per Month

- For 5/8 x 3/4 - inch meter \$15.34
- For Fire Sprinkler with 3/4 - inch meter \$15.49
- For 3/4 - inch meter \$23.01
- For Fire Sprinkler with 1 - inch meter \$16.26
- For 1 - inch meter \$38.35
- For 1-1/2 - inch meter \$76.70
- For 2 - inch meter \$122.72

Orland Area Water Fees:

The water rate, every two months, for a residence or commercial account within the City limits is \$61.35 plus \$1.65 for every 1,000 gallons of water used in excess of 15,000 gallons.

Water customers outside of the City Limits are charged at twice the rate of the City residents.

**SCHOOL DISTRICTS FEES**

Orland Unified School District, Willows Unified School District, and Hamilton Unified School District charge developer fees to offset the cost of school construction for any residential and commercial development within their respective districts on a per square foot basis. Each respective school district board can waive developer fees in certain circumstances and have done so in the past. Typically, fees are waived where it is determined by the school board that there is no impact from the project on the school. Other school districts within Glenn County include Capay Joint Union Elementary School District, Lake Elementary School District, Plaza Elementary School District, Princeton Joint Unified School District, and Stony Creek Joint Unified School District and they do not currently have adopted developer fees.

Residential development fees can be charged on any new square footage within the perimeter of the residential structure except for carports, walkways, garages, overhangs, patios, enclosed patios, detached accessory structures, or similar structures. Developer fees on building permits for remodeling cannot be assessed unless there is an increase in the square footage of the residence of more than 500 square feet. Fees are charged on the entire net increase in square footage.

If a structure is replacing a functioning, recently destroyed structure of the same size and use, it is exempt from developer fees for school construction. If the size or use of the previous structure is changing, then the resulting increase in size or change of use may impact school facilities and can be charged a fee to mitigate the impact of this increase or change. Residential development fees charged by the Hamilton City, Orland, and Willows range from \$0.81/ square foot in Willows to \$3.20/ square foot in Orland, while Hamilton Unified School District fee is \$2.97/square foot.

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Senior-only facilities are charged the same as that of commercial/industrial development as required by state law. This fee is significantly less than the residential development fees listed above.

### ROAD IMPROVEMENTS

Any application for the development or construction on property in Glenn County accessed by County right-of-way is required to apply for an encroachment permit. Upon receipt of the permit application, the Engineering & Surveying Division reviews the application, checking for any special conditions. These conditions may be the result of conditions of approval associated with a recorded parcel map or subdivision map. They may also be the result of known issues in different geographic regions of the County. For example, an area may be susceptible to localized flooding due to irrigation or other causes which require a particular size of culvert drain or design of the encroachment to the County road. An inspection of the property and the proposed access is conducted by the road maintenance staff which may generate additional conditions based on the condition of the access to the property. Pavement of the driveway apron may be required in cases where one does not exist currently or where its condition warrants repair. Although this is an expense to the developer, it protects the County roads from damage; thereby saving taxpayer money in the long-run.

Site improvements are not generally required except in Hamilton City and Northeast Willows where curbs and gutters may be required. Most locations only have to secure an encroachment permit and receive concurrence from the road maintenance staff that the access adequately meets County standards. The fee for an encroachment permit is \$40.50.

When an applicant wishes to subdivide land within the unincorporated area of the County through a parcel map or subdivision map, they may be required to make road improvements as stated in Chapters 15.630 and 15.640 of the Glenn County Code. This may simply involve the dedication of right-of-way strips or it may require the construction of a new road. These requirements are based on the size of the project and the existing road infrastructure in the area. Utilities will often locate within any required right-of-way dedications.

### CALIFORNIA DEPARTMENT OF FISH AND WILDLIFE FEES

Any project that is subject to CEQA and required to post a Notice of Determination for an adopted environmental determination is subject to fees established by the California Department of Fish and Wildlife (DFW). Ministerial or over-the-counter permits avoid these fees as they are exempted from CEQA. Project which require a

Negative Declaration or Mitigated Negative Declaration under CEQA are required to pay a fee of \$2,480.25 and projects requiring an EIR a fee \$3,445.25. These fees are adjusted annually by DFW to account for cost increases and inflation. Unless the fee can be waived, this represents an additional cost for developments in Glenn County.

### CONCLUSIONS

Fees charged by Glenn County generally do not fully recover the cost of providing the planning, building inspection, and other services requisite for the construction of safe and adequate housing in the County. When compared to surrounding jurisdictions, Glenn County's fee schedule is consistent with or is below fees charged by other jurisdictions.

Periodically, all development fees are reviewed and recommended for adjustment to the Board of Supervisors. Fees are adjusted, as needed, based on the cost of providing staff services and related processing costs. When fees are considered for modification, public hearing and noticing requirements are followed in accordance with the requirements of Government Code Section 66016-66018.5.

Table III-13 identifies typical building and impact fees collected a 1,200 square foot single family residence and a six-unit multi-family residential development with 900 square foot units. For detailed fee information see Table III-11.

Typical Development Cost Estimated Fees	Single Family Residence	Multi-Family Residence
Building Fees	\$2,377.29	\$7,439.35
Impact Fees	\$2,296.11	\$13,776.66
Total Estimated Fees per Unit	\$9,661.90	\$6,640.75

Source: TABLE 69 Glenn County Housing Element: Fees Compared to Overall Development Costs

Development fees represent approximately 4.9% of the total cost of construction per single-family home and 6% for a multi-family unit. Based on the proportion of fee cost to the overall development cost, the County does not see its fees to be a constraint to the development to single or multi-family housing.

Building codes, site improvement standards imposed in Glenn County related to engineering standards, energy conservation, parking, materials, seismic safety and sanitation add to the cost of housing production; however, such costs must be considered in the context of the public health and safety objectives that they promote. These standards or codes do not appear to be a significant constraint and are similar to codes throughout the state.

### 3. PROCESSING AND PERMIT PROCEDURES

The evaluation and review process required by County procedures contributes to the cost of housing in that holding costs incurred by developers are ultimately manifested in the selling price of the home. The Board of Supervisors and Planning Commission govern the review process in the County, or depending on the project, it might be reviewed at the County Staff level.

The Development Code stipulates the residential development types permitted, permitted with an administrative permit, and conditionally permitted in each zoning designation allowing residential uses. Table III-10 outlines the zoning designations which allow residential development and the corresponding permit required for the proposed use in each zoning designations. The time required to process a project varies greatly from one project to another and is directly related to the size and complexity of the proposal, the completeness of the application, and the number of actions or approvals needed to complete the process.

Permitted uses are allowed uses in the zoning designation, which, in cases where development standards, parcel size, height requirements, minimum yard requirements, etc. are met, can be approved over the counter at the time of Building Permit submittal. An application for a single family dwelling on an existing lot is generally a ministerial process. The processing time for structural review, septic and well permits, and/or sewer and water is approximately six weeks.

The County requires a ministerial site plan review for single family and multifamily dwellings. While public comment is accepted for projects requiring a site plan review, there is no public hearing requirement. Site plan review typically takes four to eight weeks to process, depending on the complexity of the project. The findings required for approval of site plan review are objective and do not require subjective interpretation; these findings are:

- A. That the proposed use is an allowed use in the district where located.
- B. That the site for the project is adequate in size, shape, location, and physical characteristics to accommodate the type of use and level of development proposed.
- C. That there are adequate public or private services, including but not limited to fire protection, water supply, and sewage disposal. (as well as storm drainage)
- D. That the project is in conformance with the applicable provisions and policies of this Title, the Glenn County General Plan and any approved zoning or land use study or plan.
- E. That the streets, highways and pedestrian facilities are reasonably adequate to safely accommodate the specific proposed use.

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F. That no violation of the Glenn County Code currently exists on the property, unless the purpose of the permit is to correct the violation, or the permit relates to a portion of the property which is sufficiently separate and apart from the portion of the property in violation so as not to be affected by the violation from a public health, safety or general welfare basis.

Conditional Use Permits trigger environmental review and require approval by the Planning Commission unless appealed to the Board of Supervisors. Depending on the project size and its potential environmental impacts, processing time may be significantly lengthened for subdivision projects to meet the requirement of the California Environmental Quality Act and to ensure that all potential impacts and engineering is adequately addressed.

Multifamily projects are a permitted use in appropriately zoned areas. These projects are not subject to any design review and are only required to meet Development Code standards for landscaping, parking, and other site design considerations.

PUDs offer an alternative to County development standards. This permitting process can take approximately six to eight months but allows greater design flexibility for the developer in order to create a more dense or unique development which may create more affordable housing opportunities. There are very few PUD districts within the County.

Prior to the application submittal, applicants are encouraged to meet with staff to identify potential project issues as early as possible and to guide applicants as to how they might best design their project to meet established standards. This process can save developers a significant amount of processing time for project approval.

### **PROCESSING PROCEDURES**

The Zoning Code stipulates the residential development types permitted, permitted with an administrative permit, and conditionally permitted in each zoning designation allowing residential uses. Table III-10 outlines the zoning designations which allow residential development. The time required to process a project varies greatly from one project to another and is directly related to the size and complexity of the proposal, the completeness of the application, and the number of actions or approvals needed to complete the process.

Permitted uses are allowed uses in the zoning designation, which, in cases where development standards, parcel size, height requirements, minimum yard requirements, etc. are met, can be approved over the counter at the time of Building Permit submittal. An application for a single family dwelling on an existing lot is generally a ministerial process. The processing time for structural review, septic and well permits, and/or sewer and water is approximately six weeks. At this time, the County does not require a design review for single family dwellings. Administrative permits are usually accepted with Building Permits and take approximately six weeks to process, running concurrently with the Building Permit. They are classified as a minor discretionary permit, approved at the department head level.

Depending on the project size and its potential environmental impacts, processing time may be significantly lengthened for subdivision projects to meet the requirement of the California Environmental Quality Act and to ensure that all potential impacts and engineering is adequately addressed.

Multi-family projects are a permitted use in appropriately zoned areas. These projects are not subject to any design review and are only required to meet zoning code standards for landscaping, parking, and other site design considerations.

Planned Unit Developments offer an alternative to County development standards. This permitting process can take approximately six to eight months but allows greater design flexibility for the developer in order to create a more dense or unique development which may create more affordable housing opportunities. There are very few PUD districts within the County.

Prior to the application submittal, applicants are encouraged to meet with staff to identify potential project issues as early as possible and to guide applicants as to how they might best design their project to meet established standards. This process can save developers a significant amount of processing time for project approval.



### 3 LOCAL EFFORTS TO REMOVE GOVERNMENTAL BARRIERS

#### DEVELOPMENT CODE UPDATES

As described throughout this chapter, the County is in the process of updating its General Plan and will subsequently update the Development Code to streamline the application, review, and permitting process, clearly identify and define allowed uses, and to improve development standards, including minimum size, and other requirements, to reduce constraints to residential development in order to encourage residential development that optimizes permitted densities and provides a variety of housing types, including affordable housing.

#### INFILL HOUSING

A primary emphasis of “smart growth”, “new urbanism” and legislation including SB 375 and AB 32 is to reduce sprawl and rejuvenate urban cores in the promotion of diversification of zoning to allow for complimentary mixed uses, vertical construction and increased residential densities which can benefit from connectivity, a pedestrian orientation, enhanced transportation, multimodal transit and shared opportunities for parking and other uses. The Glenn County General Plan identifies specific areas in the unincorporated communities for developed uses, including multifamily residential and mixed-use land uses to maximize development opportunities in these small urban areas. In addition to focusing growth within community areas, the County continues to work with the cities of Orland and Willows to ensure there are growth opportunities located appropriately in the vicinity of these more urbanized areas with higher levels of services and resources than the smaller, rural areas.

### 4 TRANSPARENCY

Government Code Section 65940.1 requires the County to make the following available on its website:

- A current schedule of fees, exactions, and affordability requirements applicable to a proposed housing development project, presented in a manner that clearly identifies the fees, exactions, and affordability requirements that apply to each parcel and the fees that apply to each new water and sewer utility connection.
- All zoning ordinances and development standards adopted by the city or county presenting the information, which shall specify the zoning, design, and development standards that apply to each parcel.
- The list(s) that specify in detail the information that will be required from any applicant for a development project, pursuant to Government Code Section 65940.
- The current and five previous annual fee reports or the current and five previous annual financial reports, that were required pursuant to subdivision (b) of Section 66006 and subdivision (d) of Section 66013.
- An archive of impact fee nexus studies, cost of service studies, or equivalent, conducted by that city, county, or special district on or after January 1, 2018.

The County provides its fee schedules, development application and permit forms, General Plan, Zoning requirements, a link to the Development Code, and other applicable planning-related documents on its website to assist interested parties in understanding the fees and requirements associated with development of a parcel (or parcels) in the unincorporated communities of the County. To provide financial transparency, the County also provides current budget and rate information, including the archived County budget from the 2004/2005 fiscal year to the current recommended budget (2020-2021 and audit reports and comprehensive annual financial report) from 1999 through 2020. While impact fee studies for the County and special districts are not readily available on the county website, they are available upon request or through searching the Board of Supervisors archives.

Action HE.23 ensures that these impact fee studies are provided on County’s website to make these materials easier to access.

### B. NONGOVERNMENTAL CONSTRAINTS

Governmental Code Section 65583(a)(5) requires a Housing Element to contain an analysis of potential and actual non-governmental constraints upon the maintenance, improvement, or development of housing for all income levels, including the



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availability of financing, the price of land, and the cost of construction. The cost parameters of these elements fluctuate significantly in response to a wide variety of local, State, natural, and global economic and social events. The influence that County government has on these factors is negligible. As regional and State economic conditions change, the demand and supply of affordable housing is impacted. Historically, the cost of housing in general in Glenn County, relative to other California counties, has been considered low.

### 1 DEVELOPMENT COSTS

#### ENVIRONMENTAL AND INFRASTRUCTURE FACTORS

The primary barrier to more dense development in Glenn County is access to sewer and public water services. Water service in the unincorporated area of the County is provided by private companies such as California Water Service or via small community systems. Extension of services in this regard would depend on the requestor's ability to pay for the new service and the capacity of the service provider. Also, almost all of domestic water use in the County is dependent upon groundwater. The Elk Creek Community Services District is the only domestic water service that utilizes surface water delivery. As allocations of surface water deliveries have become less predictable, the farming community has begun to construct wells to supplement their irrigation needs. This trend has put increased pressure on this finite resource.

Topographic and other environmental factors create a natural constraint by limiting land availability. As mentioned previously, much of the County is flat; however, approximately one third of the land area is hilly or mountainous. Environmental factors such as these can also add costs to develop on parcels due to slope, soil conditions, septic capacity, or flooding. For the reasons mentioned previously with respect to the availability of infrastructure, these conditions can pose significant barriers to the use of many parcels for affordable housing development.

Glenn County as a whole contains sensitive habitat and species. Depending on the location and timing of construction, housing developments may be required to conduct surveys to assure the absence or protection of sensitive species. This requirement can cause delays in construction and increased costs.

#### CONSTRUCTION AND LAND COSTS

The price of residential building sites is influenced by fundamental factors such as location, topographical or geographical constraints, environmental amenities such as existing streams or lakes, tree cover, and the availability of services (i.e., road systems, public utilities, schools, shopping outlets, etc.).

Construction costs vary widely depending on the type, size, and amenities of the development, the price of materials and labor, financing cost, development standards, and general market conditions. Multi-family residences such as apartments can generally be constructed for slightly less per square foot than single-family homes due to cost-efficient building methods.

Based on a review of Zillow lot/land for sale in November 2021, land costs in Glenn County range from approximately \$4,375 to \$50,000 per acre for larger parcels that have not been subdivided, and smaller parcels that require extension of utilities onto the site, and on- and off-site improvements, or onsite utilities. Individual lots, with access to utilities are currently being offered between 32,000 and \$250,000 (per-acre). Below are examples of properties for sale within the unincorporated areas of Glenn County. It should be noted that only a small number of properties are listed for sale, and thus may not reflect the availability of lands and associated costs within the county.

- \$250,000 - 1.06 Acres - 0 Walsh Ave, Hamilton City, CA 95951
- \$189,000 - 5.94 Acres - 0 1st St, Willows, CA 95988
- \$175,000 - 40 Acres - 0 County Road 306, Orland, CA 95963
- \$99,000 - 2 Acres - 6150 County Road 200, Orland, CA 95963

Construction costs vary widely depending on the type, size, and amenities of the development, the price of materials and labor, financing cost, development standards, and general market conditions. Multi-family residences such as apartments can generally be constructed for slightly less per square foot than single-family homes due to cost-efficient building methods.

The cost of construction is primarily dependent on the cost of labor and materials. Construction costs in Glenn County are generally comparable or lower than costs throughout the Sacramento valley region. Non-union labor is typically used for residential construction and there are no unusual costs with obtaining materials. Many factors can affect the cost of building a house, including the type of construction, materials, site conditions, finishing details, amenities, and structural configuration. In recent years, factors such as materials for major construction projects and the price of fuel have adversely impacted overall construction costs.

Average residential construction costs in the Sacramento region are estimated to range from \$122.21 to \$181.46 per s.f., with a median construction cost of \$151.84 per square foot, for basic construction<sup>1</sup>. As shown in Table III-14 construction costs for a 1,750 square foot single family home are estimated to be \$246,776.01, or \$141.01 per square foot. An 850-square foot multi-family unit would cost approximately \$166.87 per square foot; a 48-unit multifamily development with an average unit size is estimated to have a construction cost of approximately \$6.8 million, with a cost of \$141,837.46 per unit and \$166.87 per square foot.

Costs	Single Family (1,750 s.f.) <sup>1</sup>	Multi-family <sup>2</sup>
<b>Construction Cost</b>	<b>\$166,740.55</b>	<b>\$95,836.12</b>
Contractor (25%)	\$41,685.14	\$23,959.03
Design Fees (8%)	\$13,339.24	\$7,666.89
Contingency (15%)	\$25,011.08	\$14,375.42
Total Cost	\$246,776.01	\$141,837.46
Per Square Foot	\$141.01	\$166.87
<sup>1</sup> 1,750 s.f., 2-stories, stucco exterior, no basement, custom grade <sup>2</sup> 850 s.f. per unit., 3-stories, stucco exterior, no basement, standard grade Source: BuildingJournal.com, 2021		

Upon securing the raw land, a residential developer would have to make certain site improvements to “finish” the lot before a home could actually be built on the property. Such improvements would include the installation of water mains; fire hydrants; sewer mains; storm drainage mains; street lights; and the construction of streets, curbs, gutters, and sidewalks. In addition, the developer is required to provide other improvements as applicable, including, but not limited to bridges, culverts, fencing of watercourses and hazardous areas, ornamental walls, landscaping, noise barriers, and recreation areas and facilities.

Construction cost increases, like land cost increases, affect the ability of consumers to pay for housing. Construction cost increases occur due to the cost of materials, labor, and higher government imposed standards (e.g., energy conservation requirements). New development in the unincorporated County has typically produced market rate for-sale and rental housing that includes units affordable to moderate and above moderate income households.

As an alternative to site-built housing, mobile and manufactured homes can offer a less expensive alternative. Modestly sized manufactured homes with one or two bedrooms can be purchased for under \$80,000, three bedroom homes under \$125,000, and four bedroom homes under \$200,000 (homesdirect.com, claytonhomesofwestsacramento.com). Site improvements, including on-site utility improvements and grading, are estimated to be approximately \$20,000 to \$30,000 for a generally level lot. Shipping costs vary on the location of the dealer and whether the dealer includes shipping in the cost.

Income levels in Glenn County are generally below state averages for a majority of the population. Consequently, the costs of production for standard housing units may exceed lower income household’s ability to pay. For this reason, the for-profit

1 Sacramento Home Construction Costs & Prices – ProMatcher Cost Report. September 2020. Access: <https://home-builders.promatcher.com/cost/sacramento-ca-home-builders-costs-prices.aspx>

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development industry generally will not voluntarily produce units for lower income households without additional subsidies or incentives.

If labor or material costs increased substantially, the cost of construction in the County could rise to a level that impacts the price of new construction and rehabilitation. Therefore, increased construction costs have the potential to constrain new housing construction and rehabilitation of existing housing. Additionally supply chain issues that have been experienced during the Covid-19 pandemic has impacted labor and material prices, thus increasing the construction costs. It is currently unknown if these impacts are temporary in nature, or if inflationary forces may permanently impact labor and material construction costs.

### **COST AND AVAILABILITY OF FINANCING**

Financing is critical to the housing market. Developers require construction financing, and buyers require permanent financing. The two principal ways in which financing can serve as a constraint to new residential development are the availability and cost of construction financing and the availability and cost of permanent financing.

- If financing is not easily available, then more equity may be required for developing new projects and fewer homebuyers can purchase homes, since higher down payments are required.
- Higher construction period interest rates for developers result in higher development costs. For homebuyers, higher interest rates translate into higher mortgage payments (for the same loan amount), and therefore reduces the purchasing power of homebuyers.

Although financing support may be available from local government sources, generally, these sources are not sufficient to meet local housing needs. Financing is generally available although qualification for loans has become stricter due to the crisis with the financial markets. Financing for new housing construction can be a significant cost, and may be difficult to obtain. Private lenders frequently require pre-leasing or pre-sales for housing development loans as an assurance of revenue. In short, the lenders desire to reduce risk makes it difficult for developers to obtain financing.

To bridge the gap in traditional financing for affordable housing, there are many programs available such as the Community Development Block Grant (CDBG) or Rural Housing Loan Programs to aid development of these types of projects. These programs are typically highly competitive not only between affordable housing projects, but also other important community priorities.

#### Homebuyer Financing

On March 3, 2021, the reported average rate for a 30-year mortgage was 3.02% with 0.6 points (FreddieMac, 2020). From 2005 through 2020, average monthly mortgage rates have ranged from a high of 6.8% in July 2006 to a low of 2.86% in September 2020. The record low in mortgage rates was attributed by FreddieMac to a late summer slowdown in the economic recovery igniting robust purchase demand activity, which was up 25% from the previous year and had been growing at double digit rates for 4 consecutive months. This intense growth in purchase demand will result in a constraint to homeownership due to a lack of housing supply being readily available to support this growth momentum despite low mortgage rates. In addition, for homebuyers, it is necessary to pay a higher down payment than in the immediate past, and demonstrate credit worthiness and adequate incomes, so that loan applications meet standard underwriting criteria. While adherence to strict underwriting criteria was not required during the early and mid-2000s, the return to stricter standards is consistent with loan standards prior to 2001.

## **2 MARKET CONDITIONS**

Most developers respond to market conditions, both in the project design in terms of density and unit sizes, and in terms of the timing between receiving entitlements and applying for building permits.

Unincorporated Glenn County rarely receives applications for large developments which have the potential to yield affordable housing. Most residential land divisions are financed by individual property owners. The homes that are constructed as a result of the subdivision are done by the new land owners or future occupants of the home known as an 'owner/builder'. The housing market in Glenn County rarely supports large subdivisions.

## **APPROVAL AND PERMIT TIMING**

Parcel map approvals for Tentative Parcel Map in 2019 generally had an approximate 3-5 month timeline from application completeness to review and approval hearing. Typically, building permits typically take 60-90 days. Building permits can be issued in as few as 30 days if there are no corrections, but this is rarely the case for residential subdivisions or multifamily projects.

## **3 OTHER AFFORDABLE HOUSING DEVELOPMENT CONSTRAINTS**

In addition to the constraints to development discussed above, affordable housing projects face additional constraints. While there is a range of sites available for potential affordable housing projects, as well as projects that focus on special needs populations, there is very little financial assistance for the development of affordable housing.

Multiple funding sources are needed to construct an affordable housing project, since substantial subsidies are required to make the units affordable to extremely low, very low, and low-income households. Each of these sources may have different requirements and application deadlines, and some sources may require that the project has already successfully secured financing commitments. Since financing is so critical and is also generally competitive, organizations and agencies that provide funding often can effectively dictate the type and sizes of projects. Thus, in some years senior housing may be favored by financing programs, while in other years family housing may be preferred. Target income levels can also vary from year to year.

This situation has worsened in recent years. Federal and state funding has decreased and limited amounts of housing funds are available and the process to obtain funds is extremely competitive. Tax credits, often a fundamental source of funds for affordable housing, are no longer selling on a 1:1 basis. In other words, once a project has received authorization to sell a specified amount of tax credits to equity investors, the investors are no longer purchasing the credits at face value, but are purchasing them at a discount. (Tax credits are not worth as much to investors if their incomes have dropped.)

As previously noted, Glenn County has not established an inclusionary housing ordinance, or in-lieu fee ordinance.

## **4 INFRASTRUCTURE REQUIREMENTS AND CONSTRAINTS**

The majority of the unincorporated County is not served by infrastructure which would allow residential development at densities to accommodate low and very low income categories. Below includes service areas within the county that offer water and or public sewer systems.

### **PUBLIC SEWER SYSTEMS**

The communities of Orland, Willows, Hamilton City, Northeast Willows, and Parkway Estates are served by community systems for wastewater disposal and treatment, as described in greater detail below.

#### **Hamilton City Community Service District (CSD)**

The Hamilton City CSD has 708 sewer connections. Of these 606 are residential, 29 are business, three are industrial, six are governmental, eight are school and are 56 other connections.

The Hamilton City CSD wastewater treatment facilities are located southeast of Hamilton City (Assessor's Parcel Number 032-250-002-9). The wastewater treatment plant (WWTP) was constructed from 1966 to 1969 and started operation in 1969.<sup>22</sup> At that time, the District constructed the stabilization ponds and discharged the treated wastewater to Dunning Slough. Later the District ceased discharging to the Slough and on March 26, 1976, the California Regional Water Quality Control Board revised the waste discharge requirements to prohibit discharges of waste from the facility to surface waters. The WWTP is governed by Waste Discharge Requirement Order No. 98-081 adopted by the California Regional Water Quality Control Board, Central Valley Region. The wastewater collection system has a capacity of 500,000 gpd. As specified in the California Regional Water Quality Control Board Central Valley Region, Order No. 98-081, the 30-day average dry-weather discharge is 500,000 gallons.

The wastewater treatment facility includes seven stabilization ponds designed to treat a maximum daily dry weather influent flow of 0.5 million gallons. The ponds range in size from two to four acre-feet. Total pond storage, while providing a minimum vertical clearance of two feet from the surface of wastewater in the ponds to the top of pond levees (free board<sup>23</sup>) is approximately 18 acre-feet.

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### **Northeast Willows Community Service District (CSD)**

The Northeast Willows CSD was formed in 1965 and provides for the collection, treatment or disposal of sewage from the district and its inhabitants. However, the District only provides directly for the collection of wastewater, and wastewater treatment is provided by the City of Willows under a Joint Powers Agreement. The City of Willows owns the wastewater collection system within the City and the treatment and disposal system that provides sewerage service to the Northeast Willows CSD. The City provides or can contract for all maintenance, including routine inspection, rodding, balling, flushing, plugging, and the making of minor repairs, excluding replacement and installation of lines and pipes, to the entire sewage collection system, main trunk sewers and facilities. In practice, the City of Willows contract staff provides collection and treatment, maintain and clean the system, and inspect any new connections or upgrades. The CSD includes 300 residential sewer service connections within its service area.

The Northeast CSD wastewater treatment facilities are located at 1600 S. Tehama Street, Willows. The wastewater treatment plant (WWTP) is governed by Waste Discharge Requirement Order No. R5-2006-0009 adopted by the California Regional Water Quality Control Board, Central Valley Region. The WDR Order regulates the discharge of wastewater from the Willows WWTP to Agricultural Drain C and Glenn-Colusa Irrigation District Lateral 26-2, both are tributaries to the Colusa Basin Drain.

There are no waste discharge specifications specifically for the Northeast Willows CSD because the wastewater collected is treated by the City of Willows.

### **City of Orland**

The City of Orland's wastewater collection system consists of 30 miles of sanitary sewer main and 400 sanitary sewer manholes. The sewer mains range in size from 6-inch diameter to 24-inch diameter vitrified clay and concrete pipe, with some PVC in recently developed areas. There are four sanitary sewer lift stations operating within the collection system. Each lift station serves an area of less than 20 acres.

The domestic wastewater treatment facility consists of four unlined evaporation ponds and a 44-acre irrigation field. The field is flood irrigated with wastewater following pond treatment an average of two times per week during the winter and every other week during the summer. The irrigation field has a capacity of 19.6 million gallons. The four domestic wastewater ponds were constructed in 1958 to accommodate an average flow of 2.13 million gallons per day (MGD) and a peak flow of 6.08 MGD. The domestic wastewater flow currently averages 0.72 MGD, with a peak flow of 1.24 MGD.

The industrial brine ponds were designed in 1983 to receive an average of 4.2 million gallons per year from surrounding processing facilities. The industrial class II surface impoundments consist of two lined evaporation ponds covering a total of 5.3 acres and have a total volume of 8 million gallons. Each pond is designed to receive 2.5 million gallons of wastewater per year, allowing for one pond to be dewatered and inspected annually while the other remains in service. Industrial wastewater has been segregated from the City of Orland's domestic wastewater since 1 October 1985. In 2009, the facility received a total industrial wastewater volume of 3.7 million gallons.

The class II surface impoundments are constructed with a single 30 mil PVC liner in 1985 and covered with 12 inches of soil. In 1995, a leachate collection and recovery system (LCRS) was installed within the existing soil cover material. The soil was then covered with a sand layer and a new 40 mil minimum Hypalon® (chlorosulfonated polyethylene) liner was placed over the sand layer. The combination of two synthetic liners with an intervening LCRS is an engineered alternative to the prescriptive requirements in Title 27.

Population projections for Orland predict that by 2027 (the life of the revised General Plan), the population will be between 8,974 and 10,495. The wastewater treatment plant can support a population of approximately 12,000.

### **City of Willows**

The City of Willows operates and maintains the sewer system consisting of gravity sewers and pumping stations to collect wastewater from residential and commercial customers. The collected wastewater is discharged to trunk sewers and interceptors owned and operated by the City of Willows and conveyed to the Willows Wastewater Treatment Plant for treatment.

The WWTP is owned and operated by the City and serves the population of Willows and the Northeast Willows Community Services District. The WWTP produces disinfected tertiary recycled water through extended aerated ponds, clarifiers, filtration, chlorine disinfection and dechlorination. There are 2,255 residential connections and 222 commercial/industrial connections.

The City entered into an agreement with Solar Power Partner, LP (SPP) in 2013 to provide solar power at the City's Wastewater Treatment Plant. Under the agreement SPP provided solar array equipment and the City provided the underlying real property for the solar array. The City will purchase the power generated by the array for a period of 20 years from SPP, with an option to take ownership of the array at the end of the 20 year period.

According to the Sewer Master Plan of 2008, the wastewater collection system consists of 29 miles of Vitrified Clay Pipe (VCP) and some Polyvinyl Chloride Pipe (PVC) and Asbestos Cement sewer mains ranging in size from four inches to eighteen inches in diameter with five small-capacity pump stations.

Water entering the collection system through defective cleanouts, joints and pipes, and manhole walls can be attributed to groundwater, commercial/industrial uses and storm runoff. Limited efforts have been completed to upgrade the system. Thus infiltration and inflow (I&I) is becoming a problem to the system. Infiltration and inflow are significant in the piping tributaries to the Sycamore Lift Station according to the Sewer Master Plan

The original Wastewater Treatment Plant was constructed in 1948 and later upgraded in 1992. In 2007, the City of Willows completed a major upgrade to the wastewater treatment plant (WWTP) by increasing the treatment capability from secondary to tertiary quality effluent with a rated capacity of 1.2 mgd (million gallons per day). The treatment system includes influent screening, extended aeration (biolac system), activated sludge with two secondary clarifiers, nine continuous backwash sand filters, disinfection with sodium hypochlorite, dechlorination using sodium bisulfite injection, equalization and emergency storage ponds, and sludge storage lagoons.

### **POTABLE WATER/PUBLIC WATER SYSTEMS**

Numerous water companies and community services districts oversee the provision and development of water supplies for urban uses in Glenn County. These include the following urban water purveyors.

**California Water Service Company** (Cal Water). Cal Water is an investor-owned public utility supplying water service to 1.7 million Californians through 435,000 connections. Its 24 separate water systems serve 63 communities from Chico in the North to the Palos Verdes Peninsula in Southern California. California Water Service Group, Cal Water's parent company, is also serving communities in Washington, New Mexico and Hawaii.

Cal Water incorporated in 1926 and has provided water service to the Willows community since 1927. As described in the Districts 2015 Urban Water Management Plan the number of municipal connections in 2015 for the City of Willows was 2,371 service connections. Total system demand in 2015 was 1,044 AF. Residential customers account for approximately 85 percent of services and 69 percent of water use in the District, most of which is associated with single-family water use.

The City of Willows Water Department owns and operates a very small water system south of the District Cal Water boundary in the southernmost portion of the City of Willows.

Additionally, Cal Water has provided water utility services in the Hamilton City area since 1962. To meet the needs of Hamilton City customers, Cal Water utilize three wells to pump an average of 0.56 million gallons of groundwater per day, which is delivered through 7.7 miles of pipeline.

Groundwater will be used to serve all demand through 2040. Groundwater supply amounts equal the projected demand in each year.

**City of Orland.** The City of Orland Public Works Department maintains the City water system from production at their wells through distribution to City water customers through 2,615 metered connections serving 2,315 residential water customers and 300 non-residential customers. The Public Works Department continuously monitors the quality of the water that is provided to its residents



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and holds the responsibility of providing safe drinking water, and meeting state water quality standards, as its highest priority. The City of Orland source of water is from six wells that are located at various areas within the City limits. These wells are continuously monitored and treated to meet or exceed State and Federal requirements. The City's water distribution system consists of approximately 34 miles of pipeline ranging in size from 4-inch diameter to 10-inch diameter. A network of 10-inch diameter water mains is planned to connect all of the wells, with 8-inch and 6-inch diameter distribution piping throughout the City. There are 303 public fire hydrants distributed throughout the City and a total of 14 private fire hydrants located at the fairgrounds, high school and Glenn County Public Works Corporation Yard. All of the buildings within the City are on water meters.

The water rate, every two months, for a residence or commercial account within the City limits is \$61.35 plus \$1.65 for every 1,000 gallons of water used in excess of 15,000 gallons.

Water customers outside of the City Limits are charged at twice the rate of the City residents.

**Del Oro Water District.** The Del Oro Water District serves the area known as Estates Subdivision Unit No. 1 and vicinity, located 1-1/2 miles northwest of Orland in Glenn County, California.

**Elk Creek Community Services District.** The Elk Creek CSD is located in western Glenn County approximately 22 miles west of the City of Willows. The Elk Creek CSD provides domestic water to the community of Elk Creek. As of the most recent MSR in 2014, there were 90 active water service connections.

**Butte City Community Services District.** The Butte City Community Services District (BCCSD) was formed in 1964 pursuant to the Community Services District law (Government Code Section 61000 et seq.) and declared to be a legal entity by the Glenn County Board of Supervisors on the 6th day of November, 1961. The District provides water services to the community of Butte City in the Eastern Area of Glenn County through 48 unmetered water service connections.

**Artois Community Services District.** The Artois Community Services District serve the community of Artois through 59 metered water service connections.

### DRY UTILITIES

Dry utilities, including electricity, natural gas, and telephone service, are available to all of Glenn County's unincorporated communities. The extension of power and natural gas to service new residential development has not been identified as a constraint. Pacific Gas & Electric (PG&E) provides both electricity and gas service, AT&T provides telephone service, and Comcast provides cable/internet service to unincorporated Glenn County. All of the sites identified in the report are adjacent to or in the immediate vicinity of dry utilities.

### SITE AND ROADWAY IMPROVEMENTS

Site improvements are not generally required except in Hamilton City and Northeast Willows where curbs and gutters may be required. Most locations only have to secure an encroachment permit and receive concurrence from the road maintenance staff that the access adequately meets County standards. The fee for an encroachment permit is \$40.50.

When an applicant wishes to subdivide land within the unincorporated area of the County through a parcel map or subdivision map, they may be required to make road improvements as stated in Chapters 15.630 and 15.640 of the Glenn County Code. This may simply involve the dedication of right-of-way strips or it may require the construction of a new road. These requirements are based on the size of the project and the existing road infrastructure in the area. Utilities will often locate within any required right-of-way dedications.

The construction of off-site and on-site streets, roads, and other improvements required by these standards shall conform to the typical cross-sections adopted by the board of supervisors for the land division classification assigned.

**Major streets** shall be designed and improved by the applicant to provide a four-lane highway with parking lanes as follows:

- Right-of-way shall be eighty-four feet in width, minimum;

- Surfaced roadbed shall be sixty-four feet in width, minimum;

**Collector Street or Road.** This street classification is expected to collect or carry vehicular traffic generated from up to four hundred tributary dwelling units through a subdivision having two or more entrances, or constitutes the principal entrance to a residential subdivision of two hundred dwelling units that is not expected to serve in the future as a major street. Where access is relinquished along an appreciable length of street frontage and where an emergency parking lane is provided, the number of tributary dwelling units may be increased thirty percent. The structural section shall be increased appropriately. Collector streets shall be designed and improved by the developer to provide a two-lane street with parking lanes (except for estate, rural, and agricultural developments in which case parking lanes are not required) as follows:

- Minimum right-of-way shall be sixty feet in width;
- Design speed shall be not less than thirty-five miles per hour;
- The minimum centerline radius shall be three hundred fifty feet;
- The minimum safe stopping sight distance shall be two hundred fifty feet for standard street sections.

**Local Street or Road.** This street classification is abutted by residential lots, is to provide access to not more than one hundred tributary dwelling units and is not intended to serve, now or in the future, as a major street or collector street. Local streets shall be designed and improved by the developer to provide a two-lane street and parking lanes (except for estate, rural, and agricultural developments in which case parking lanes are not required) as follows:

- Right-of-way shall be not less than sixty feet in width;
- Local streets which are to be extended and whose temporary terminus cannot be seen shall have a turning circle paved to a radius of at least forty feet with defensible easement of uniform sidewalk width;
- The design speed shall be not less than thirty miles per hour;
- The minimum centerline radius shall be two hundred fifty feet;
- The minimum safe stopping sight distance shall be two hundred feet.

## C. ENVIRONMENTAL CONSTRAINTS

### 1 AGRICULTURAL RESOURCES

Based on data from the 2017 Census of Agriculture, agricultural lands account for approximately 55% of the entire County's area. In 2019, the County Assessor's office identified that 553,603 acres (66%) of the unincorporated land area is used for agriculture or agricultural preserves.

The 2017 Census of Agriculture identified 1,173 farms comprising 466,734 acres in the County, which actually represented a 30% reduction in the amount of farmland acreage since 2012. While nearly one-quarter of farms (26%) had an annual sales volume of less than \$10,000, 44% of farms experienced sales of \$100,000 or more. One out of five farms reported annual sales in excess of \$500,000. Approximately 423,756 acres (California Department of Conservation, 2014) of the County's assessed agricultural land, is under some form of Williamson Act contract or agricultural preserve easement, indicating a long-term commitment to farming activities.

Farming and related agricultural industries (e.g., milling, processing, canning, drying, and storage) are the backbone of the County's economy. The County's production of crops and livestock was valued at approximately \$628.7 million in 2017, ranking Glenn County 17th in the state.



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According to the Glenn County Annual Crop & Livestock Report for 2017, almonds have surpassed rice as the leading agricultural commodity, accounting for 26% of the County's total production value, followed by walnuts at 22%, and rice at 15%.

The Williamson Act authorizes each County to establish an agricultural preserve. Land that is within the agricultural preserve is eligible to be placed under a contract between the property owner and County that would restrict the use of the land to agriculture in exchange for a tax assessment that is based on the yearly production yield. The contracts have a 10-year term that is automatically renewed each year, unless the property owner requests a non-renewal or the contract is cancelled. If the contract is cancelled the property owner is assessed a fee of up to 12.5 percent of the property value.

Farmland Security Zones (FSZs) are similar to Williamson Act contracts, in that the intention is to protect farmland from conversion. The main difference however, is that the FSZ must be designated as Prime Farmland, Farmland of Statewide Importance, Unique Farmland, or Farmland of Local Importance. The term of the contract is a minimum of 20 years. The property owners are offered an incentive of greater property tax reductions when compared to the Williamson Act contract tax incentives; the incentives were developed to encourage conservation of prime farmland through FSZs. The non-renewal and cancellation procedures are similar to those for Williamson Act contracts.

## 2 BIOLOGICAL RESOURCES

Glenn County is a biologically and topographically diverse landscape that extends from the agricultural areas of the Central Valley, westward into the chaparral and woodland communities of the Interior Coast Ranges, and southward into the wetlands and pasturelands of the northern Sacramento River Plain. In the broadest sense, Glenn County can be characterized by two main land uses, 1) agricultural lands occurring primarily in the lower elevations on the valley floor, and 2) natural lands occurring primarily in the western side of the county, and interspersed within the agricultural landscape as riparian corridors, remnant oak woodlands, and wetlands.

Natural and agricultural communities both provide a variety of habitat for the biological resources in Glenn County. Sensitive habitats include those that are of special concern to resource agencies or those that are protected under federal, state, or local regulations.

Glenn County is a biologically diverse part of the state. There are 42 land cover types (wildlife habitat classification) found in Glenn County out of the 59 found in California. These include: Alpine-Dwarf Shrub, Agricultural, Annual Grassland, Barren, Blue Oak Woodland, Blue Oak-Foothill Pine, Chamise-Redshank Chaparral, Closed-Cone Pine-Cypress, Coastal Oak Woodland, Coastal Shrub, Cropland, Deciduous Orchard, Douglas Fir, Dryland Grain Crops, Eucalyptus, Evergreen Orchard, Fresh Emergent Wetland, Irrigated Grain Crops, Irrigated Hayfield, Irrigated Row and Field Crops, Jeffrey Pine, Klamath Mixed Conifer, Lacustrine, Mixed Chaparral, Montane Chaparral, Montane Hardwood, Montane Hardwood-Conifer, Montane Riparian, Pasture, Perennial Grassland, Ponderosa Pine, Red Fir, Rice, Riverine, Sagebrush, Subalpine Conifer, Urban, Valley Foothill Riparian, Valley Oak Woodland, Water, Wet Meadow, and White Fir. Included within the Glenn County General Plan Existing Conditions Report<sup>2</sup> Table 5.2-1 identifies the total area by acreage for each land cover type (wildlife habitat classification) found in Glenn County, and Figure 5.2-2 illustrates the location of each land cover type (wildlife habitat classification) within the County. A brief description of each cover type follows.

### Special-Status Species

Special-status species are generally defined as: 1) species listed as a candidate, threatened, or endangered under the federal or state Endangered Species Act; 2) species considered rare or endangered under CEQA; 3) plants considered "rare, threatened, or endangered in California" by the California Native Plant Society (Lists 1B); 4) animal listed as "species of special concern" by the state; and 5) animals fully protected in California by the Fish and Game Code. Many special-status species (including state and

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<sup>2</sup> <https://glenncounty.generalplan.org/>

federal threatened and endangered species, state species of special concern and fully protected species, and plants listed by the California Native Plant Society) occur or have potential to occur in Glenn County.

Based on a California Natural Diversity Database search, 38 special status plant species and 35 special status animal species are known to occur or have the potential to occur in Glenn County. Preservation and restoration of suitable habitats for these species is key to their continued occurrence or reestablishment in Glenn County.

### 3 GEOLOGY

The 2010 Fault Activity Map provided by the California Department of Conservation identified potential seismic sources within and around the County. The closest known faults classified as active by the California Geological Survey is the Barlett Springs fault system within the Alquist-Priolo Zone, located approximately 10 miles to the outside the western boundary of the County. The Corning Fault, Round Valley, Estel Ridge fault and Hot Spring shear zone located within and approximately 10, 5 and 10 miles respectively from the county boundary; have had movement as recently as the Quaternary Period (1.6 million years ago to 11.7 thousand years ago), thus, are considered potentially active faults. Other faults that could potentially affect the Planning Area include the Chico Monocline and Stoney Creek Faults.

#### SEISMIC HAZARDS

**Fault Rupture.** A fault rupture occurs when the surface of the earth breaks as a result of an earthquake, although this does not happen with all earthquakes. These ruptures generally occur in a weak area of an existing fault. Ruptures can be sudden (i.e. earthquake) or slow (i.e. fault creep). The Alquist-Priolo Fault Zoning Act requires active earthquake fault zones to be mapped and it provides special development considerations within these zones. Glenn County does not have surface expression of active faults and fault rupture is not anticipated. Figure 5.5-3 (included in the Glenn County General Plan Update Existing Conditions Report) shows regional faults in relation to Glenn County.

**Liquefaction.** Liquefaction typically requires a significant sudden decrease of shearing resistance in cohesion-less soils and a sudden increase in water pressure, which is typically associated with an earthquake of high magnitude. The potential for liquefaction is highest when groundwater levels are high, and loose, fine, sandy soils occur at depths of less than 50 feet. Soil data from the NRCS Web Soil Survey (NRCS 2019) suggests that the potential for liquefaction ranges from low to high within the Planning Area given that many soils are high in sand and the water table is moderately high.

**Lateral Spreading.** Lateral spreading typically results when ground shaking moves soil toward an area where the soil integrity is weak or unsupported, and it typically occurs on the surface of a slope, although it does not occur strictly on steep slopes. Oftentimes, lateral spreading is directly associated with areas of liquefaction. The potential for liquefaction is moderate to high in many areas of the county, however because the Planning Area is generally flat lateral spreading of soils has not been observed within the Planning Area.

**Landslides.** Landslides include rockfalls, deep slope failure, and shallow slope failure. Factors such as the geological conditions, drainage, slope, vegetation, and others directly affect the potential for landslides. One of the most common causes of landslides is construction activity that is associated with road building (i.e. cut and fill). The county is generally flat; therefore, the potential for landslides is generally low. The areas of highest apparent landslide potential in the county generally correlate with relief. Those areas having the highest potential occur in the mountainous western portion of the county, while lower potential areas occur in the lower relief eastern portion of the county.

#### NON-SEISMIC HAZARDS

**Expansive Soils.** Expansive soils can undergo significant volume change with changes in moisture content. They shrink and harden when dried and expand and soften when wet. If structures are underlain by expansive soils, it is important that foundation systems be capable of tolerating or resisting any potentially damaging soil movements. In addition, it is important to limit moisture changes in the surficial soils by using positive drainage away from buildings as well as limiting landscaping watering. Most of Glenn County has expansive soils. Areas of low expansion potential occur in a small area between Orland and Hamilton City and along the

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Sacramento River. The remainder of the valley and foothill areas is classified as having high expansion potential. The western portion of the county is classified as having moderate expansion potential.

According to the NRCS Web Soil Survey, the soils in the Planning Area soils vary from a low shrink-swell potential to a very high shrink-swell potential. Figure 5.5-4 (included in the Glenn County General Plan Update Existing Conditions Report) provides a map of the shrink-swell potential of the soils within the Planning Area.

**Erosion.** Erosion naturally occurs on the surface of the earth as surface materials (i.e. rock, soil, debris, etc.) is loosened, dissolved, or worn away, and transported from one place to another by gravity. Two common types of soil erosion include wind erosion and water erosion. The steepness of a slope is an important factor that affects soil erosion. Erosion potential in soils is influenced primarily by loose soil texture and steep slopes. Loose soils can be eroded by water or wind forces, whereas soils with high clay content are generally susceptible only to water erosion. The potential for erosion generally increases as a result of human activity, primarily through the development of facilities and impervious surfaces and the removal of vegetative cover. Erosion may be expected in Glenn County where protective vegetation is removed by construction, fire or cultivation. Factors that contribute to erosion include topography, rainfall, and soil type. Similar to landslide potential, erosion hazard in the county is highest in the western mountain region and lowest in the eastern valley region.

**Collapsible Soils.** Collapsible soils undergo a rearrangement of their grains and a loss of cementation, resulting in substantial and rapid settlement under relatively low loads. Collapsible soils occur predominantly at the base of mountain ranges, where Holocene-age alluvial fan and wash sediments have been deposited during rapid run-off events. Soils prone to collapse are commonly associated with manmade fill, wind-laid sands and silts, and alluvial fan and mudflow sediments deposited during flash floods. During an earthquake, even slight settlement of fill materials can lead to a differentially settled structure and significant repair costs. Differential settlement of structures typically occurs when heavily irrigated landscape areas are near a building foundation. Examples of common problems associated with collapsible soils include tilting floors, cracking or separation in structures, sagging floors, and nonfunctional windows and doors. Collapsible soils have not been identified in the County as an issue. However, in areas subject to potential liquefaction, the potential for liquefaction induced settlement is present.

**Subsidence.** Land subsidence is the gradual settling or sinking of an area with little or no horizontal motion due to changes taking place underground. It is a natural process, although it can also occur (and is greatly accelerated) as a result of human activities. Common causes of land subsidence from human activity include: pumping water, oil, and gas from underground reservoirs; dissolution of limestone aquifers (sinkholes); collapse of underground mines; drainage of organic soils; and initial wetting of dry soils. Known and potential subsidence areas occur in the eastern portion of the county where extensive groundwater withdrawals have occurred. Extraction of natural gas from reservoirs located in these same areas can also contribute to local subsidence of the land surface.

**Naturally Occurring Asbestos.** The term “asbestos” is used to describe a variety of fibrous minerals that, when airborne, can result in serious human health effects. Naturally occurring asbestos is commonly associated with ultramafic rocks and serpentinite. Ultramafic rocks, such as dunite, peridotite, and pyroxenite are igneous rocks comprised largely of iron-magnesium minerals. As they are intrusive in nature, these rocks often undergo metamorphosis, prior to their being exposed on the Earth’s surface. The metamorphic rock serpentinite is a common product of the alteration process. Ultramafic rocks, serpentinite rocks, and naturally occurring asbestos have been identified within Glenn County. Serpentine rock, and its parent material, ultramafic rock, are abundant in the Sierra foothills to the east, and the Klamath Mountains and Coast Ranges to the west.

In order to minimize potential damage to the buildings and site improvements, all construction in California is required to be designed in accordance with the latest seismic design standards of the California Building Code. The California Building Code, Title 24, Part 2, Chapter 16 addresses structural design and Chapter 18 addresses soils and foundations. Collectively, these state requirements, which have been adopted by the County, include design standards and requirements that are intended to minimize impacts to structures in seismically active areas of California

## **FLOODING**

The risk of flooding is an important limit on development in certain areas of the county. Regulations do not currently prevent construction within flood-prone areas, but the requirements increase the cost of construction and the cost of insurance, which could make proposed development too costly to build.

Flood Insurance Rate Maps produced by the federal government were revised in 2010 and now show that many developable areas of the County are located in a flood zone; thereby, increasing constructions costs and insurance requirements for potential buyers.

Flood hazards have the potential to impact the majority of the larger communities in the County due to the proximity of creeks and rivers to these communities. Flood hazards could potentially impact Northeast Willows, Hamilton City, Butte City, Artois and Elk Creek.

Flood Insurance Rate Maps (FIRM) were updated by FEMA on August 5, 2010. The new maps have an increased impact on Northeast Willows, Hamilton City and Butte City as areas that were formerly outside of flood hazards areas are now within them.

The Sacramento River poses flood risk for the community of Hamilton City. The levee protecting Hamilton City does not meet FEMA standards and has had repairs made to it to prevent levee failure. There are plans from the Army Corps of Engineers to construct a new setback levee which would provide flood protection to Hamilton City. Funding has been approved by the federal government for construction.

Butte City is located downstream from Hamilton City and is also adjacent to the Sacramento River levee. The area is also within a designated floodway which requires an encroachment permit from the California Central Valley Flood Protection Board for new construction.

Northeast Willows is impacted by Walker Creek and flooding from the north and east. Artois is upstream from Northeast Willows on Walker Creek, but historically has not had the recurrence of flooding that Northeast Willows endures.

Within a flood hazard area, development can proceed if it follows the development and construction methods required by Title 15 Chapter 540 FP Flood Plain Management Zone. Such methods include Elevation of Living Areas to raise all habitable space (excluding garage, storage rooms, and other places where people do not work and/or live) to above the level of a 100-year flood (the BFE).

## **D. HOUSING RESOURCES**

### **LANDOWNER AND DEVELOPER FINANCING**

With respect to landowners and developers seeking to provide housing or retain affordable housing in unincorporated Glenn County, a variety of Federal, State, and local resources are available to help fund affordable housing and reduce financing constraints on developments, as shown in Table III-15.

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<b>Table III-15: Financial Resources</b>		
<b>Program Name</b>	<b>Description</b>	<b>Eligible Activities</b>
<b>1. Federal Programs</b>		
Community Development Block Grant (CDBG)	Grants available to Glenn County on a competitive basis for a variety of housing and community development activities. County competes for funds through the State's allocation process	<ul style="list-style-type: none"> <li>- Acquisition</li> <li>- Rehabilitation</li> <li>- Home Buyer Assistance</li> <li>- Economic Development</li> <li>- Homeless Assistance</li> <li>- Public Services</li> </ul>
HOME	Grant program available to Glenn County on a competitive basis for housing activities. County competes for funds through the State's allocation process.	<ul style="list-style-type: none"> <li>- Acquisition</li> <li>- Rehabilitation</li> <li>- Home Buyer Assistance</li> <li>- Rental Assistance</li> </ul>
Low income Housing Tax Credits (LIHTC)	Tax credits are available to persons and corporations that invest in low income rental housing. Proceeds from the sales are typically used to create housing.	<ul style="list-style-type: none"> <li>- New Construction</li> <li>- Acquisition</li> <li>- Rehabilitation</li> </ul>
Mortgage Credit Certificate (MCC) Program	Income tax credits available to first-time homebuyers to buy new or existing single-family housing. Glenn County Health & Human Services Agency does not currently participate in the program, but would be the implementing agency.	<ul style="list-style-type: none"> <li>- Home Buyer Assistance</li> </ul>
Section 202	Grants to non-profit developers of supportive housing for the elderly.	<ul style="list-style-type: none"> <li>- Acquisition</li> <li>- Rehabilitation</li> <li>- New Construction</li> </ul>
Section 203(k)	Provides long-term, low interest loans at fixed rate to finance acquisition and rehabilitation of eligible property.	<ul style="list-style-type: none"> <li>- Land Acquisition</li> <li>- Rehabilitation</li> <li>- Relocation of Unit</li> <li>- Refinance Existing Indebtedness</li> </ul>
Section 811	Grants to non-profit developers of supportive housing for persons with disabilities, including group homes, independent living facilities and intermediate care facilities.	<ul style="list-style-type: none"> <li>- Acquisition</li> <li>- Rehabilitation</li> <li>- New Construction</li> <li>- Rental Assistance</li> </ul>
U.S. Department of Agriculture (USDA) Housing Programs	Below market-rate loans and grants for very low, low, and moderate income multifamily housing, self-help subdivisions, and farmworker rental housing.	<ul style="list-style-type: none"> <li>- New Construction</li> <li>- Rehabilitation</li> </ul>
<b>2. State Programs</b>		
Affordable Housing Partnership Program (AHPP)	Provides lower interest rate CHFA loans to homebuyers who receive local secondary financing.	<ul style="list-style-type: none"> <li>- Home Buyer Assistance</li> </ul>
Cal HOME	Provides grants to local governments and non-profit agencies for local homebuyer assistance and owner-occupied rehabilitation programs and new home development projects. Will finance the acquisition, rehabilitation, and replacement of manufactured homes.	<ul style="list-style-type: none"> <li>- Home Buyer Assistance</li> <li>- Rehabilitation</li> <li>- New Construction</li> </ul>

<b>Table III-15: Financial Resources</b>		
<b>Program Name</b>	<b>Description</b>	<b>Eligible Activities</b>
California Housing Assistance Program	Provides 3% silent second loans in conjunction with 97% CHFA first loans to give eligible buyers 100% financing.	- Home Buyer Assistance
California Self-Help Housing Program (CSHHP)	Provides grants for the administration of mutual self-help housing projects.	- Home Buyer Assistance - New Construction
Emergency Housing and Assistance Program (EHAP)	Provides grants to support emergency housing.	- Shelters and Transitional Housing
Emergency Shelter Program	Grants awarded to non-profit organizations for shelter support services.	- Support Services
Farmworker Housing Assistance Program	Provides State tax credits for farmworker housing projects.	- New Construction - Rehabilitation
Joe Serna Jr. Farm-worker Housing Grant Program (FWHG)	Provides recoverable grants for the acquisition, development and financing of ownership and rental housing for farmworkers.	- Home Buyer Assistance - Rehabilitation - New Construction
<b>3. Local Programs</b>		
CDBG Revolving Loan Funds	Glenn County offers housing rehabilitation loans using program income from CDBG grants, if available. This program also offers low income families to obtain low interest loans for down payment assistance when purchasing a home.	- Rehabilitation - Home Buyer Assistance
<b>4. Private Resources/Financing Programs</b>		
Federal National Mortgage Association (Fannie Mae)	- Fixed rate mortgages issued by private mortgage insurers.	- Home Buyer Assistance
	- Mortgages, which fund the purchase and rehabilitation of a home.	- Home Buyer Assistance - Rehabilitation
	- Low Down-Payment Mortgages for Single-Family Homes in underserved low income and minority cities.	- Home Buyer Assistance
Freddie Mac Home Works	Provides first and second mortgages that include rehabilitation loan. County provides gap financing for rehabilitation component. Households earning up to 80% MFI qualify.	- Home Buyer Assistance

These financing programs are essential to facilitating affordable housing development by providing necessary financial relief. The County has established a number of programs in the Housing Plan to encourage affordable housing developments and encourage collaboration with non-profit agencies and affordable housing developers, and to assist affordable housing developers obtain Federal, State, and local grant funding.

## **IV INVENTORY OF RESIDENTIAL SITES**

### **A. INVENTORY OF HOUSING SITES**

This section of the Housing Element describes resources available for housing development. Resources include land designated for housing development and financial resources to assist with the development of housing.

Housing element law requires an inventory of land suitable for residential development (Government Code Section 65583(a)(3)). An important purpose of this inventory is to determine whether a jurisdiction has allocated sufficient land for the development of housing to meet the jurisdiction's share of the regional housing need, including housing to accommodate the needs of all household income levels.

This section provides an analysis of the land available within the unincorporated County for residential development. In addition to assessing the quantity of land available to accommodate the County's total housing needs, this section also considers the availability of sites to accommodate a variety of housing types suitable for households with a range of income levels and housing needs.

### **1 CRITERIA FOR IDENTIFYING HOUSING SITES**

This Housing Element identifies vacant and underutilized sites that would accommodate residential uses within the unincorporated area of Glenn County. A countywide parcel database, aerial photos, and the County's General Plan and zoning GIS data were used to locate parcels for this update. Parcel acreages by land use designation are based on assessor and GIS data.

Parcels in the inventory fall into three categories:

- 1) Parcels with approved and proposed projects,
- 2) Parcels that are without structural improvements/vacant and designated or proposed for residential land uses, and

All identified developable lands zoned for residential use are considered available for residential development. These include lands designated Single Family Residential and zoned (R-1), Multiple Family Residential (RM), or proposed as Mixed Use. The methodology considered factors including the extent to which existing uses may constitute an impediment to additional residential development, development trends, market conditions, and regulatory or other incentives or standards to encourage additional residential development on these sites. It is noted that sites fully within the 100-year floodplain were not included in the analysis.

Methodology for calculating capacity:

- 1) All sites are vacant, or have and an improvement value of 0.
- 2) Multi-Family (RM) were assumed to develop at 12 units per acre (80% of capacity to accommodate infrastructure and other site improvements),
- 3) Single Family (R-1) sites were assumed to develop at 4.8 units per acre (80% of capacity to accommodate infrastructure and other site improvements),
- 4) Additionally potential units as a result of density bonuses allowed by the General Plan and Development Code were not included,
- 5) Multi-Family and Single Family residential sites are vacant, located in community areas and within the SOI or ULL boundaries to provide greater opportunities for services and planned growth.

## **2. SUMMARY OF RESIDENTIAL SITES**

Table IV-1 summarizes the County's inventory of sites with approved projects and sites that are vacant or without improvements. Available sites are shown in Figures IV-1A through IV-1E.

As described in the previous section, the County was allocated 229 housing units by Regional Housing Needs Allocation (RHNA) for 2021 through 2029. As is shown in Table IV-1, the County has adequate sites to accommodate the RHNA for the moderate and above moderate income levels. For lower income units, including extremely low, very low, and low incomes, the County has a development need of 91 Multi Family lower income sites as established by Government Code Section 65583.2(c)(3)(B)(iii).

The combined capacity of the sites identified to accommodate the RHNA for all income levels is 224 units.. As shown in Table IV-1, the County has a surplus of sites and excess capacity for moderate and above moderate income levels. It should be noted that higher density categories included Multiple Family Residential were considered to accommodate lower income groups, however within Glenn County a large share of the development applications for single family residential uses are for manufactured homes. Approximately 60% of recent building applications for single family residential are for manufactured homes that are generally more affordable by design and may also accommodate lower income groups. Thus, the share of affordable housing in the following table underscores the important role the Single Family Residential zone has in housing lower income groups throughout the county. In addition to the listed sites, the vast majority of the county outside of the SOIs and ULLs of the cities and community areas has additional capacity for residential development as residential dwellings and second dwellings, but was not included as part of this analysis. Agricultural parcels, Rural Residential and other land uses accommodated by the General Plans Land Use Map allow residential uses by right. Therefore, this is consider an extremely conservative count that focuses only within the more developed portions of the county. Additionally, ADUs which can provide additional housing options for low income as well as elderly individuals are allowed on residential sites, but are not largely considered as part of the analysis.



<b>Table IV-1: Comparison of RHNA to the Inventory of Sites</b>				
	<b>Extremely Low, Very Low &amp; Low<sup>1</sup></b>		<b>Moderate/ Above Moderate <sup>1</sup></b>	
<b>Land Use/Zoning</b>	<b>Acres</b>	<b>Units</b>	<b>Acres</b>	<b>Units</b>
2021-2029 RHNA Allocation (Table II-39)		105		36/88
<b>Approved and Proposed Development Projects</b>				
Total	-	0	-	2
<b>ADUs</b>				
ADUs	-	8	-	8
<b>Inventory of Residential Sites (Appendix A for detailed inventory)</b>				
<b>Willows Area - Unincorporated County</b>				
Single Family Residential/R-1	-	-	5.01	22
Multiple Family Residential /RM	0.56	6	2.73	12
<b>Hamilton City - Unincorporated County</b>				
Single Family Residential/R-1	-	-	5.95	31
Multiple Family Residential/RM	--	--	-	-
<b>Artois - Unincorporated County</b>				
Single Family Residential/R-1	-	-	21.89	100
Multiple Family Residential/RM	-	-	--	--
<b>Elk Creek - Unincorporated County</b>				
Single Family Residential/R-1	-	-	8.28	35
Multiple Family Residential/RM	-	-	-	-
<b>TOTAL</b>	<b>0.56</b>	<b>14</b>	<b>70.98</b>	<b>210</b>
Excess Capacity		-91		86
Source: Glenn County Assessor Data, 2020; De Novo Planning Group, 2021				
Notes: <sup>1</sup> Moderate/ and Above Moderate units were assumed to be accommodated under the SFR designation, while the very low categories would be accommodated by the multi-family and mixed use designations. It should be noted that many single family may also be viable for lower income categories due to the substantial percentage of single family uses being developed as modular homes.				

As shown in Table IV-2, the County's inventory of residential sites includes parcels in a range of sizes. Sites included within the lower income categories (EL,VL,L) included sites between 0.5 and 5 acres. Sites available for single family development appropriate for moderate and above moderate income households range from small in-fill lots from less than 0.25 to up to just over 5 acres.

<b>Table IV-2: Parcels by Size</b>					
<b>Use /Zoning</b>	<b>&lt;0.25 Acre</b>	<b>0.25-0.50 Acre</b>	<b>0.5 – 0.99 Acre</b>	<b>1-5 Acres</b>	<b>&gt;5 Acres</b>
Single Family Residential / R-1	39	18	8	13	0
Mixed Use and Multiple Family Residential / RM / MU	0	0	2	8	1
Source: Glenn County Assessor Data, 2020; De Novo Planning Group, 2021					

### **3. LOWER INCOME SITES**

#### **DETERMINATION OF SUITABILITY FOR LOW INCOME HOUSING DEVELOPMENT**

Sites that can accommodate densities of 10 or more dwelling units per acre are assumed to accommodate lower income (very low and low income) housing pursuant to HCD's Default Density Standard Option Memorandum (HCD, June 20, 2012) which implements Government Code Section 65583.2(c)(3)(B). The County's Multi-family land use and M-R zone requires a minimum of 8 units per acre and goes up to 15 units per acre (excluding any density bonus). Examples of uses which are considered appropriate under this designation include, but are not limited to: attached housing; apartments; group housing; condominiums; mobile home parks; and planned residential developments.

Additionally as part of the County's comprehensive general plan update the county is including a mixed use general plan land use designation which also has a minimum of 8 units per acre and goes up to 15 units per acre (excluding any density bonus).

#### **INVENTORY OF LOWER INCOME SITES**

As identified in Table IV-3 and Appendix A the County has only small amounts (0.56 acres) of land that meets site and size standards identified for this inventory to accommodate multifamily uses at densities of 10 units or more per acre.

Based on the County's historical ADU production (2 average units per year), a total of eight ADU units are anticipated during the 6<sup>th</sup> Cycle – it is noted that this number is anticipated to increase as legislation over the past four years has reduced barriers to ADU production.

The County has designated sites for multifamily developments to accommodate lower income households. However, an additional need for 91 units has been identified to meet the County's RHNA.

**Table IV-3: Inventory Lower Income Inventory Sites**

Site/APN(s)	General Plan/ Zoning	Site Size (Acres)	Realistic Unit Capacity	Status	TCAC Resource Area <sup>1</sup>	Included in Previous Housing Element(s)
<b>Unincorporated Glenn County – Willows Community Area</b>						
005-321-011-000	Multiple Family Residential/R-M	0.56	Very Low: 4 units Low: 2 units	Vacant. Located within SOI. Water and sewer service available; California Water Service Co-Willows and Northeast Willows CSD. This site could be developed in conjunction with adjacent smaller vacant parcel to provide a larger development opportunity. APNs 005-321-012-000) additionally; several smaller APNs (005-321-017-000; 005-321-016-000; 005-321-014-000; 005-321-015-000 (all just under the 0.5 acre threshold could be consolidated for a larger development opportunity.	Low	No
<sup>1</sup> See Chapter V, Affirmatively Furthering Fair Housing, for discussion of Tax Credit Allocation Committee (TCAC) resource areas are used to address distribution of housing sites relative to areas of opportunity, including how opportunities relate to the potential for lower income families to thrive. Source: Glenn County, 2021; De Novo Planning Group, 2021						

## Opportunity Sites

Program HE-4 in the Housing Plan ensures the County will rezone adequate sites to accommodate its very low and low income housing needs. These sites are included below in Table IV-4. As shown in Table IV-4, 19.4 acres are proposed as part of the comprehensive general plan update to convert from lower density single family residential uses to a multi-family or mixed use used that allow up to 15 dwelling units per acre (excluding density bonuses) to accommodate additional low and very low income housing opportunities,. All sites are located within the adopted Urban Limit Lines of unincorporated community areas, or with the SOIs; of incorporated areas to offer additional opportunities for services.

As shown below the opportunity sites would accommodate an additional 223 multifamily units which would meet the shortfall of inventory site units identified in Table IV-1, and would provide an excess capacity of 132 units within the low/very low category.

The Housing Plan includes Program HE.4 to rezone a minimum of 2.5 acres to RM, to accommodate at least 30 very low and low income units, and a minimum of 10.2 acres to MU, to accommodate at least 61 very low and low income units).

**Table IV-4: Inventory Lower Income Opportunity Sites**

Site/APN(s)	Existing/Proposed General Plan and Zoning	Site Size (Acres)	Realistic Unit Capacity  Very Low/Low Units	Status	TCAC Resource Area <sup>1</sup>	Included in Previous Housing Element(s)
<b>Unincorporated Glenn County - Orland Community Area</b>						
046-010-002-000	Highway and Visitor Service Commercial/Multiple Family Residential  HVC/RM	1.23	14 Total Units 10 Very Low/ 4 Low	Vacant. Located within SOI. Water and sewer services planned; Orland Unit Water Users Association, Orland wastewater collection system.	High Resource Area	No
045-140-025-000	Service Commercial/Mixed Use  SC/MU	1.22	14 Total Units 10 Very Low/ 4 Low	Vacant. Located within SOI. Water and sewer services planned; Orland Unit Water Users Association, Orland wastewater collection system.	Moderate Resource Area	No
045-140-027-000	Suburban Residential/Mixed Use  RE-2/MU	2.21	26 Total Units 18 Very Low/ 8 Low	Vacant. Located within SOI. Water and sewer services available; Orland Unit Water Users Association, Orland wastewater collection system.	Moderate Resource Area	No
045-140-024-000	Service Commercial/Mixed Use  SC/MU	1.47	17 Total Units 12 Very Low/ 5 Low	Vacant. Located within SOI. Water and sewer services planned; Orland Unit Water Users Association, Orland wastewater collection system.	Moderate Resource Area	No
<b>Unincorporated Glenn County - Willows Community Area</b>						
017-130-042-000	Rural Residential /Mixed Use RE-5/MU	5.03	64 Total Units 45 Very Low/19 Low	Vacant within SOI. Water and sewer services not available; developer will need to work with County Environmental Health to identify ability to connect to private water and septic infrastructure or to provide on-site services.	Low Resource Area	No
<b>Unincorporated Glenn County - Hamilton City Community Area</b>						
032-230-022-000	Community Commercial /Mixed Use	2.06	24 Total Units 17 Very Low/7 Low	Vacant. Located within ULL and SOI. Water and sewer services available; California Water Service Co-Hamilton City / Hamilton CSD	Highest Resource Area	No

**Table IV-4: Inventory Lower Income Opportunity Sites**

Site/APN(s)	Existing/Proposed General Plan and Zoning	Site Size (Acres)	Realistic Unit Capacity  Very Low/Low Units	Status	TCAC Resource Area <sup>1</sup>	Included in Previous Housing Element(s)
	CC/MU					
032-230-020-000	Community Commercial /Mixed Use CC/MU	1.04	12 Total Units 8 Very Low/ 4 Low	Vacant. Located within ULL and SOI. Water and sewer services available; California Water Service Co-Hamilton City / Hamilton CSD	Highest Resource Area	No
032-072-001-000	Service Commercial/Mixed Use  SC/MU	1.61	19 Total Units 13 Very Low/ 6 Low	Vacant. Located within ULL and SOI. Water and sewer services available; California Water Service Co-Hamilton City / Hamilton CSD	Low Resource Area	No
032-073-001-000	Service Commercial/Mixed Use  SC/MU	1.61	19 Total Units 13 Very Low/ 6 Low	Vacant. Located within ULL and SOI. Water and sewer services available; California Water Service Co-Hamilton City / Hamilton CSD	Low Resource Area	No
032-082-002-000	Industrial /Multiple Family Residential M/RM	0.64	7 Total Units 5 Very Low/ 2 Low	Vacant. Located within ULL and SOI. Water and sewer services available; California Water Service Co-Hamilton City / Hamilton CSD	Low Resource Area	No
032-083-001-000	Industrial/Multiple Family Residential M/RM	0.65	7 Total Units 5 Very Low/ 2 Low	Vacant. Located within ULL and SOI. Water and sewer services available; California Water Service Co-Hamilton City / Hamilton CSD	Low Resource Area	No

<sup>1</sup>See Chapter V, Affirmatively Furthering Fair Housing, for discussion of Tax Credit Allocation Committee (TCAC) resource areas are used to address distribution of housing sites relative to areas of opportunity, including how opportunities relate to the potential for lower income families to thrive.

Source: Glenn County, 2021; De Novo Planning Group, 2021

#### 4. MODERATE INCOME AND ABOVE MODERATE INCOME SITES

As identified in Table IV-1 and Appendix A, the County can fully accommodate its moderate and above moderate income RHNA, which includes the capacity for 210 units.

Sites planned for single family uses were anticipated to be appropriate for moderate and above moderate income development. As described in Appendix A, all of above moderate and moderate income sites are vacant or unimproved with structures. All of these uses are appropriate for development at residential densities and intensities and are anticipated to be developed with urban uses as planned by the County’s General Plan.

#### 5. DEVELOPMENT TRENDS AND APPROVED PROJECTS

Recently approved residential projects in the County include three tentative parcel maps that would create a total of 12 parcels, as summarized in Table IV-5. The RM projects are assumed to be affordable to moderate income households; while no development plans have been submitted for these newly created parcels, the parcels will generally accommodate from a duplex to a small multifamily building of 8 to 12 units.

Project	Complete Application Date	Entitlement Approval Date	Location	Project Type	Number of Net Lots/Units
TPM2021-003	7/1/2021		APN: 047-050-042 - Lozano 6544 County Road 20, Orland	Proposed Two Parcel Tentative Parcel Map. Designated for Suburban Residential and zoned RE- 2” Rural Residential Estates Zone	2/2
TPM 2020-005	10/14/2020	1/20/21	APN: 005-321-013 - Hillbers Second Street & Garden, Willows	Approved Four Parcel Tentative Parcel Map. 1.86-acre parcel designated Multifamily Residential and zoned RM. Created four 20,240 s.f. parcels. Parcel is remainder parcel from TPM 2017-006. Vacant; no existing residences.	4/ 22
TPM 2019-005	--	10/16/2019	APN: 047-160-005	Approved Three Parcel Tentative Parcel Map. 6.7- acres designated Suburban Residential and zoned RE-1. Vacant; no existing residence.	3/3
TPM 2019-002	--	9/18/2019	APNs: 047-160-057 & 047- 160-058/ 6574 County Road 22, Orland	Approved Four Parcel Tentative Parcel Map. 20.05-acres designated Rural Residential and zoned RE-5. One existing residence.	3/3

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TPM 2017-006	--	2/21/2018	APN: 005-321-007/ 2 <sup>nd</sup> Street/Cherry Street, Willows	Approved Four Parcel + Remainder Tentative Parcel Map. 1.86-acre parcel designated Multifamily Residential and zoned RM. Created two 8,800 s.f. parcels and two 20,160 s.f. parcels plus 1.86-ac remainder. Vacant; no existing residences.	4/22
Source: Glenn County 2021					



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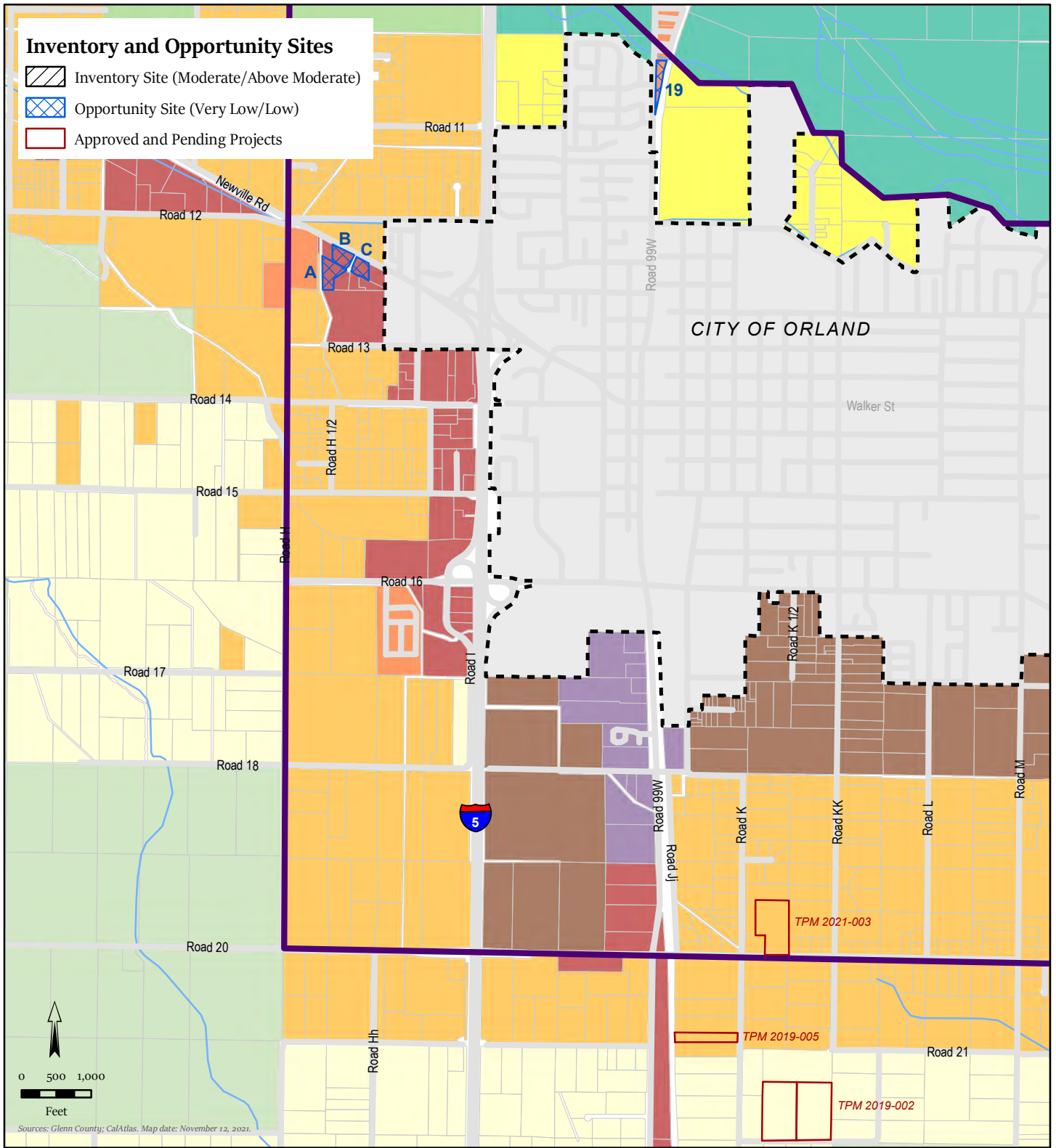


FIGURE IV-A  
 INVENTORY AND OPPORTUNITY SITES  
 ORLAND

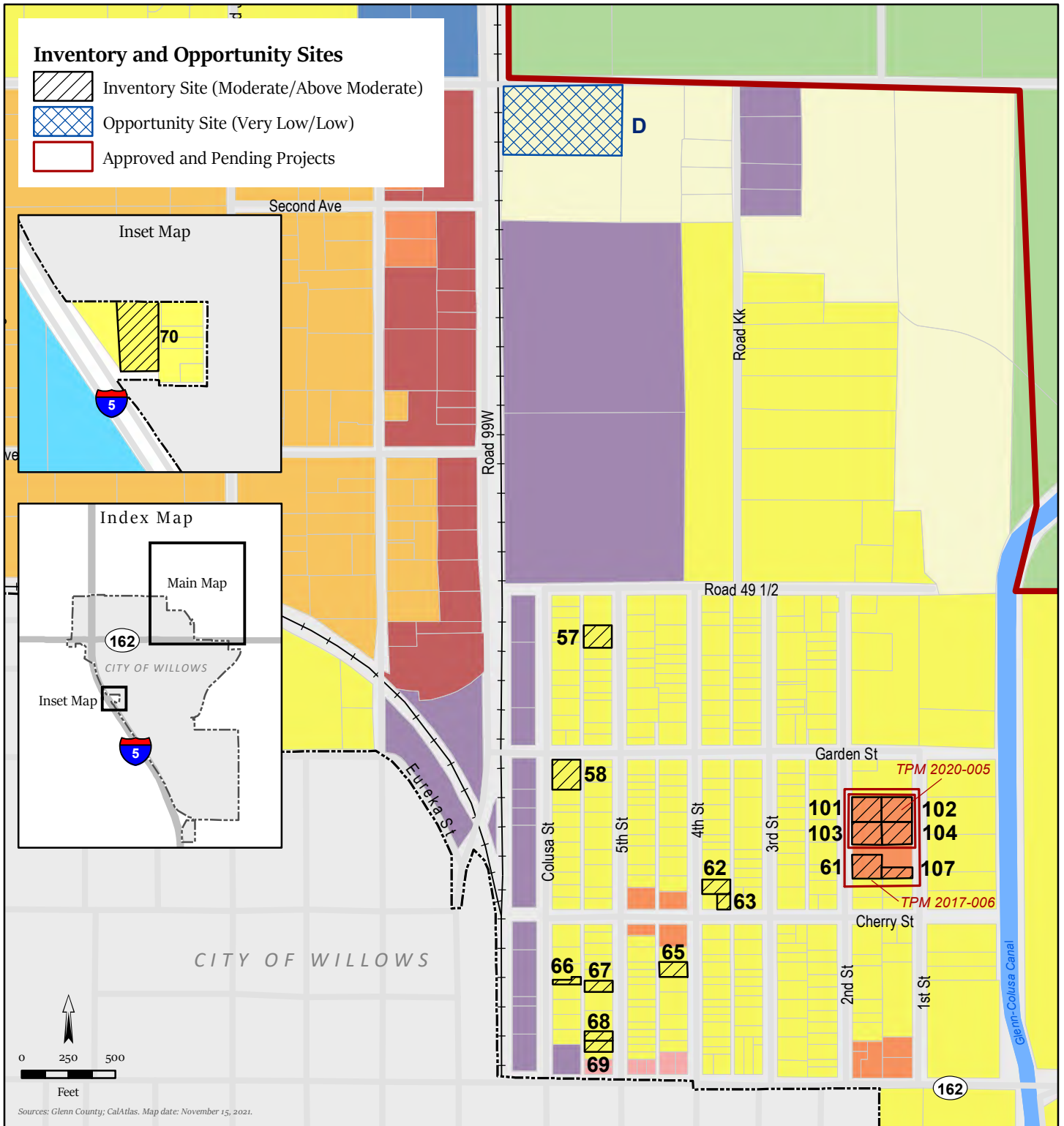


FIGURE IV-1B

INVENTORY AND OPPORTUNITY SITES

WILLOWS

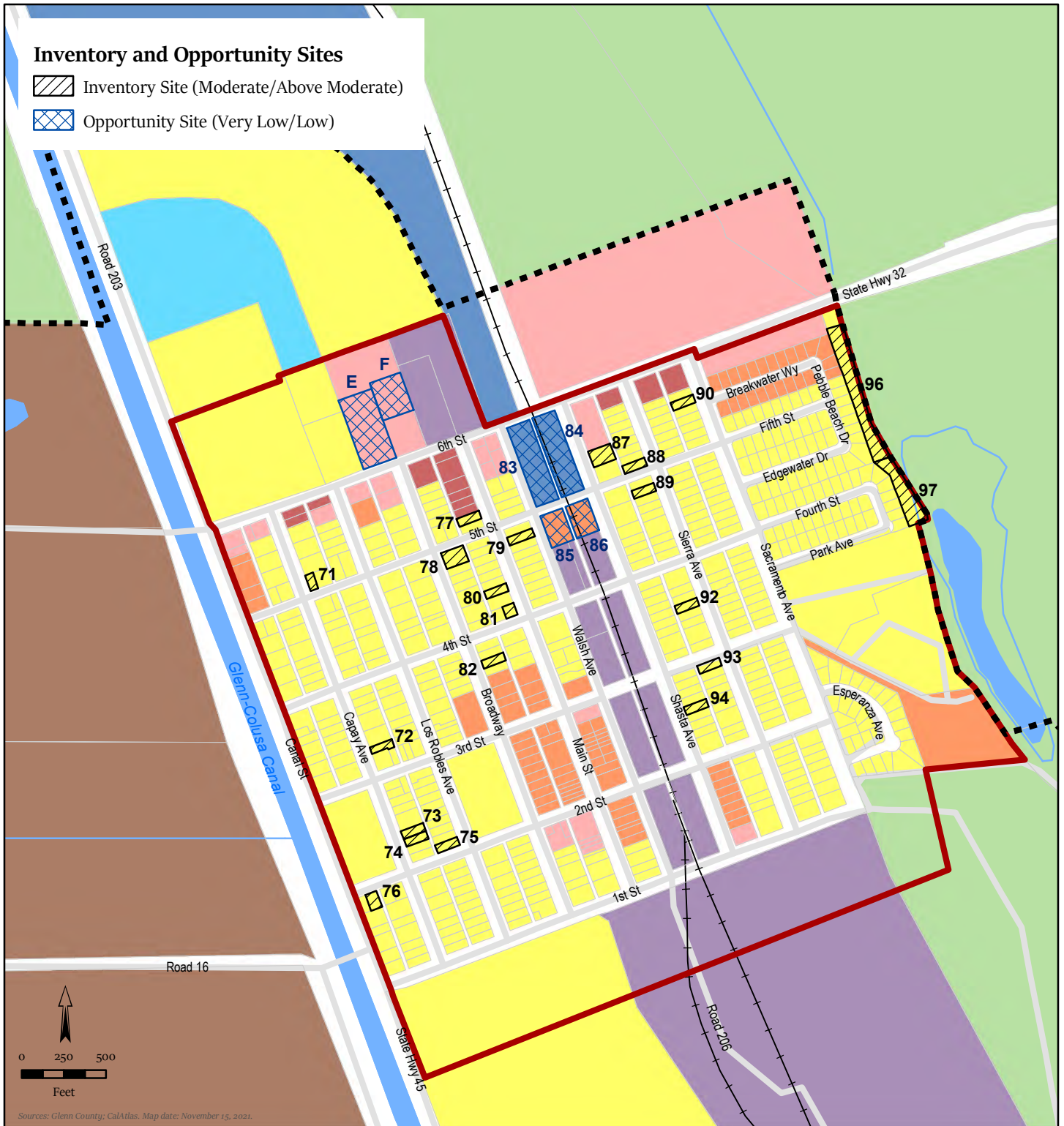


FIGURE IV-1C

INVENTORY AND OPPORTUNITY SITES

HAMILTON CITY

Planning Areas

- Urban Limit Line
- Hamilton City Sphere of Influence

General Plan Designations

- Intensive Agriculture
- Single Family Residential
- Multiple Family Residential
- Urban Reserve
- Community Commercial
- Highway and Service Commercial
- Industrial
- Mixed Use
- Public Facilities

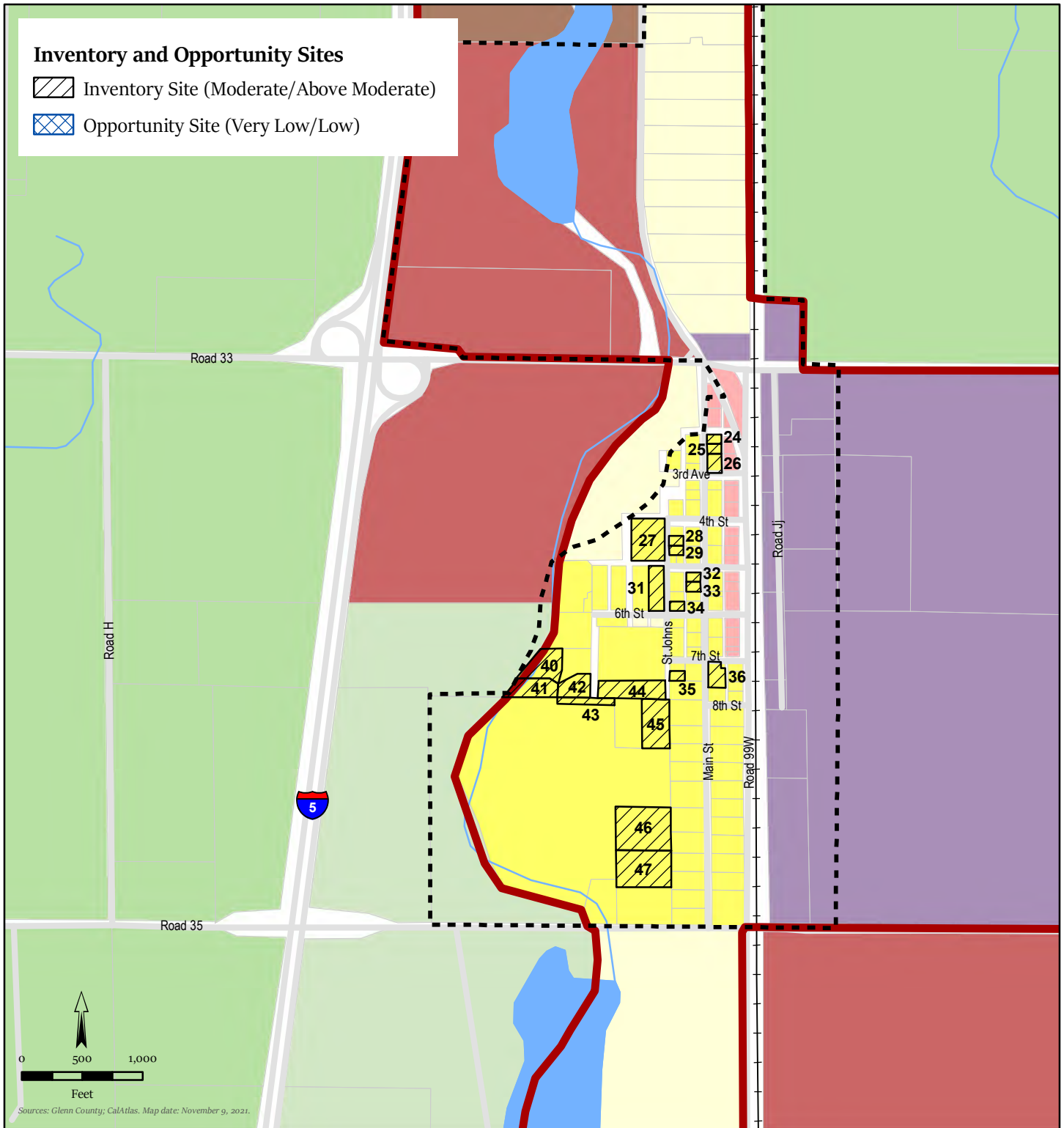


FIGURE IV-1D

INVENTORY AND OPPORTUNITY SITES

ARTOIS

**Planning Boundaries**

- Artois Urban Limit Line
- Artois Sphere of Influence

**General Plan Designations**

- General Agriculture
- Intensive Agriculture
- Rural Residential
- Single Family Residential
- Urban Reserve
- Community Commercial
- Highway and Service Commercial
- Industrial



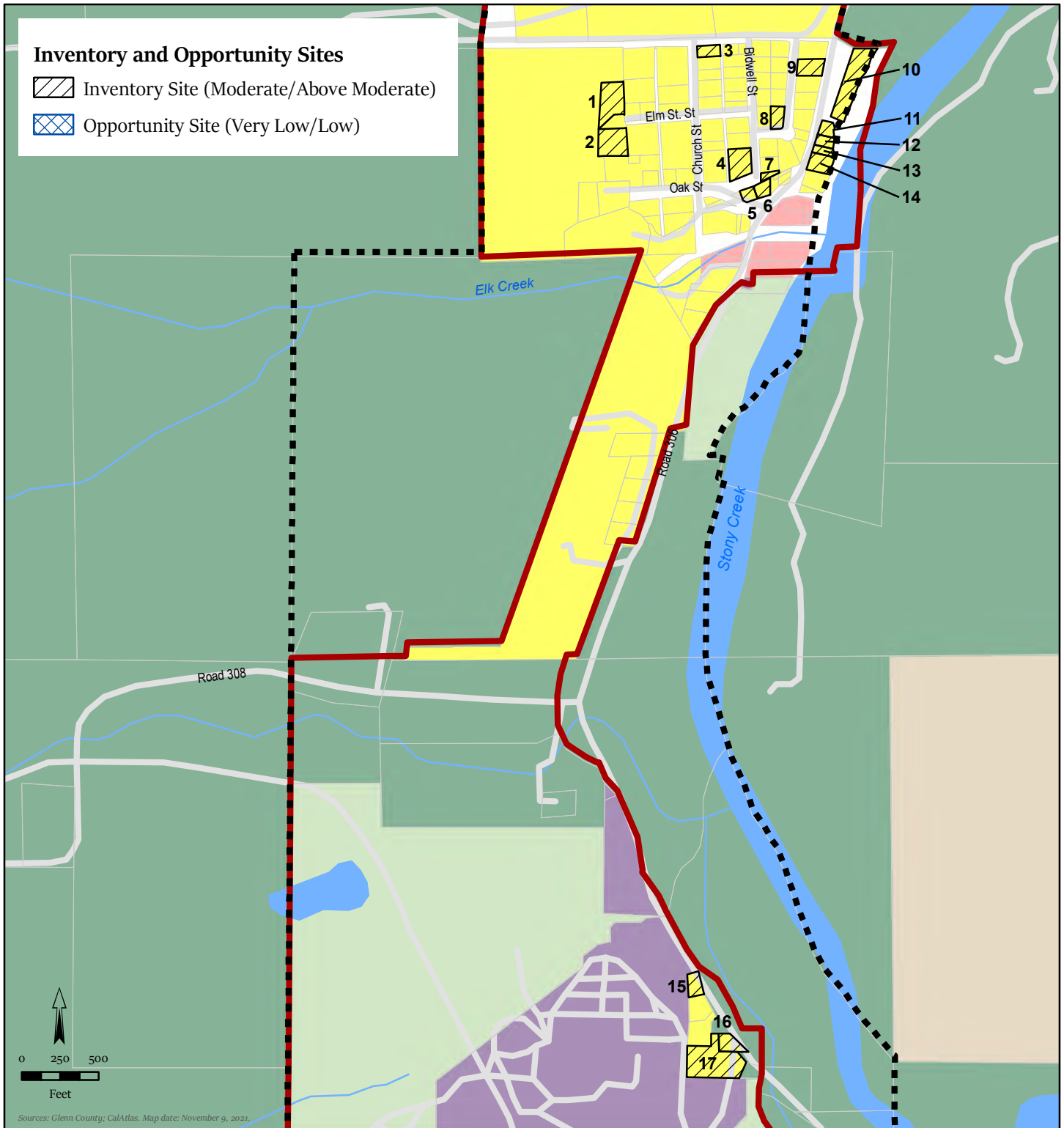


FIGURE IV-1E

INVENTORY AND OPPORTUNITY SITES

ELK CREEK

## V AFFIRMATIVELY FURTHERING FAIR HOUSING

### A. INTRODUCTION

All Housing Elements due on or after January 1, 2021 must contain an Assessment of Fair Housing (AFH) consistent with the core elements of the analysis required by the federal Affirmatively Further Fair Housing Final Rule of July 16, 2015. Under State law, affirmatively further fair housing means “taking meaningful actions, in addition to combatting discrimination, that overcome patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity based on protected characteristics”. These characteristics can include, but are not limited to, race, religion, sex, marital status, ancestry, national origin, color, familial status, or disability.

Since 1969, California has required that all local governments (cities and counties) adequately plan to meet the housing needs of everyone in their community. Pursuant to State Housing Element Law (Government Code section 65584, et seq.), the California Department of Housing and Community Development (HCD) is required to provide the determination of the region’s existing and projected housing need and a RHNA Plan to countywide regions not represented by council of governments (COGs). Increasing the availability of affordable homes, ending homelessness, and affirmatively furthering fair housing continues to be a priority for the State of California. As such, the County considers its role in addressing issues of regional concern like regional patterns of segregation, homelessness, and farmworker housing as part of this 6<sup>th</sup> Cycle Housing Element. This section also includes an analysis of sites pursuant to AB 686 which demonstrates that the identification of sites to accommodate the County’s RHNA affirmatively further fair housing in Glenn County and support the County’s long-standing commitment to ensuring that a variety of housing options are available to households of all income levels. It is noted that this is the County’s first document developed to address affirmatively furthering fair housing and there is limited data available at the County level on some of the topics. Where there are data gaps, the Housing Plan addresses collecting additional data to identify and track fair housing issues.

### B. FAIR HOUSING NEEDS ASSESSMENT

This section contains an analysis of demographic, housing, and specifically fair housing issues for Glenn County. While the County’s demographic and income profile, household and housing characteristics, housing cost and availability, and special needs populations were discussed in previous sections of this Background Report, this section focuses on demographics and income related to protected classes, lower income and poverty-level households and also incorporates information from community engagement and outreach used to develop this Housing Element, including community outreach efforts completed during Housing Element preparation as well as other community outreach efforts recently completed by the County. Community outreach efforts completed as part of this Housing Element update are described in more detail in the Community Participation section of the Housing Plan.

The Glenn County Community Action Department serves as the lead agency for the Colusa-Glenn-Trinity Community Action Partnership (CGTCAP). In 2019, CGTCAP conducted a study of the needs of low-income people in its communities to assist the CGTCAP in planning, developing, and delivering community activities, services, and initiatives. As part of the study, CGTCAP conducted a survey of 494 individuals. Of the 494 individuals who indicated the community they live in, about 55% or 272 individuals reported living in Glenn County. The majority of those who completed the survey were between the ages of 25 and 54 and 86% of those surveyed spoke English most often with Spanish representing the majority of those speaking a language other than English. When asked “When you think about your family, neighbors, colleagues, and community members, what are the most pressing issues they face?”, the majority of residents identified income or job instability (152 residents) and Housing instability or affordability (145 residents). Additionally, when asked “What do you think is the main reason for poverty in your community?”, the top five responses were identified as 1) jobs are just not available, 2) substance abuse issues, 3) lack of training or specialized skills, 4) lack of child care, and 5) insufficient education. Those that completed the survey also noted that housing costs are not

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affordable to people living in Glenn County, with most residents paying more than they can comfortably afford for housing each month<sup>3</sup>.

More recently, the CGTCAP prepared the 2021 Community Needs Assessment, which included additional community outreach efforts to identify the current needs in the community. In preparation for the 2021 Community Needs Assessment, the CGTCAP staff put together a small workgroup to assess community data, specifically that associated with community demographics for the tri-county region. As part of the 2021 Community Needs Assessment, the Glenn County Community Needs Assessment Team (GCCNA) facilitated a Glenn County Stakeholders Zoom Meeting on March 17, 2021. In attendance were representatives from private businesses, faith-based organizations, the education system, the County Government, the City Government, and the Board of Supervisors. The GCCNA team facilitated Zoom Breakout Rooms to discuss established questions regarding outreach services, challenges to providing services to the vulnerable population, and best coordinate assistance for the County. During the Zoom Breakout Rooms, the GCCNA team tracked the frequency of topics discussed to identify areas of most concern for the community, which included mental health and wellness, housing affordability and availability, youth homelessness and education, substance abuse and domestic violence, and instability in the workforce and skills needed. In addition, the GCCNA team conducted polls during the meeting to further identify community needs and concerns. When asked “What are the most pressing issues for the Community?”, the top five responses were identified as 1) housing affordability, 2) mental health/wellness, 3) income/job stability, 4) education/skills needed, and 5) substance use disorder, mirroring the frequency of topics discussed in the breakout groups. Additionally, when asked “When you think about youth in the community, what are the most pressing issues they face?”, the top five responses were identified as 1) education or skills needed, 2) housing instability and availability, 3) mental health and wellness, 4) assistance to live independently, and 5) income or job stability. Comparing the 2019 and 2021 outreach completed by CGTCAP, it appears that community needs remained the same, highlighting that community needs still have not been met; however, it is noted that the 2021 Community Needs Assessment identified that COVID-19 intensified the discussion of several issues such as suicide and substance abuse and created barriers to providing services<sup>4</sup>.

As described in the Housing Element Housing Plan, the Housing Element Update process began in 2021. While past Housing Elements have included public and stakeholder workshops to gather data, the novel coronavirus (also known as COVID-19) resulted in shelter-in-place and social distancing requirements that have precluded in-person workshops for the development of this 6<sup>th</sup> Cycle Housing Element. COVID-19 presented a number of challenges to the County’s public participation program and ultimately contributed to a lack of participation in the housing element process by all economic segments. In response to the increase in virtual activities, the County provided both in-person and virtual options for participation in the Housing Element Update. The County held two in-person workshops to obtain community input on housing needs and priorities, provided an overview of the Housing Element Update on the General Plan Update website, and conducted a survey to obtain information from persons that may not attend a workshop but are interested in participating in the process.

The County conducted public outreach for meetings and activities through several methods, including notices posted at the Planning and Community Development Services Agency Office Department of Community Services office (inside and outside) and the Memorial Hall in Willows, notices on the County’s website, notices on the County’s General Plan Update website, and posts on the County’s social media accounts, including Facebook, Instagram, Health and Human Services Agency, Office of Emergency Services/Sheriff’s Department, and “What’s going on in Willows”.

Notices and announcements were sent to a range of stakeholders, including service providers and housing developers, to assist in reaching out to their organizations and clients. Notices for the Housing Element Update included a QR code linking to the survey. In addition to requesting stakeholder assistance, each notice identified a staff contact (e-mail and phone number) that could be contacted for more information or for special assistance or disability-related accommodation. While County staff,

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3 Glenn County. July 2019. 10-Year Plan to End Homelessness [Appendix 2]. Available at: [https://www.countyofglenn.net/sites/default/files/Glenn%20County%20Homelessness%20Plan\\_Final%20July%202019\\_0.pdf](https://www.countyofglenn.net/sites/default/files/Glenn%20County%20Homelessness%20Plan_Final%20July%202019_0.pdf)

4 Glenn County Community Action Department. 2021. 2022/2023 Community Needs Assessment and Community Action Plan. Available at: [https://www.countyofglenn.net/sites/default/files/2022-2023%20CGTCAP%20Community%20Action%20Plan%20-%20draft\\_0.pdf](https://www.countyofglenn.net/sites/default/files/2022-2023%20CGTCAP%20Community%20Action%20Plan%20-%20draft_0.pdf)



including a Spanish-speaking staff member, were available to provide additional information or assistance, the County did not receive any requests for assistance. No translation services were requested for or at any of the meetings.

The housing needs survey was designed as a detailed survey available in both English and Spanish that could be conducted on-line and a separate on-line survey was disseminated to housing stakeholders. The housing needs survey included questions related to whether the respondent had experienced housing discrimination and potential fair housing needs and concerns.

Of the 90 respondents, 11% of respondents indicating that they had been discriminated against when trying to rent housing and 6% of respondents indicating they had been discriminated against when trying to purchase housing. When asked to rank populations or persons that need additional housing types or dedicated policies and programs to ensure they can access housing in Glenn County, respondents identified the following as the highest priorities include the following, in order of importance:

- Seniors
- Single parent head of households
- Persons with a disability
- Large families
- Farmworkers
- Homeless persons or at-risk of homeless

Respondents identified their race/ethnicity as White/Non-Hispanic (80%), Hispanic (12%), Native American (5%), and Other (3%).

When asked to identify whether specific characteristics applied to their household, respondents identified: the presence of children under 18 (50%), adults 55-64 (35%), age 65 or older (27), large families of 5 or more people (24%), household member with a non-developmental disability (16%), single female head of household with children (14%), household member with a developmental disability (6%), and single male head of household with children (4%).

When asked to identify housing challenges, survey respondents identified the following:

Issue	Yes	No
I am concerned about my rent going up to an amount I can't afford.	32.79%	67.21%
I struggle to pay my rent or mortgage payment.	23.81%	76.19%
I cannot find a place to rent due to bad credit, previous evictions, or foreclosure.	11.29%	88.71%
I am concerned that if I ask my property manager or landlord to repair my home that my rent will go up or I will be evicted.	20.97%	79.03%
I am concerned that I may be evicted.	14.52%	85.48%
I need assistance finding rental housing.	19.67%	80.33%
My home is not big enough for my family or household.	19.67%	80.33%
My home is in poor condition and needs repair.	32.26%	67.74%
There is a lot of crime in my neighborhood.	14.29%	85.71%
I have been discriminated against when trying to rent housing.	11.29%	88.71%
I have been discriminated against when trying to purchase housing.	6.45%	93.55%
I need assistance with understanding my rights related to fair housing.	11.29%	88.71%

In addition to the public outreach workshops and survey, key stakeholders, agencies, and organizations were contacted for input to ensure that the Housing Element accurately reflects a broad spectrum of the community and prioritizes needs appropriately. Understanding the potential lack of participation from community members of protected classes, Glenn County targeted stakeholders, agencies, and organizations that represent protected class members, such as lower income households, persons

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with disabilities, persons 65 years of age or older, female-headed households, farmworkers, and residents experiencing homelessness, to gain a better understanding of fair housing concerns. This included community-based and other organizations that represents protected class members and that serve special needs groups, including:

- California State University, Chico
- Capay Joint Union Elementary School District
- First 5 Glenn County
- Homeless Management Information Support Contractor
- Glenn County McKinney-Vento/ Foster Youth Services
- Glenn County Veterans Services
- Glenn County Behavioral Health
- Glenn County Community Action Department
- Glenn County Agricultural Department
- Glenn County Environmental Health
- Glenn County Health & Human Services Agency
- Glenn County Office of Education
- Glenn County Farm Bureau
- Habitat for Humanity
- Hamilton Unified School District
- Housing Developer - CHIP Housing
- Housing Developer - DHI Holdings Inc
- Housing Developer - Rural Community Housing Development
- Lake Elementary School District
- Nation's Finest (formerly Veterans Resource Center)
- North Valley Indian Health
- Orland Unified School District
- Plaza Elementary School District
- Princeton Joint Unified School District
- Realtor
- Stony Creek Joint Unified School District
- TriCounties Community Action Partnership (nonprofit)
- UC Cooperative Extension Glenn County
- Unity House/Unity in Recovery
- Veteran Resource Center
- Volunteer with Public Health
- Westside Domestic Violence Shelter (WDVS)
- Willows Chamber of Commerce
- Migrant Education - BCOE Oroville Area
- Willows Unified School District

These key stakeholders, agencies, and organizations were asked to participate and assist in two ways. First, to provide outreach assistance by sharing information about the Housing Element Update and community survey with their service population. Second, by identifying any housing needs and constraints to obtaining housing related to the population or clientele of service providers, housing needs and constraints as observed by advocates and interested parties, and housing needs and constraints to building or providing housing as observed by members of the development community. Stakeholders expressed concern regarding a variety of fair housing issues, with low income, bad credit, evictions, bad rental history identified as the primary barriers identified to finding or staying in housing. Other barriers identified as physical disabilities, mental health, and alcohol or drug issues. Please see the Community Participation discussion in the Housing Plan for a detailed overview of stakeholder input related to housing needs by special needs population, services and actions needed to provide or improve housing and human services, and actions needed to improve access to regional services.

In addition, the Glenn County Community Action Department serves as the lead agency for the Colusa-Glenn-Trinity Community Action Partnership (CGTCAP), which . In preparation for the 2021 Community Needs Assessment, the agency staff put together a small workgroup to assess community data, specifically that associated with community demographics for the tri-county region.

To ensure meaningful, frequent, and ongoing community outreach is fostered and continued during this 6<sup>th</sup> Cycle planning period, Glenn County has included Program HE.2 to encourage community participation in updates to community plans, the zoning code, other planning and development regulations, and in housing-related activities. Outreach and efforts to affirmatively further fair housing are addressed in Program HE.6.

## 1 FAIR HOUSING ENFORCEMENT AND OUTREACH CAPACITY

Fair housing for the unincorporated communities of Glenn County is addressed at both the local and regional level. Resources for enforcement and outreach are discussed below.

### Enforcement

The Glenn County Community Action Department (CAD) serves as the Lead Agency for the Colusa-Glenn-Trinity Community Action Partnership and the Dos Rios Continuum of Care, which serves the counties of Colusa, Glenn, and Trinity. The Glenn County CAD manages a variety of grant-funded programs, including emergency services, housing services, income and employment, and community services and development for vulnerable, low-income seniors, youth, and families. The Glenn County CAD provides the staffing and resource support for housing and homelessness programs within Glenn County and provides open lobby hours from 10:00 am to 4:00 pm Monday through Friday at the Business and Resource Center located at 125 E Walker Street in the City of Orland. During open lobby hours, residents may meet with Glenn County CAD staff to discuss fair housing concerns, report substandard housing, and apply for housing programs, such as the Housing Rehabilitation, Housing Weatherization, Utility Assistance, and First-Time Homebuyers programs. The Glenn County Environmental Health Department and Code Enforcement Officer generally respond to substandard housing complaints to determine whether an existing structure meets Health and Safety Standards and is therefore suitable for living. It is noted that unincorporated residents, especially lower-income residents, may have a difficult time accessing services or receiving fair housing information from the Glenn County CAD due to open lobby hours occurring during typical work hours.

Additionally, Glenn County implemented a 211 Helpline to connect people with essential health and human services and provide help to all Glenn County residents. The 211 Helpline provides information on the following topics: housing and shelter mental health and addiction, health insurance, prevention programs, family services, veteran services, food and basic needs, legal services, disaster services, transit trip planning, and medical care. The 211 Helpline is available 24-hours a day, 7 days a week<sup>5</sup>. The 211 Helpline provides fair housing educational materials and provides contact information for the LSNC, County Code Enforcement, Glenn County Housing, and State Department of Housing and Community Development to ensure residents in the unincorporated communities have access to available fair housing resources. However, it is noted that residents may not be aware of the 211 Helpline, which limits a resident's ability to access fair housing information. Additionally, County staff does not receive regular training related to fair housing rights and requirements.

Fair housing inquiries at the County are typically referred to Legal Services of Northern California's (LSNC's) Butte Regional Office, which serves the Counties of Butte, Colusa, Glenn, and Plumas. The LSNC is a non-profit organization that provides free civil legal assistance to low-income and other vulnerable populations in 23 counties, including Glenn County and the residents of the unincorporated communities. In addition, the California Department of Fair Employment and Housing (DFEH) is the state agency charged with enforcing California's civil rights laws and handles discrimination complaints, providing independent investigation of the facts and legal issues and working to resolve disputes, where appropriate.

The LSNC engages in complex, sophisticated advocacy—through litigation, legislation, administrative advocacy, and community development work—which has a significant positive impact for their entire client community. LSNC's service priorities are the preservation of housing, health care, enhancing economic stability, support for families, family safety and stability, civil rights, education, and serving populations with special vulnerabilities. For housing cases, LSNC assists clients with the creation and preservation of low-income housing, tenants rights, evictions and lock outs, foreclosures, quality of housing, mobile homes, mitigation of homelessness, termination of utilities, unsafe housing, and loss of shelter because of natural disasters. Unincorporated Glenn County's residents who are 60 years old or older or meet LSNC's income threshold are eligible to receive free fair housing legal services from LSNC. To meet LSNC's income threshold, unincorporated Glenn County's residents would need to be below the asset limit and below 125% of the Federal Poverty Guidelines (or \$15,950 for a single-person and \$32,750 for a family a four) or below 200% of the Federal Poverty Guidelines with monthly deductions. According to LSNC's 2020 Annual

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5 Glenn County. 2018. Glenn County Health and Human Services 2017-2018 Annual Report. Available at: [https://www.countyofglenn.net/sites/default/files/Health\\_%26\\_Human\\_Services/Annual%20Report%20Fiscal%20Year%202017-18.pdf](https://www.countyofglenn.net/sites/default/files/Health_%26_Human_Services/Annual%20Report%20Fiscal%20Year%202017-18.pdf)

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Report, the LSNC managed 11,054 total cases in 2020, which included 5,340 housing cases. LSNC does not provide the County with a report that identifies the number of inquiries, specific concerns, and resolution to inquiries made by residents and landlords in the unincorporated communities.

The HCD Affirmatively Furthering Fair Housing Data Viewer (AFFH Viewer) provides information regarding federal Fair Housing and Equal Opportunity (FHEO) cases by County for the 2006 to 2020 period. The AFFH Viewer indicates that there were zero cases filed in Glenn County in the 2006-2010 period. Additionally, in the 2020 period (which is indicated to reflect 2006-2020), there were zero cases filed. Additionally, according to the California Department of Fair Employment and Housing 2019 Annual Report, 934 housing complaints were filed in 2019, with the top basis for housing complaints surrounding disability (35%), retaliation (12%), and race (12%)<sup>6</sup>. Of the 934 housing complaints filed in 2019, zero were from Glenn County residents. The majority of housing complaints filed in 2019 were from more metropolitan counties, including the counties of Los Angeles (222), San Diego (72), and Sacramento (66). Therefore, there appears to be adequate capacity to respond to the complaints made. However, additional outreach and education is needed, and annual training of County staff should occur to ensure fair housing practices are maintained in Glenn County.

It is noted that the California DFEH does not make data readily available related to fair housing inquiries, specific concerns, and outcomes; if made available, this information would be invaluable to local jurisdictions, residents, and landlords in identifying areas with high incidences of fair housing concerns and opportunities for community education regarding specific topics of concern. The County has requested that the HCD coordinate with the California Department of Fair Employment and Housing to include this information at the local level in HCD's AFFH Viewer to assist local jurisdictions with better understanding fair housing needs.

### Public Education

Fair housing outreach and education efforts are currently limited in Glenn County, representing a potential impediment to fair housing. While the County provides information regarding substandard housing and fair housing services on their website, the information may be difficult to find and information regarding fair housing rights is not regularly maintained at various County offices that regularly serve lower income and potentially disadvantaged members of the community. Further, the public education provided by LSNC may not be adequate to disseminate information related to fair housing rights and methods to file a complaint among the County's unincorporated communities. In addition to general outreach and education efforts to ensure community, stakeholder, developer, and landlord awareness of fair housing laws, it is also important to ensure that assisted units in the County are made aware of fair housing requirements. Federal and state funding programs, such as CDBG, HOME, LIHTC, and other programs, require that any assisted residential projects comply with fair housing laws as part of the funding agreement. While much of the County's affordable housing receives federal or state assistance and is made aware of fair housing requirements through the agreement, additional moderate and lower income units would not be subject to a standard agreement associated with state and federal funding. This may inadvertently reduce fair housing outreach and compliance efforts associated with inclusionary units.

### Findings

While appears to be adequate capacity for LSNC and DFEH to respond to fair housing inquiries, based on the data available regarding Countywide fair housing cases, additional outreach and education is needed, particularly at the local level. Annual training of County staff should occur to ensure fair housing practices are maintained in the unincorporated communities and information should be made available at County buildings in the unincorporated communities, such as libraries or community centers, on the County's website, and via the County's social media on a regular basis to ensure the community is aware of fair housing rights and methods to address fair housing concerns. Fair housing information should be provided on the County's website separately from information on substandard housing as fair housing issues may be related to discrimination or other

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<sup>6</sup> California Department of Fair Employment and Housing. 2020. 2019 Annual Report. Available at: [https://www.dfeh.ca.gov/wp-content/uploads/sites/32/2020/10/DFEH\\_2019AnnualReport.pdf](https://www.dfeh.ca.gov/wp-content/uploads/sites/32/2020/10/DFEH_2019AnnualReport.pdf)

concerns that do not relate to substandard housing. The County's inclusionary housing program should also be revised to ensure that fair housing requirements are included in each inclusionary housing agreement.

Additionally, as discussed in Section II (Housing Needs), agriculture is the largest industry in Glenn County and the incorporated cities have multiple affordable farmworker housing projects, resulting in a large farmworker population. Due to the high percentage of farmworkers and Hispanic populations in the County, it is also essential that future outreach is provided in both English and Spanish to ensure equal access to resources and opportunities. Language barriers result in substantial challenges for residents to access fair and adequate housing. As described in Program HE.6, the County will continue to affirmatively further fair housing through conducting fair housing enforcement and regular community outreach and education to promote understanding of, and compliance with, fair housing laws. The County will train staff regarding fair housing laws and will encourage community involvement in County planning efforts.

## **2 ANALYSIS OF AVAILABLE FEDERAL, STATE, AND LOCAL DATA AND LOCAL KNOWLEDGE**

This section presents an overview of available federal, state, and local data to analyze fair housing issues in Glenn County. These data sources are supplemented with local knowledge of existing conditions in the community to present a more realistic picture of fair housing concerns in Glenn County and a more informed perspective from which to base goals, policies, and programs to affirmatively further fair housing.

### **INTEGRATION AND SEGREGATION PATTERNS AND TRENDS**

To inform priorities, policies, and actions, Glenn County has included an analysis of integration and segregation, including patterns and trends, related to people with protected characteristics. Segregation generally means a condition in which there is a high concentration of persons of a particular race, color, religion, sex, familial status, national origin, or having a disability or a particular type of disability when compared to a broader geographic area. Conversely, integration refers to a condition in which there is not a high concentration of persons of a particular race, color, religion, sex, familial status, national origin, or having a disability or a particular type of disability when compared to a broader geographic area. The following analysis will analyze levels of segregation and integration for race and ethnicity, persons with disabilities, familial status, age, and income to identify the groups in unincorporated Glenn County that experience the highest levels of segregation.

#### **Dissimilarity Index**

The dissimilarity index is the most commonly used measure of segregation between two groups, reflecting their relative distributions across neighborhoods (as defined by census tracts). The index represents the percentage of the minority group that would have to move to new neighborhoods to achieve perfect integration of that group. An index score can range in value from 0 percent, indicating complete integration, to 100 percent, indicating complete segregation. An index number between 30 and 60 indicates moderate similarity and community segregation while an index number above 60 is considered to show high similarity and a segregated community.

There are a number of reasons why patterns of racial segregation exist (or don't exist) within a community. Some of these reasons may be institutional (discriminatory lending practices) while others can be cultural (persons of similar backgrounds or lifestyles choosing to live near one another to provide support and familiarity). As such, discussions regarding segregation are complicated and there is not a "one size fits all" approach to addressing patterns of racial segregation.

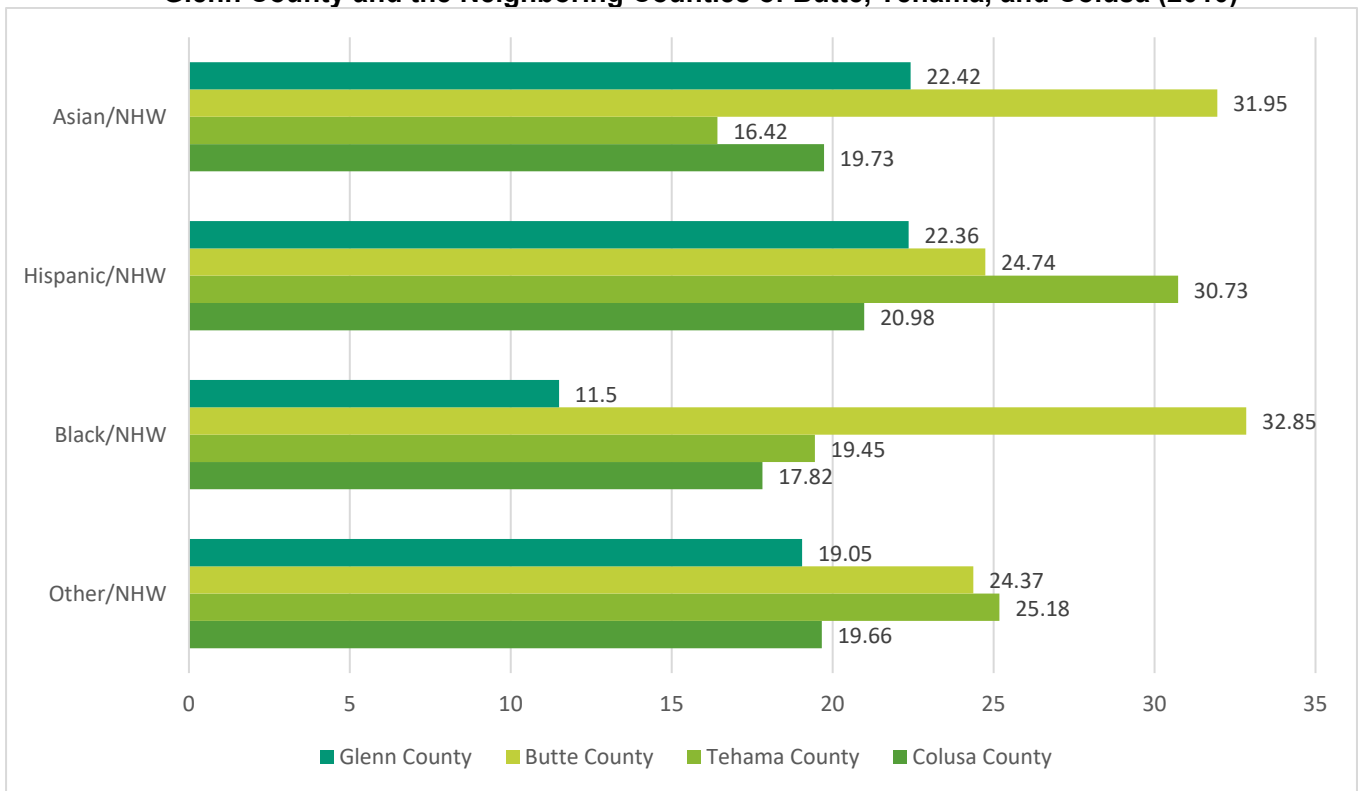
Figure V-1 compares the dissimilarity between each of the identified race and ethnic groups and Non-Hispanic White population in 2010 in Glenn County to the dissimilarity of the neighboring counties of Butte (to the east), Tehama (to the north) and Colusa (to the South). In 2010, the White (not Hispanic or Latino) population within Glenn County made up over half (57.4%) of the County's population. The higher scores indicate higher levels of segregation among those race and ethnic groups. The County does not have any racial or ethnic groups with scores higher than 60 (indicating high similarity and segregation). All identified race and ethnic groups exhibit low levels of dissimilarity and segregation in Glenn County (scores less than 30). The highest

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levels of segregation within Glenn County are Hispanic (22.36%), but it is noted this dissimilarity score still points to low levels of overall dissimilarity and segregation in Glenn County (scores less than 30).

When compared to the neighboring county of Butte, Glenn County exhibits lower levels of dissimilarity and segregation than Butte County for all populations, which could be due in part to CSU Chico attracting a diverse student population to Butte County. Additionally, compared to Tehama County, Glenn County exhibits lower levels of dissimilarity and segregation, when considering the populations identifying as Hispanic, Black, and Other. The Asian population in Glenn County exhibits a higher level of dissimilarity than Tehama County, which could be due in part to Glenn County having a larger percentage of Asian residents in Glenn County than in Tehama County. However, the index is still on the lower level of moderate segregation (less than 30). Conversely, when compared to the neighboring county of Colusa, Glenn County generally exhibits similar levels of dissimilarity and segregation for populations identifying as Asian, Hispanic, and Other, but lower levels of dissimilarity and segregation for populations identifying as Black, which could be due in part to the very small population of Black residents in Glenn County. Overall, these patterns indicate that in general, Glenn County is less dissimilar and more integrated for most of the identified racial and ethnic groups, and the County’s most dissimilar communities (Asian and Hispanic) still exhibit low levels segregation (less than 30).

**Figure V-1: Dissimilarity Index for Race and Ethnic Groups with Non-Hispanic Whites (NHW) – Glenn County and the Neighboring Counties of Butte, Tehama, and Colusa (2010)**



Source: HCD, AFFH GIS Map 18 – Racial/Ethnic Dissimilarity Trends (2010). Access <https://egis.hud.gov/affht/>

The Dissimilarity Index is not available at the Census tract level, so Neighborhood Segregation data has also been reviewed to identify areas of dissimilarity or segregation. As shown in Figure V-2, the County does not have any areas that are mostly a single race. The unincorporated communities generally west of (i.e., Elk Creek, Fruto, etc.) and along (i.e., Artois, Bluegum, Logandale, Norman) Interstate 5 have predominately Other-White populations, while areas around the incorporated cities of Orland and Willows and the unincorporated communities generally along State Routes 32 (i.e., Hamilton City) and 45 (i.e., Ord Bend, Glenn, Codora, Butte City, etc.) have predominately Latinx-White populations. There are no regional averages for the Neighborhood Segregation data. While there are no mostly White areas in Glenn County or the neighboring counties of Tehama and Colusa, Butte County to the east contains over 10 census tracts that are mostly White, generally located around the unincorporated



communities of Magalia and Paradise, as well as areas east of Chico and Oroville. While Butte County contains the majority of mostly White census tracts in the region, it also exhibits the most diversity with multiple neighborhoods and areas with three or more races as well as one area labeled as four or more races.

### **Diversity Index**

Tracking the diversity of cities and counties throughout California is crucial to understanding the shifting demographics of race and ethnicity in California and the United States. Esri's Diversity Index captures the racial and ethnic diversity of a geographic area in a single number, from 0 to 100. Scores less than 40 represent lower diversity in the jurisdiction while scores of greater than 85 represent higher diversity. Additionally, scores between 40-55 represent low diversity, 55-70 represent moderate diversity, and 70-85 represent high diversity. As shown in Figure V-3, Countywide Diversity Index, there generally appears to be higher diversity index scores throughout the unincorporated County, with the highest diversity index scores (>85) located in an area just outside of the City of Willows to the northwest. The lowest diversity index scores within the unincorporated areas include census block groups that contain the unincorporated communities along Interstate 5 between the incorporated cities (Gravit, Artois, Bluegum), the unincorporated communities along State Route 45 north of Glenn and south of Ord Bend and Jaocinto, Bayliss, and the unincorporated area of the County in the northeast corner north of the intersection of State Route 32 and 45. All of these census block groups scored 40-55 and are considered to have low diversity. Compared to the incorporated cities, the unincorporated areas have a slightly lower overall diversity index score, with the majority of the unincorporated County scoring between 55 – 70 while the majority of the incorporated cities scored 70-85. However, it is important to note that no census blocks within the County scored the below 40 on the diversity index.

Additionally, as shown on Figure V-2, Glenn County generally has higher diversity index scores than the neighboring counties, with the exception of Colusa County to the south. For example, Lake County to the southwest, Tehama to the north, and Butte County to the east all have multiple areas with scores below 40 on the diversity index. Additionally, Butte County appears to have a stark contrast in diversity with the areas generally west of and along Interstate 99 containing higher levels of diversity (greater than 55) and areas generally east of Interstate 99 and the incorporated cities of Chico and Oroville containing lower diversity (mostly less than 40). Comparing Glenn County's diversity index scores to nearby Tehama, Butte, and Lake Counties, it appears that Glenn County generally has a more diverse population spread throughout the County; however, comparing Glenn County's diversity index scores to nearby Colusa County, it appears the Colusa County has a more diverse population with the majority of the County scoring 70 – 85.

### **Mapped Patterns of Integration and Segregation**

Patterns of integration and segregation are also considered for people with disabilities, familial status, and income groups. Relying primarily on data available from the US Census, it is possible to map and consider existing patterns which may indicate historical influences and future trends by census tract and census block groups. Table V-1 identifies the various census tracts and block groups in Glenn County, as well as the incorporated and unincorporated communities located within them, as shown in the Figures of this chapter.

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<b>Table V-1. Glenn County Census Tracts and Block Groups</b>		
<b>Census Tract (General Location)</b>	<b>Block Group</b>	<b>Portions of the County</b>
<b>Census Tract 101</b> <i>(Orland)</i>	Block Group 1	Western portion of Orland and Unincorporated Areas along Interstate 5 north and south of Orland
	Block Group 2	Northeast portion of Orland, adjacent Unincorporated Areas
	Block Group 3	Southeast portion of Orland, adjacent Unincorporated Areas
	Block Group 4	Central and southern portions of Orland, adjacent Unincorporated Areas to the south
<b>Census Tract 102</b> <i>(Northern Portion of the County Surrounding of Orland)</i>	Block Group 1	Unincorporated Area Outside Orland
	Block Group 2	Wyo, Unincorporated Area Outside of Orland
	Block Group 3	Cory, Unincorporated Area Outside of Orland
<b>Census Tract 103</b> <i>(Western and Central Portions of the County)</i>	Block Group 1	Logandale, Norman, Fruto, Elk Creek, Dogtown, and Alder Springs
	Block Group 2	Grapit, Artois, Bluegum
	Block Group 3	Copper City, Fiddlers Green, Chrome, Newville
<b>Census Tract 104</b> <i>(Willows)</i>	Block Group 1	Eastern portion of Willows, adjacent Unincorporated Areas to the north and northeast
	Block Group 2	Northern portion of Willow, adjacent Unincorporated Area to the north
	Block Group 3	Northwest portion of Willows, adjacent Unincorporated Areas to the west and north
	Block Group 4	Southwest portion of Willows, adjacent Unincorporated Areas to the west and south
	Block Group 5	Central area of Willows
	Block Group 6	Central area of Willows
	Block Group 7	Southern portion of Willows, adjacent Unincorporated Area to the east
<b>Census Tract 105.1</b> <i>(Northeastern Portion of the County)</i>	Block Group 1	Hamilton City
	Block Group 2	Capay
	Block Group 3	Rotavele
<b>Census Tract 105.2</b> <i>(Southeastern Portion of the County)</i>	Block Group 1	Glenn, Butte City, Codora, Afton
	Block Group 2	Ordbend, Bayliss, Jacino
Source: HCD, Affirmatively Furthering Fair Housing Data Viewer.		

Glenn County is home to a number of persons with disabilities, and persons with disabilities are represented throughout Glenn County with discernible patterns of segregation, as illustrated on Figure V-4. The higher concentrations are identified in Census Tract 103 within the unincorporated County consisting of areas generally west of Interstate 5, as well as areas adjacent to Willows and along Interstate 5 between the cities of Willows and Orland. As shown in Figure V-4 and Table V-1, this large census tract contains 20 – 30% of the population with a disability and consists of the unincorporated communities of Copper City, Fiddlers



Green, Alder Springs, Dogtown, Chrome, Newville, Chrome, Elk Creek, Fruto, Artois, Bluegum, Logandale, and Norman. Conversely, the remaining five census tracts in Glenn County only contain 10 – 20% of the population with a disability. Due to the large size of Census Tract 103, it is difficult to identify the exact concentrations of populations with a disability in the unincorporated communities. However, projects that cater to persons with disabilities are typically located along transit lines and around activity centers because these facilities provide safe and secure access to facilities for persons with disabilities. More geographically isolated areas or areas with steep topography or rural terrain, like the unincorporated County's western communities located in the Mendocino National Forest (i.e., Copper City, Fiddlers Green, Alder Springs, Dogtown, Chrome, Newville), are less suitable for persons with disabilities who may have impaired mobility and difficulty accessing goods and services. For this reason, it is assumed that the large majority of persons with a disability in Census Tract 103 would be located in the unincorporated communities of Artois or Elk Creek. Further, while Figure V-4 identifies the census tracts for the unincorporated communities contain either higher or similar concentrations of persons with a disability compared to the census tracts for the incorporated cities, the unincorporated communities generally have a lower share compared to the total County population. For example, while Census Tract 103 contains a higher concentration of persons with a disability, it is important to note that the number of persons with a disability in Census Tract 103 (449 persons) represents 10.6% of the total number of persons with a disability (4,217) in the County (source: 2019 ACS 5-Year Estimates TableID S1810). Looking at the ACS 5-Year Estimates for the census tracts in Glenn County, the incorporated cities of Willows (Census Tract 104) and Orland (Census Tract 101) contain approximately 55.56% (or 2,343) of total people with a disability in the county, meaning the majority of people with a disability are located within or adjacent to the incorporated cities. It is anticipated that a larger share of persons with a disability would be located in the cities of Willows and Orland, as incorporated cities typically have larger transit and activity centers and more access to goods and services, including medical care and assistance. With such a small concentration of the total persons with a disability located within the unincorporated areas, the County finds that there are not significant patterns of segregation impacting persons with disabilities living in unincorporated Glenn County.

Similar to persons with a disability, the unincorporated County's older residents, specifically persons 65 years of age or older, appear to be concentrated in Census Tract 103. As shown in Figure V-4, this large census tract contains 25 – 30% of the population age 65 years or older. Conversely, it appears that Census Tract 101, consisting of the City of Orland, and Census Tract 105.1, consisting of the northeast portion of the County and the unincorporated communities of Hamilton City, Rotavele, and Capay, contain the lowest concentrations of persons age 65 years or older, with only 10—15 % of the population age 65 years or older. However, upon a deeper dive into the data, it appears that, while a larger share of the total population within Census Tract 103 is 65 years or older, the total population persons 65 years or older within this census tract (532) represents approximately 11.9% of the total population age 65 years or older (4,460) in the County (source: 2019 ACS 5-Year Estimates Table ID S0101). Looking at ACS 5-Year Estimates for the census tracts in Glenn County, the incorporated cities of Willows (Census Tract 104) and Orland (Census Tract 101) contain approximately 52.6% (or 2,348) of total persons 65 years or older in the county, meaning the majority of County's older residents appear to be located within or adjacent to the incorporated cities. Because incorporated cities typically contain a larger share of the County population than unincorporated areas, it is anticipated that a larger number of persons age 65 years or older would be located in the cities of Orland and Willows. These areas generally correspond with the County's affordable rental apartments and senior housing facilities, including age-restricted mobile home communities, which provide affordable housing options for senior residents. With that said, the senior (65+) population of the unincorporated area has been growing steadily over the past two decades, increasing from 12.6% (or 1,752) of the total unincorporated population in 2000 to 14.6% (or 2,131 persons) in 2010 to 17.0% (or 2,443 persons) in 2019. This continual increase in persons 65 years of age or older indicates a need to provide more services for this segment of the community. Therefore, there is a need to provide affordable rental apartments and senior housing in the cities as well as throughout the unincorporated areas to assist the growing population of older residents in the County.

As shown in Figure V-6, the majority of Glenn County contains less than 20% of households with a female head. It is important to note that Census Tract 104 for the City of Willows contains a significantly higher number of total households than the census tracts for the unincorporated areas also identified as containing less than 20% of households with a female head. For this reason, it is anticipated that Census Tract 104 would contain a larger number of female-headed households than the census tracts for the unincorporated areas. Additionally, as shown on Figure V-6, the highest concentration of female-headed households in the County is located in Census Tract 101 consisting of the City of Orland and portions of the unincorporated County, with 20 – 40% of

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households with a female head. This results in a larger percentage of female-headed households located in and immediately adjacent to the incorporated cities, as identified on Figure V-6. Upon a deeper dive into the data, the unincorporated County contains approximately 416 households with female heads compared to 5,221 total households, representing approximately 8.0% of the total households in the unincorporated area. Compared to the incorporated cities, the unincorporated area of the County contains a lower percentage of female-headed households, as the approximately 21.6% of the total households in the City of Orland (or 550 households) are female headed households and approximately 11.9% of the total households in the City of Willows (or 275 households) are female-headed households (source: 2019 ACS 5-Year Estimates Table ID S2501). Based on the above, it appears that there are not significant patterns of segregation impacting female-headed households.

Figure V-7 identifies the 2019 median household income for Glenn County. As shown, it appears that the whole County has 2019 median household incomes below the AMI (\$87,100 per year), with the rural unincorporated areas in the northwestern portion of the County and areas within and adjacent to the City of Willows having the lowest AMIs (less than \$30,000 per year) in the County. The remaining areas of the County appear to have 2019 median household incomes between \$55,000 to \$87,100 per year, with the exception of the Census Block Groups for Hamilton City/Rotavele and areas within and adjacent to the Cities of Orland and Willows, which have 2019 median household incomes between \$30,000 to \$55,000 per year. It appears that the areas of the County with lower levels of household income contain the highest concentrations of very-low and low-income households. As shown on Figure V-16, it appears that the highest concentrations of very low- and low-income populations in Glenn County are located in and adjacent to the City of Orland, with one Census Block Group consisting of over 75% of the total population with very low- and low-incomes and three Census Block Groups consisting of between 50% to 75% of the total population with very low- and low-incomes. Additionally, the Census Block Group for the unincorporated communities of Hamilton City and Rotavele as well as the Census Block Group for the northwestern portion of the County consist of between 50% to 75% of the total population with very low- and low-incomes. Breaking out the income between homeowner and renter households in Glenn County, it appears that among homeowners, 73% had incomes over \$35,000, and 60% had incomes over \$50,000. Conversely, among renter households, 53% had incomes under \$35,000, and 71% had incomes under \$50,000. As such, it appears the majority of homeowner households in Glenn County have incomes over \$50,000, while the majority of renter households have incomes under \$50,000. Based on the above, it appears that there are slight patterns of segregated wealth between homeowner and renter households.

### Findings

As previously discussed, the higher dissimilarity scores indicate higher levels of segregation among those race and ethnic groups. The County does not have any racial or ethnic groups with scores higher than 30 (indicating moderate similarity and segregation). Overall, these patterns indicate that in general, Glenn County is less dissimilar and more integrated for most of the identified racial and ethnic groups, and the County's most dissimilar communities (Asian and Hispanic) still exhibit low levels segregation (less than 30). Additionally, as shown in Figure V-2, the County does not have any areas that are mostly a single race. The unincorporated communities generally west of (i.e., Elk Creek, Fruto, etc.) and along (i.e., Artois, Bluegum, Logandale, Norman) Interstate 5 have predominately Other-White populations, while areas around the incorporated cities of Orland and Willows and the unincorporated communities generally along State Routes 32 (i.e., Hamilton City) and 45 (i.e., Rotavele, Glenn, Codora, Butte City, etc.) have predominately Latinx-White populations. Based on the above analysis, the County finds that there are no known historic patterns of segregation by race and ethnicity.

While the incorporated cities generally contain a higher number of persons age people 65 years or older and persons with a disability, it is important to note that no discernable or historical patterns of segregation appear to exist in the unincorporated County. Instead, it appears that the higher concentration of the unincorporated County's older residents in Census Tract 103 is more related to the year residents moved into housing units. Looking at the 2019 ACS 5-Year Estimates for the census tracts in Glenn County, it appears that approximately 38.8% of households moved into their housing units before 2000 in Census Tract 103, compared to 21.9% of households in Census Tract 101 (Orland), 28.8% of households in Census Tract 102, 24.4% of households in Census Tract 104, 29.1% of households in Census Tract 105.1, and 36.9% of households in Census Tract 105.2 (source: Table ID DP04). This represents that a large percentage of the households in Census Tract 103 have lived there for over two decades, some for over three decades, which would contribute to the high concentration of persons age 65 years or older within this census tract. Additionally, this large concentration of persons age 65 years or older could also contribute to the high

concentration of persons with a disability being also located within Census Tract 103. As people get older, many start to develop problems with hearing, seeing, or getting around. Others experience chronic illnesses like hypertension, diabetes, arthritis, or memory loss. As such, more than 30 percent of Americans over age 65 have some kind of disability, and over 50 percent of those over age 75.<sup>7</sup> Upon a deeper dive into the data, out of the 532 persons age 65 years or older in Census Tract 103, 240 or 45.1% have some kind of disability. Further, persons 65 years or older with some kind of disability make up 53.4% of the total number of persons with a disability in this census tract. For this reason, there does not appear to be a discernable or historical patterns of segregation for persons with a disability in the unincorporated County.

With respect to female-headed households, the majority of Glenn County contains less than 20% of households with a female head. The exception to this is Census Tract 101 for the City of Orland and portions of the unincorporated County with 20 – 40% of households with a female head. Overall, a higher percentage of female-headed households are anticipated to be located within the incorporated cities, as these areas have better access to transit and major activity and employment centers. As such, there are no known historic patterns of segregation by familial status, including by household gender, which the County finds as contributing factors to continued segregation in Glenn County. However, it is important to note that although female-headed households made up only 12.3% of all families in the County in 2019, they accounted for approximately 44.2% of families in poverty. Looking at just the unincorporated County, this trend continues with female-headed households making up only 8.0% of all families in the unincorporated area, but accounting for 34.3% of families in poverty. For this reason, it is expected that female-headed households are more likely to be located in the less rural and more urbanized unincorporated communities with existing assisted housing, such as Hamilton City, and unincorporated areas adjacent to the incorporated cities, as these areas have more access to transit and major activity centers than the other areas of the County. Additionally, comparing Figure V-6 with Figure V-9 indicates that female-headed households are located in a variety of census tracts with different incomes, access to opportunities, and resource levels throughout the County.

Overall, it is important to note that County has extremely large census tracts, so it is difficult to identify the exact concentrations of persons 65 years or older, persons with disabilities, or female-headed households in the individual unincorporated communities. However, it is anticipated that the concentrations of populations with a disability would be in the less rural and more urbanized unincorporated communities and communities with assisted housing, such as Artois (in Census Tract 103), Hamilton City (in Census Tract 105.1), and unincorporated areas adjacent to the incorporated cities of Willows and Orland, as these communities have more access to services, transit, and major activity centers than the other unincorporated communities. Based on the above analysis, the County finds that there are no known historic patterns of segregation by race and ethnicity, persons 65 years or older, persons with disabilities, or familial status.

With respect to economic wealth, it appears that every area of the County has 2019 median household incomes below the AMI (\$87,100 per year), with the rural unincorporated areas in the northwestern portion of the County and areas within and adjacent to the City of Willows having the lowest AMIs (less than \$30,000 per year) in the County. The next lowest AMIs in the County are located within Census Block Groups for Hamilton City/Rotavele and areas within and adjacent to the Cities of Orland and Willows that have 2019 median household incomes between \$30,000 to \$55,000 per year. Reviewing ACS 2010 – 2014 median income data, it appears that patterns of moderately segregated economic wealth, as indicated by median household income, do exist in Glenn County. These patterns are largely a result of the County's existing rental units and affordable housing sites, with the County's incorporated cities and the unincorporated areas adjacent to the cities as well as the unincorporated community of Hamilton City having lower levels of household income when compared to other unincorporated areas of the County. The exception to this is the Census Block Group for the northwestern portion of the County within the Mendocino National Forest, as it contains rugged terrain and is isolated from the major activity centers and transit. While it may appear that moderate segregated economic wealth exists within the County, it is important to note that no areas of the County exceed the AMI, revealing that the County as a whole has less economic wealth than adjacent counties. For example, reviewing HCD's Affirmatively Furthering Fair Housing GIS tool, it appears that areas within the neighboring counties of Butte, Tehama, and Colusa all have areas where 2019 median household incomes exceed the AMI. This reveals a potential impediment to fair housing, as lower median household incomes

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7 ADA Knowledge Translation Center. 2018. Aging and the ADA Fact Sheet. Available at: <https://adata.org/factsheet/aging-and-ada>

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typically correlates with a higher concentration of cost-burdened and lower income households. Additionally, median household incomes below the AMI has the potential to act as an impediment to obtaining rental housing. As noted above, the majority of homeowner households in Glenn County have incomes over \$50,000, while the majority of renter households have incomes under \$50,000. Renters with incomes below \$50,000 may have a difficult time obtaining housing, as standard management practices typically requires a household make three times the monthly rent in income to qualify. As such, it appears that there is a generally need to increase the amount of rental units that are affordable to low-income households to meet the needs of residents making incomes below \$50,000.

### **RACIALLY OR ETHNICALLY CONCENTRATED AREAS OF POVERTY (R/ECAP)**

To assist communities in identifying racially/ethnically concentrated areas of poverty (RECAPs), HUD has developed a census tract-based definition of RECAPs. The definition involves a racial/ethnic concentration threshold and a poverty test. The racial/ethnic concentration threshold is straightforward: RECAPs must have a non-white population of 50% or more. Regarding the poverty threshold, Wilson (1980) defines neighborhoods of extreme poverty as census tracts with 40% or more of individuals living at or below the poverty line. Because overall poverty levels are substantially lower in many parts of the country, HUD supplements this with an alternate criterion. Thus, a neighborhood can be a RECAP if it has a poverty rate that exceeds 40% or is three or more times the average tract poverty rate for the metropolitan/micropolitan area, whichever threshold is lower.

No RECAPs are identified in Glenn County, as no areas of the County have a non-white population of 50% and a poverty rate that exceeds 40% or is three or more times the average tract poverty rate for the metropolitan/micropolitan area. However, it is noted that the County has a poverty rate higher than the regional and national average. Overall, all of the Census Tracts in the County have a poverty rate ranging between 10 – 20%, with the exception of Census Tract 101 for the City of Orland and adjacent unincorporated areas, which has a poverty rate of approximately 22.2%. Further analysis using the U.S. Department of Housing and Urban Developments RECAP GIS mapping tool confirms that all census tracts within the unincorporated areas have a RECAP value of 0, indicating that the census tracts within unincorporated Glenn County do not meet the defined parameters for a racially or ethnically concentrated area of poverty as defined by HUD. Additionally, Figure V-11 identifies areas of High Segregation and Poverty, as identified on California Tax Credit Allocation Committee (TCAC)/HCD Opportunity Area maps. As shown, no areas classified as High Segregation and Poverty exist in the County. In the greater region, High Segregation and Poverty areas are identified in the neighboring counties of Butte and Tehama.

While the unincorporated County does not have any racially or ethnically concentrated areas, RECAPs, or TCAC High Segregation and Poverty Areas, concentrations of very-low and low-income populations are spread throughout the county in varying levels. As shown on Figure V-16 (Very Low and Low-Income Population), it appears that the highest concentrations of very low- and low-income populations in Glenn County are located in and adjacent to the City of Orland, with one Census Block Group consisting of over 75% of the total population with very low- and low-incomes and three Census Block Groups consisting of between 50% to 75% of the total population with very low- and low-incomes. Additionally, the Census Block Group for the unincorporated communities of Hamilton City and Rotavele as well as the Census Block Group for the northwestern portion of the County within the Mendocino National Forest all consist of between 50% to 75% of the total population with very low- and low-incomes. Lastly, the majority of the City of Willows consists of 25% to 50% of the total population with very low- and low-incomes, with the exception of two Census Block Groups located in the southern portion of the City that also contains portions of the unincorporated area with 50% to 75% of the total population having very low- and low-incomes. Overall, comparing Figure V-12 to Figure V-16, it does not appear that there is correlation between higher concentrations of non-white populations to higher concentrations of very-low- and low-income populations.

In addition to RECAPs utilized by HUD, scholars at the University of Minnesota Humphrey School of Public Affairs created the Racially Concentrated Areas of Affluence (RCAAs) metric to more fully tell the story of segregation in the United States<sup>8</sup>. RCAAs are defined as census tracts where 1) 80 percent or more of the population is white, and 2) the median household income is

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8 Goetz, E. G., Damiano, A., & Williams, R. A. 2019. Racially Concentrated Areas of Affluence: A Preliminary Investigation. *Cityscape: A Journal of Policy Development and Research*, Volume 21(1) [pages 99–124]. Available at: <https://www.huduser.gov/portal/periodicals/cityscape/vol21num1/ch4.pdf>

\$125,000 or greater (slightly more than double the national the median household income in 2016). While the majority of the County contains a white majority racial concentration, the whole County has 2019 median household incomes below the AMI (\$87,100 per year). As such, there are no RCAs located in Glenn County. Additionally, there are no areas of affluence or wealth, as the highest income in the County is a median annual income of \$55,000 -- \$87,100. As shown on Figure V-7, the highest income (median annual income of \$55,000 -- \$87,100) Census Block Groups in the County are located in the unincorporated areas generally south of State Route 162, as well as north of State Route 162 east of Interstate 5. The exception to this includes Census Block Groups for portions of the incorporated cities and adjacent unincorporated areas, which have median incomes ranging from less than \$30,000 to \$55,000, as well as the Census Block Group for the unincorporated communities of Hamilton City and Rotavele, which has a median income of \$30,000 -- \$55,000. The lowest incomes (median annual income of less than \$30,000) in the County are within the Census Block Groups generally located north of State Route 162 and west of Interstate 5.

Comparing Figure V-3 (Diversity Index) to Figure V-7 (Median Household Income), it appears that, generally, areas ranking in the high (70-85) and highest diversity index categories appear to have the lowest median household incomes in the County. Conversely, areas ranking in the low (40-55) and moderate (55-70) diversity index categories appear to have the highest median household incomes in the County. While it may appear that moderately segregated economic wealth exists within the County based on diversity, the areas of the County with the lowest median household incomes (less than \$30,000 annually) actually contain a white majority racial concentration. Figure V-12 provides an ethnicity analysis identifying the majority racial concentrations in Glenn County. As shown, the majority of the County contains a white majority racial concentration, with a slim (<10%) to sizeable (10 – 50%) white majority racial concentration generally located in and adjacent to the incorporated cities and a predominant (>50%) white majority racial concentration generally located in the unincorporated communities. The exception to this is the Census Tract in the northeast corner of the County, containing the unincorporated communities of Hamilton City, Capay, and Rotavele, with a sizeable (10 – 50%) Hispanic majority racial concentration. Comparing Figure V-12 (Ethnicity Analysis) to Figures V-7 (Median Household Income) and V-16 (Very Low- and Low-Income Populations), it appears that this Census Tract with sizeable (10 – 50%) Hispanic majority racial concentration does not have the lowest median household income in the County (less than \$30,000 -- \$55,000 annually) or the highest concentration of very low- and low-incomes. Overall, it appears that the County does not exhibit significant patterns or trends of greater racial/ethnic concentrations correlating to increased poverty. As previously noted, the highest poverty rate (22.2%) in the County is located within Census Tract 101 for the City of Orland, which has a (slim) White majority racial concentration. As such, it appears that the concentrations of lower median household incomes and very-low and low-income populations is more related to the locations of existing affordable housing or older developments than it is too racial/ethnic concentrations.

As discussed in the Findings section, the Housing Plan includes programs to encourage increased diversity and housing opportunities in the unincorporated County and to provide education related to fair housing rights. However, it is noted that many of these areas are solely or predominantly agricultural land. Therefore, the Housing Plan Program HE.21 focuses on increasing opportunities for multifamily or mixed income development in high resource areas to increase accessibility for lower income and other potentially disadvantaged households in high resource areas.

## DISPARITIES IN ACCESS TO OPPORTUNITIES

HUD developed the opportunity indicators to help inform communities about disparities in access to opportunity, the scores are based on nationally available data sources and assess resident's access to key opportunity assets in the County. Table V-5 provides the index scores (ranging from zero to 100) for the following opportunity indicator indices:

- Low Poverty Index: The low poverty index captures poverty in a given neighborhood. The poverty rate is determined at the census tract level. *The higher the score, the less exposure to poverty in a neighborhood.*
- School Proficiency Index: The school proficiency index uses school-level data on the performance of 4th grade students on state exams to describe which neighborhoods have high-performing elementary schools nearby and which are near lower performing elementary schools. *The higher the score, the higher the school system quality is in a neighborhood.*
- Labor Market Engagement Index: The labor market engagement index provides a summary description of the relative intensity of labor market engagement and human capital in a neighborhood. This is based upon the level of employment,



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labor force participation, and educational attainment in a census tract. *The higher the score, the higher the labor force participation and human capital in a neighborhood.*

- **Transit Trips Index:** This index is based on estimates of transit trips taken by a family that meets the following description: a three-person single-parent family with income at 50% of the median income for renters for the region (i.e. the Core-Based Statistical Area (CBSA)). *The higher the transit trips index, the more likely residents in that neighborhood utilize public transit.*
- **Low Transportation Cost Index:** This index is based on estimates of transportation costs for a family that meets the following description: a three-person single-parent family with income at 50% of the median income for renters for the region/CBSA. *The higher the index, the lower the cost of transportation in that neighborhood.*
- **Jobs Proximity Index:** The jobs proximity index quantifies the accessibility of a given residential neighborhood as a function of its distance to all job locations within a region/CBSA, with larger employment centers weighted more heavily. *The higher the index value, the better the access to employment opportunities for residents in a neighborhood.*
- **Environmental Health Index:** The environmental health index summarizes potential exposure to harmful toxins at a neighborhood level. The higher the index value, the less exposure to toxins harmful to human health. *Therefore, the higher the value, the better the environmental quality of a neighborhood, where a neighborhood is a census block group.*

Opportunity indicators were obtained for Glenn County from the HUD Affirmatively Furthering Fair Housing GIS tool. Table V-5 identifies the opportunity indicators by race and ethnicity for the total population of Glenn County.

Race/Ethnicity	Low Poverty Index	School Proficiency Index	Labor Market Index	Transit Index	Low Transportation Cost Index	Jobs Proximity Index	Environmental Health Index
Total Population							
White*	33	11.1	16.9	7.8	10.4	58.7	30.2
Black*	33.7	10.1	17.2	4.8	11	54.2	30.6
Hispanic	28.8	7.4	19.3	7.2	10.5	54.7	27.4
Asian or Pacific Islander*	32.7	12.4	18.8	3.7	11.8	56.8	27.2
Native American*	36.1	9.7	15.6	7.1	9.8	67.4	34.2
<b>Total Average</b>	<b>31</b>	<b>10</b>	<b>18</b>	<b>7</b>	<b>10</b>	<b>57</b>	<b>29</b>

Source: HUD Affirmatively Furthering Fair Housing GIS Explorer, <https://egis.hud.gov/affht/>

As shown in Table V-5, all residents of Glenn County appear to have relatively low access to opportunity and appear to have fairly similar values. Specifically, all residents had values below 25 in the school proficiency index, labor market index, transit index, and low transportation cost index, which could indicate some more systemic issues related to opportunity access in the County. Additionally, all residents had values between 25 to 37 in the low poverty index and environmental health index, indicating that these areas should receive special attention to ensure that the opportunity levels do not dip lower into the lowest quadrant (25 or lower). As such, access to opportunity does not appear to be significantly influenced by race or ethnicity. However, the analysis does indicate that there may be a substantial issue with access to opportunities in Glenn County due to the number of values below 25 for residents of all races.

### Regional Opportunity Index

The UC Davis Center for Regional Change and Rabobank, N.A. partnered to develop the Regional Opportunity Index (ROI) intended to help understand social and economic opportunity in California's communities. The goal of the ROI is to help target resources

and policies toward people and places with the greatest need to foster thriving communities. The ROI integrates a variety of data topics, including education, economic development, housing, mobility, health/environment, and civic life, and “maps” areas of potential investment by identifying specific areas of urgent need and opportunity. The ROI relies on many of the same data sources analyzed in the Housing Element, including the American Community Survey (ACS), the Longitudinal Employer-Household Dynamics (LEHD) Origin-Destination Employment Statistics (LODES) data, the California Department of Education, the California Department of Public Health, among others (data points are from 2014).

There are two ROI “maps”; the “people” ROI illustrates the relative measure of the **people’s** assets in education, the economy, housing, mobility/transportation, health/environment, and civic life) while the “place” ROI illustrates the relative measure of a **place’s** assets in those same categories. The tool analyzes different specific indicators for each of the six data topics, as summarized in Table V-2 below.

<b>Table V-3. Regional Opportunity Index (ROI) Data Points</b>		
	<b>People-Based Data Points</b>	<b>Place-Based Data Points</b>
Education	<ul style="list-style-type: none"> <li>• Elementary School Truancy</li> <li>• English Proficiency</li> <li>• Math Proficiency</li> <li>• College Educated Adults</li> </ul>	<ul style="list-style-type: none"> <li>• High School Discipline rate</li> <li>• Teacher Experience</li> <li>• UC/CSU Eligible</li> <li>• High School Graduation Rate</li> </ul>
Economic Development	<ul style="list-style-type: none"> <li>• Minimum Basic Income</li> <li>• Employment Rate</li> </ul>	<ul style="list-style-type: none"> <li>• Bank Accessibility</li> <li>• Job Quality</li> <li>• Job Growth</li> <li>• Job Availability</li> </ul>
Housing	<ul style="list-style-type: none"> <li>• Housing Cost Burden</li> <li>• Homeownership</li> </ul>	<ul style="list-style-type: none"> <li>• Housing Affordability</li> <li>• Housing Adequacy</li> </ul>
Mobility	<ul style="list-style-type: none"> <li>• Internet Access</li> <li>• Commute Time</li> <li>• Vehicle Availability</li> </ul>	<ul style="list-style-type: none"> <li>• N/A</li> </ul>
Health/Environment	<ul style="list-style-type: none"> <li>• Years of Life Lost</li> <li>• Births to Teens</li> <li>• Infant Health</li> </ul>	<ul style="list-style-type: none"> <li>• Air Quality</li> <li>• Health Care Availability</li> <li>• Access to Supermarket</li> <li>• Prenatal Care</li> </ul>
Civic Life	<ul style="list-style-type: none"> <li>• English Speakers</li> <li>• Voting Rates</li> </ul>	<ul style="list-style-type: none"> <li>• Neighborhood Stability</li> <li>• US Citizenship</li> </ul>
Source: UC Davis Center for Regional Change, 2020		

As shown in Figures V-6 and V-7, unincorporated Glenn County has significant differences between the relative measure of people-based assets versus place-based assets, with people-based opportunities scoring better than place-based opportunities as shown in Tables V-4 and V-5.

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<b>Table V-4. People-Based ROI Census Tract, Unincorporated Glenn County</b>			
<b>Census Tract</b>	<b>Opportunity Level</b>	<b>Average or Higher Opportunities</b>	<b>Lower Opportunities</b>
<b>Census Tract 101</b> <i>(Orland)</i>	<b>Average Opportunity</b>	<ul style="list-style-type: none"> <li>• Civic Life</li> <li>• Mobility/Transportation</li> <li>• Housing</li> </ul>	<ul style="list-style-type: none"> <li>• Health/Environment</li> <li>• Education</li> <li>• Economy</li> </ul>
<b>Census Tract 102</b> <i>(Northern Portion of the County Surrounding of Orland)</i>	<b>Average Opportunity</b>	<ul style="list-style-type: none"> <li>• Health/Environment</li> <li>• Housing</li> <li>• Education</li> </ul>	<ul style="list-style-type: none"> <li>• Civic Life</li> <li>• Mobility/Transportation</li> <li>• Economy</li> </ul>
<b>Census Tract 103</b> <i>(Western and Central Portions of the County)</i>	<b>Average Opportunity</b>	<ul style="list-style-type: none"> <li>• Civic Life</li> <li>• Health/Environment</li> <li>• Housing</li> </ul>	<ul style="list-style-type: none"> <li>• Mobility/Transportation</li> <li>• Economy</li> <li>• Education</li> </ul>
<b>Census Tract 104</b> <i>(Willows)</i>	<b>Average Opportunity</b>	<ul style="list-style-type: none"> <li>• Civic Life</li> <li>• Mobility/Transportation</li> <li>• Housing</li> </ul>	<ul style="list-style-type: none"> <li>• Health/Environment</li> <li>• Education</li> <li>• Economy</li> </ul>
<b>Census Tract 105.1</b> <i>(Northeastern Portion of the County)</i>	<b>Average Opportunity</b>	<ul style="list-style-type: none"> <li>• Mobility/Transportation</li> <li>• Housing</li> </ul>	<ul style="list-style-type: none"> <li>• Civic Life</li> <li>• Health/Environment</li> <li>• Economy</li> <li>• Education</li> </ul>
<b>Census Tract 105.2</b> <i>(Southeastern Portion of the County)</i>	<b>Average Opportunity</b>	<ul style="list-style-type: none"> <li>• Civic Life</li> <li>• Housing</li> <li>• Economy</li> </ul>	<ul style="list-style-type: none"> <li>• Health/Environment</li> <li>• Mobility/Transportation</li> <li>• Education</li> </ul>

Source: UC Davis Center for Regional Change, 2020 (using 2014 data points)

As shown in Table V-4, the results of this analysis indicates that all areas of the County have an average-level of people-based opportunities. However, the issues facing each area of the County slightly differs by tract, with the majority of Census Tracts identifying the most significant issues revolving around education (Elementary School truancy, English proficiency, math proficiency, college-educated adults) and the economy (minimum basic income, employment rate). For example, Census Tracts 101 and 104 for the incorporated cities of Orland and Willows also identify issues revolving around health/environment (years of life lost, births to teens, infant health), while the tracts for the unincorporated areas also identify issues revolving around transportation/mobility (internet access, commute times, vehicle availability) and civic life (English fluency, voting rates).



Census Tract	Opportunity Level	Average or Higher Opportunities	Lower Opportunities
Census Tract 101 <i>(Orland)</i>	Lower Opportunity	<ul style="list-style-type: none"> <li>• Civic Life</li> <li>• Housing</li> </ul>	<ul style="list-style-type: none"> <li>• Health/Environment</li> <li>• Economy</li> <li>• Education</li> </ul>
Census Tract 102 <i>(Northern Portion of the County Surrounding of Orland)</i>	Lowest Opportunity	<ul style="list-style-type: none"> <li>• Civic Life</li> </ul>	<ul style="list-style-type: none"> <li>• Health/Environment</li> <li>• Housing</li> <li>• Economy</li> <li>• Education</li> </ul>
Census Tract 103 <i>(Western and Central Portions of the County)</i>	Not Enough Information	N/A	N/A
Census Tract 104 <i>(Willows)</i>	Lower Opportunity	<ul style="list-style-type: none"> <li>• Civic Life</li> <li>• Housing</li> <li>• Economy</li> </ul>	<ul style="list-style-type: none"> <li>• Health/Environment</li> <li>• Education</li> </ul>
Census Tract 105.1 <i>(Northeastern Portion of the County)</i>	Lowest Opportunity	<ul style="list-style-type: none"> <li>• Housing</li> </ul>	<ul style="list-style-type: none"> <li>• Civic Life</li> <li>• Health/Environment</li> <li>• Economy</li> <li>• Education</li> </ul>
Census Tract 105.2 <i>(Southeastern Portion of the County)</i>	Lowest Opportunity	<ul style="list-style-type: none"> <li>• Civic Life</li> </ul>	<ul style="list-style-type: none"> <li>• Health/Environment</li> <li>• Housing</li> <li>• Economy</li> <li>• Education</li> </ul>

Source: UC Davis Center for Regional Change, 2020 (using 2014 data points)

When considering place-based opportunities, which the County arguably has more control over, the County generally has low-levels of opportunity. Specifically, the unincorporated communities have the lowest-level of opportunities the level of place-based opportunities while the incorporated cities and portions of the unincorporated area adjacent to the cities has lower-level of opportunities. The exception to this is the majority of the western unincorporated County, as there is not enough information to determine the level of place-based opportunities in this area of the County.

As identified in Table V-5, the unincorporated area surrounding the City of Orland and the unincorporated communities of Hamilton City, Capay, Wyo, Cory, Rotavele, Butte City, Glenn, Ordbend, Bayliss, Jacinto, Codora, and Afton have the lowest-level of place-based opportunities. The most significant issues related to place-based opportunities in these unincorporated communities revolve around civic life, housing, health/environment, economy, and education. The most pressing civic life issues facing the unincorporated communities revolve around neighborhood stability and US citizenship while the most pressing health and environment issues are related to access to health care, supermarkets, and adequate prenatal care. Upon a deeper dive into the data, there are no existing medical centers or hospitals in the unincorporated communities and the nearest medical centers or hospitals are located in the City of Chico (i.e., Fountain Medical Plaza, Chico Heart Medical Center, Shasta Community Health Center, Enloe Medical Center, Immediate Care Medical Center Chico, etc.) approximately 8.2 miles east of Hamilton City, in the City of Orland (i.e., Immediate Care Medical Center Orland) approximately 9.7 miles west of Hamilton City, and in the City of Willows (i.e., Glenn Medical Center, Glenn Family Medical Group) approximately 10.2 miles west of Glenn or 12.2 miles west of Butte City. Moreover, each unincorporated community has smaller neighborhood grocery stores/markets, but no large supermarkets, which provide a wider-range of products.

**TCAC/HCD Opportunity Area Maps**

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The Department of Housing and Community Development together with the California Tax Credit Allocation Committee (TCAC) established the California Fair Housing Task Force to provide research, evidence-based policy recommendations, and other strategic recommendations to HCD and other related state agencies/departments to further the fair housing goals (as defined by HCD). The Task force developed the 2021 TCAC/HCD Opportunity Area Maps to understand how public and private resources are spatially distributed. The Task force defines opportunities as pathways to better lives, including health, education, and employment. Overall, opportunity maps are intended to display which areas, according to research, offer low-income children and adults the best chance at economic advancement, high educational attainment, and good physical and mental health.

According to the Task Force's methodology, the tool allocates the 20% of the tracts in each region with the highest relative index scores to the "Highest Resource" designation and the next 20% to the "High Resource" designation. Each region then ends up with 40% of its total tracts as "Highest" or "High" resource. These two categories are intended to help State decision-makers identify tracts within each region that the research suggests low-income families are most likely to thrive, and where they typically do not have the option to live—but might, if given the choice. The remaining tracts are then evenly divided into "Low Resources" and "Moderate Resource".

It is important to note that the TCAC/HCD Opportunity Map measures opportunity in rural parts of the state at the block group level, rather than at the tract level as in the rest of the state. Since tracts in rural areas of California are approximately 37 times larger in land area than tracts in non-rural areas, tract-level data in rural areas may mask over variation in opportunity and resources within these tracts. Assessing opportunity at the block group level in rural areas reduces this difference by 90 percent (each rural tract contains three block groups), and thus allows for finer-grained analysis. According to the methodology for the 2021 TCAC/HCD Opportunity Maps, all Census Tracts within Glenn County are designated as a "Rural Area", and as such, the TCAC/HCD Opportunity Map analysis has been completed at the block group level. For block groups that are designated as "Rural Area", the maps take a slightly different approach to allocating resource categories. Because rural areas span the state (including both poorer and wealthier regions), rural block groups are ranked in comparison to other rural block groups within the same county (e.g., 40% of rural block groups in a given rural county are allocated to the "Highest" and "High" Resource categories).

The Task Force analyzed three domains (Economic, Environmental, Education) to establish the resource category for each block group. The Economic Domain analyzes poverty, level of adult education, employment rates, job proximity, and median home value in each block group, while the Education Domain analyzes math/reading proficiency, high school graduation rates, and the student poverty rate. The Environmental Domain looks at the CalEnviroScreen 3.0 Pollution indicators (Exposures and Environmental Effect indicators) and processed values. Table V-6 below identifies the TCAC/HCD Opportunity Map Economic, Environmental, and Education Domain Scores for each of the block groups in Glenn County, with the block groups containing both lower- and moderate/above-moderate-income sites in blue, block groups containing only lower income sites in green, and the block groups containing only proposed moderate- and above-moderate sites in gray.

<b>Table V-6. TCAC/HCD Opportunity Map Scores and Categorization by Census Tract (2020)</b>					
<b>Census Tract</b>	<b>Block Group (Location/community)</b>	<b>Economic Domain Score</b>	<b>Education Domain Score</b>	<b>Environmental Domain Score</b>	<b>Final Resource Category</b>
101	1 (Orland/Adjacent Unincorporated Area)	0.33	0.71	0.62	High Resource
	2 (Orland/Adjacent Unincorporated Area)	0.24	0.71	0.62	High Resource
	3 (Orland/Adjacent Unincorporated Area)	0.48	0.71	0.62	High Resource
	4 (Orland/Adjacent Unincorporated Area)	0.29	0.71	0.62	High Resource
102	1 (Unincorporated Area West of Orland)	0.10	0.71	0.43	Moderate Resource
	2 (Unincorporated Area North of Orland)	0.67	No Data	0.43	Highest Resource
	3 (Unincorporated Area East of Orland)	No Data	0.67	0.43	Highest Resource
103	1 (Elk Creek/Southwest Portion of County)	0.19	0.57	0.90	Moderate Resource
	2 (Artois, Bluegum, and Central Area of County)	0.86	0.48	0.90	High Resource
	3 (Northwest Area of County)	0.14	0.05	0.90	Low Resource
104	1 (Willows/Adjacent Unincorporated Area)	0.0	0.24	0.0	Low Resource
	2 (Willows/Adjacent Unincorporated Area)	0.57	0.24	0.0	Moderate Resource
	3 (Willows/Adjacent Unincorporated Area)	0.71	0.43	0.0	Moderate Resource
	4 (Willows/Adjacent Unincorporated Area)	0.0	0.0	0.0	Missing/Insufficient Data
	5 (Willows/Adjacent Unincorporated Area)	0.43	0.24	0.0	Low Resource
	6 (Willows/Adjacent Unincorporated Area)	0.38	0.24	0.0	Low Resource
	7 (Willows/Adjacent Unincorporated Area)	0.5	0.0	0.0	Low Resource

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105.1	1 (Hamilton City)	0.52	0.14	0.29	Low Resource
	2 (Hamilton City/North of Hamilton City)	0.95	0.52	0.29	Highest Resource
	3 (Hamilton City/South, East, and West of Hamilton City)	0.90	0.95	0.29	Highest Resource
105.2	1 (Eastern Portion of County)	0.62	0.19	0.81	Moderate Resource
	2 (Southeastern Portion of County)	0.67	0.10	0.81	Moderate Resource

Source: HCD Affirmatively Furthering Fair Housing Data and Mapping Resources, <https://affh-data-resources-cahcd.hub.arcgis.com/>

Figure V-11 also identifies the final resource categories of each block group, as identified on the TCAC/HCD Opportunity Map, as well as the locations of the proposed sites to accommodate the 6<sup>th</sup> Cycle RHNA. As shown in Figure V-11, County has differing levels of opportunity and the proposed sites to accommodate the 6<sup>th</sup> Cycle RHNA appear to be distributed evenly throughout the County in varying levels of opportunity. The northeastern portion of the County as well as the central portion along Interstate-5 between the cities of Orland and Willows have the highest resource classifications in the County. Conversely, the City of Willows and the unincorporated areas located generally west of Interstate 5 and along State Route 45 from the southern County limit line to the unincorporated community of Ordbend have the lowest resource classifications in the County. Looking at the unincorporated communities, Artois, Bluegum, and Grapit are classified as “High Resource” while Wyo, Cory, Capay, Hamilton City, and Rotavele are classified as “Highest Resource”; however, it is noted that a portion of Hamilton City is also identified as “Low Resource”. The remaining portions of the County are primarily classified as “Moderate Resource”, with the exception of the northwest portion of the County located partially in the Mendocino National Forest and portions of the City of Willows which are classified as “Low Resource”.

The following section will take a closer look at the economic, educational, and environmental indicators that informed the resource categories assigned to the census block groups in Glenn County.

Employment Opportunity and Proximity to Jobs

The unincorporated communities have low levels of place-based economic opportunities related to job availability, growth, and quality, and access to banks. As discussed below, the employment rate in a number of communities has been declining and the overall availability of jobs is low, as shown by the low number of jobs in each community. Additionally, a number of communities do not have a bank available for residents. Currently, none of the unincorporated communities in Glenn County have a bank. Instead, residents need to travel to the cities of Orland or Willows, which contains multiple banks and ATMs. Additionally, residents in the unincorporated community of Hamilton City could also travel to the City of Chico in Butte County, which also has multiple banks and ATMs.

Major employers in Glenn County listed by the California Employment Development Department are located in or adjacent to the incorporated cities, with the exception of Brenda Cabral Farm Labor Control (50 – 99 employees) located in Hamilton City. Other significant employers include Glenn County’s local government offices in Willows (250 to 546 employees), Johns Manville building materials-manufacturer in Willows (250 – 499 employees), Glenn Medical Center in Willows (200 – 498 employees), Glenn County Sheriff in Willows (150 – 348 employees), Rumiano Cheese Factory in Willows (100 – 249 employees), Sierra Nevada Cheese Company in Willows (100 – 249 employees), and Walmart Supercenter in Willows (100 –249 employees)<sup>9</sup>.

9 Employment Development Department of California. 2021. Major Employers in Glenn County. Available at: <https://www.labormarketinfo.edd.ca.gov/majorer/countymajorer.asp?CountyCode=000021>

A review of the top employment destinations of the unincorporated County based on the Census OnTheMap data for 2018 indicates that, while employment destinations vary from community to community, Chico (813 jobs), Willows (527 jobs), Orland (388 jobs), and Sacramento (151 jobs) are the primary employment destinations of the unincorporated communities. As shown in Figure V-11 (TCAC/HCD Opportunity Area Map), the majority of sites to meet the RHNA are located within the unincorporated communities of Artois, Elk Creek, and Hamilton City, as well as in the unincorporated areas adjacent to the cities of Orland and Willows. The top employment destinations (3 or more jobs) for the unincorporated communities of Artois, Elk Creek, and Hamilton City and the number of jobs in other various communities are summarized below.

- Artois – Chico (11 jobs), Willows (9 jobs), Orland (7 jobs), Sacramento (4 jobs), Santa Rosa (3 jobs), Williams (3 jobs), Yuba City (3 jobs), and various other locations (74 jobs);
- Elk Creek – Willows (8 jobs), Chico (6 jobs), Redding (4 jobs), and various other locations (44 jobs); and
- Hamilton City – Chico (95 jobs), Willows (23 jobs), Hamilton City (15 jobs), Sacramento (15 jobs), Roseville (10 jobs), Durham (9 jobs), Redding (9 jobs), Orland (8 jobs), Santa Rosa (8 jobs), Rocklin (6 jobs), and various other locations (285 jobs)<sup>10</sup>.

Upon a deeper dive into the data, it appears that the employment rate in these communities has been fairly consistent. From 2018 to 2019, employment in Artois slightly increased at a rate of 3.66%, from 82 to 85 employed residents<sup>11</sup> while employment in Elk Creek did not change maintaining 44 employed residents<sup>12</sup>. Additionally, employment in Hamilton City declined at a rate of 5.07% percent, from 868 to 824 employed residents<sup>13</sup>. Looking at the County as a whole, from 2010 to 2017, Glenn County's population grew modestly at 2.2% (0.3% annually) from 28,122 to 28,730 persons. However, the County's labor force contracted during roughly the same period (2010-18), losing approximately 420 people or 3% of the labor force. The ratio of jobs per labor force is 0.52, which means that for every two of the County's residents in the labor force, there is approximately one job in the County. As such, Glenn County experiences a net employment cross commute involving approximately 2,516 workers commuting in from homes outside of the County and 3,600 employed residents commuting out of the County to jobs located elsewhere. This equals a net out-commute of 1,084 persons. Many of the jobs in Glenn County are agriculture and service-oriented jobs, which typically have lower wages than professional and skilled jobs.

The jobs proximity index quantifies the accessibility of a given residential neighborhood as a function of its distance to all job locations within a region, with larger employment centers weighted more heavily. Census Block Groups are ranked with a value ranging from 0 to 100. The higher the index value, the better access to employment opportunities for residents in a neighborhood. Looking at the 2014 –2017 job proximity index on the Affirmatively Furthering Fair Housing Data Viewer, Artois appears to have one of the highest job proximity index scores of 86 while Elk Creek and Hamilton City appear to have moderate job proximity index scores of 48 and 51, respectively. Additionally, the unincorporated areas adjacent to the City of Orland appear to have moderate job proximity index scores, ranging between 41 to 49, while the unincorporated areas adjacent to the City of Willows appear to have moderate to the highest job proximity scores ranging between 48 to 86. Overall, Glenn County ranges between moderate (40-60) to highest (>80) job proximity scores, indicating that Glenn County has average to the best access to employment opportunities for residents. Additionally, it appears that no areas (incorporated or unincorporated) of Glenn County have the low (20 –40) or lowest (<20) job proximity index scores.

#### Transportation Opportunity

A number of the unincorporated communities face longer commute times than the average US worker (25.3 minute). The average commute time of Elk Creek residents was 45 minutes in 2019 while the average commute time of residents in Hamilton City was 26.1 minutes. Of the unincorporated communities, residents of Artois appear to have the shortest average commute time of 19.1 minutes in 2019. Upon a deeper dive into the data, it does not appear that the longer average commute times are due to lack of

10 U.S. Census Bureau. 2018. OnTheMap. Available at: <https://onthemap.ces.census.gov/>

11 Data USA. Artois Profile [Employment by Industries]. Available at: <https://datausa.io/profile/geo/artois-ca#economy>

12 Data USA. Elk Creek Profile [Employment by Industries]. Available at: <https://datausa.io/profile/geo/elk-creek-ca>

13 Data USA. Hamilton City Profile [Employment by Industries]. Available at: <https://datausa.io/profile/geo/hamilton-city-ca>

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access to transportation options or disproportionate transportation needs for members of protected classes. According to 2015-2019 ACS 5-year estimates, only 1.8% of employed residents from the unincorporated County have no access to a vehicle while 98.2% have access to one or more vehicles. Additionally, looking at just Elk Creek and Hamilton City, all of the employed residents from Elk Creek have access to one or more vehicles while only 2.1% (approximately 18) of the employed residents from Hamilton City have no access to a vehicle. Thus, the longer than average commutes appear to be related to the distance from the unincorporated communities to the major employers in the region (i.e., Chico, Willows, Orland, and Sacramento). For example, Elk Creek is located in the western portion of the County just east of the Mendocino National Forest, approximately 27 minutes from the City of Willows, 40 minutes from the City of Orland, and an hour from the City of Chico. Conversely, Artois is located between the cities of Orland and Willows along Interstate-5, approximately 9 minutes from the City of Willows, 12 minutes from the City of Orland, and 37 minutes from the City of Chico.

Glenn County is served by Glenn Transit Service which operates Glenn Ride, offering seven round trips every weekday and three round trips on Saturday between Glenn County and Chico. Current headway ranges from 1 hour and 15 minutes on weekdays and 2 hours on Saturday given the long distances between Willows and Chico<sup>14</sup>. The route also includes multiple stops in Willows, Artois, Orland, and Hamilton City, as shown in Figure V-10 (Transit Routes). In Orland, riders may also transfer to Tehama County transit service. All Glenn County public transit buses are equipped with bicycle racks. Glenn Ride serves to connect the Glenn County communities to each other. The majority of route miles are on State Route 32 and Interstate 5. Within each community, Glenn Ride does travel off the main roadway into the core of each community to make stops. Within Willows and Orland, Glenn Ride stops are fairly well served by the existing sidewalk network. However, curb ramps for passengers utilizing mobility devices are not always widely available. Additionally, in Hamilton City, there are few sidewalks, so most Glenn Ride stops are not on a connected sidewalk network. With Glenn Ride serving as a cross-region mobility service for many individuals, focusing improvements where the accessibility gaps exist should be a primary priority<sup>15</sup>. With that said, a variety of programs are available to Glenn County residents including programs designed to meet the needs of the general public and those with special transportation needs. Transportation assistance such as “Dial-A-Ride” Service and Volunteer Medical Transport are special service programs available for Seniors 60 years of age or older, residents with a permanent disability, and low-income residents, including those non-assisted and receiving Social Service Assistance (based on current federal poverty income guidelines). Eligible residents must apply for a Transit Service Card to utilize these special service programs. Applications for Transit Service Cards are available at the Paratransit Services Office and the Glenn County Planning and Public Works Office.

As shown in Figures V-8, V-9, and V-11, the proposed single-family, multi-family, and mixed use sites to accommodate the 6<sup>th</sup> Cycle RHNA are located within the unincorporated communities of Artois, Bluegum, Elk Creek, and Hamilton City, as well as the unincorporated areas adjacent to the cities of Willows and Orland. Comparing the local bus routes shown in Figure V-10 to the proposed single-family, multi-family, and mixed use sites, it appears that all sites are currently served by public transit, with the exception of the sites identified in Elk Creek and Bluegum. However, it is noted that these sites are identified for single-family units, which are anticipated to be affordable to moderate- and above-moderate-income households. Moderate- and above-moderate income households are typically less reliant on public transit than lower income households, as higher income households typically have one or more vehicles available. All of the proposed multi-family and mixed-use sites are located within the unincorporated community of Hamilton City, as well as in the unincorporated areas adjacent to the cities of Willows and Orland, and are all served by existing bus stops via the Glenn Ride regional system. Overall, the identified site for lower-income projects have access to a number of transit opportunities that allow residents to travel between the unincorporated areas to the incorporated cities in Glenn County, as well as to the City of Chico in Butte County.

### Broadband Access

In addition to transportation opportunities, the unincorporated communities experience issues with fast and reliable internet service, which contributes to a lower people-based mobility/transportation opportunity score. Roughly 39% of rural Americans

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14 Glenn County. 2019. Glenn Ride Bus Schedule. Available at: [https://www.countyofglenn.net/sites/default/files/Glenn-Tehama%20Sched4\\_0.pdf](https://www.countyofglenn.net/sites/default/files/Glenn-Tehama%20Sched4_0.pdf)

15 Glenn County. 2020. Glenn County Active Transportation Plan. Available at: <https://www.countyofglenn.net/sites/default/files/Glenn%20County%20ATP%20Final%20Adopted%202019-06-20.pdf>



lack access to high-speed broadband, compared with just 4% of urban Americans, according to a report from the Federal Communications Commission (FCC) using 2016 figures. The lack of access directly hampers their ability to take advantage of the educational and entrepreneurial opportunities available online. The Internet that rural Americans can access is slower and more expensive than it is for their urban counterparts.

According to the Glenn County Master Broadband Plan, the residential broadband market in unincorporated Glenn County is served by multiple wireline providers, including AT&T of California, Comcast, Digital Path, DM-Tech, Frontier Communications, and Succeed.Net. In unincorporated Glenn County, there is more penetration of satellite and 3G/4G mobile wireless broadband due to its rural geography and lack of wireline infrastructure. Building networks in Glenn County can be difficult and expensive. The terrain can be a problem in areas like Elk Creek where the foothills can make it difficult to install fiber or other infrastructure. However, the biggest barrier to getting broadband in certain areas of the County is low population density. Broadband providers will not offer service if they cannot get enough customers to pay for it.

Additionally, internet service speeds vary greatly between the unincorporated and incorporated areas of the County, with portions of the unincorporated County experiencing speeds less than the 25 Mbps the FCC defines as broadband. For example, the majority of Artois receives download speeds of 10 – 25 megabytes per second (mbps); however, the southernmost portion of Artois receives download speeds less than 200 kilobytes per second (kbps). Additionally, the unincorporated community of Elk Creek currently receives download speeds less than 200 kilobytes per second (kbps) or no broadband service. Conversely, the majority of the unincorporated community of Hamilton City and incorporated cities of Willows and Orland have download speeds between 500 mbps and 1 gigabyte per second (gbps), with pockets of these communities experiencing slightly slower internet download speeds of 50 mbps to 100 mbps<sup>16</sup>.

Educational Opportunities

The unincorporated communities have lower-levels of place-based education opportunities related to high school discipline rates, high school graduation rates, and UC/CSU student eligibility, which could inform the County’s future land use planning decisions. School Districts in Glenn County include Orland Unified School District, Willows Unified School District, Hamilton Unified School District, Capay Joint Union Elementary School District, Lake Elementary School District, Plaza Elementary School District, Princeton Joint Unified School District, and Stony Creek Joint Unified School District. As noted in Section IV, the sites to accommodate the 6<sup>th</sup> Cycle RHNA are located in the unincorporated communities of Artois, Bluegum, Elk Creek, and Hamilton City, as well as in the unincorporated areas adjacent to the cities of Willows and Orland. As such, it is anticipated that the Orland Unified School District would serve the sites adjacent to the City or Orland. Additionally, the Willows Unified School District is anticipated to serve the sites located in Artois and Bluegum, as well as the sites located in the unincorporated areas adjacent to the City of Willows. The Hamilton Unified School District is anticipated to serve the sites located in Hamilton City and the Stony Creek Joint Unified School District is anticipated to serve the sites located in Elk Creek. Table V-7 identifies the total enrollment, chronic absenteeism, California Assessment of Student Performance and Progress scores for English and Mathematics, the suspension rate, teacher experience, and UC/CSU student eligibility of the school districts serving the proposed sites to accommodate the 6<sup>th</sup> Cycle RHNA.

School Districts	18/19 Enrollment	Chronic Absence Rate	CAASPP English /Literacy Results	CAASPP Math Results	Suspension Rate	Average Teacher Experience	UC/CSU Eligibility
Orland Unified	2,231 students	8.5% of students	Did Not Meet <u>Standards</u> 63.94% Met <u>Standards</u>	Did Not Meet <u>Standards</u> 81.51% Met <u>Standards</u>	4.0% of students	11 years in the district	33.3% of students

16 California Interactive Broadband Map. Available at: <https://www.broadbandmap.ca.gov/>

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			36.06%	18.49%			
Willows Unified	1,465 students	15.9% of students	Did Not Meet Standards 69.02% Met Standards	Did Not Meet Standards 80.43% Met Standards	5.5% of students	10 years in the district	32.1% of students
Hamilton Unified	714 students	7.4% of students	Did Not Meet Standards 59.87% Met Standards	Did Not Meet Standards 83.83% Met Standards	3.5% of students	11 years in the district	47.6% of students
Stony Creek Joint Unified	62 students	53% of students	Did Not Meet Standards 78.95% Met Standards	Did Not Meet Standards 89.47% Met Standards	17.2% of students	7 years in the district	0.0% of students
<b>California State Average</b>	6,187,555 students	12.1% of students	Did Not Meet Standards 49.13% Met Standards	Did Not Meet Standards 60.27% Met Standards	3.5% of students	12 years in a district	50.5% of students
Source: Education Data Partnership, 2018-2019 School Year. Access: <a href="https://www.ed-data.org/state/CA">https://www.ed-data.org/state/CA</a>							

As shown in Table V-7, it appears that Stony Creek Joint Unified School District had the highest suspension rate (17.2% of students) during the 2018-2019 school year while the Hamilton Unified School District had the lowest suspension rate (3.5% of students) in the County. Looking at regional suspension rate data, approximately 4.2% of all students within Glenn County were suspended during the 2018-2019 school year compared to 5.7% of all students within Butte County, 5.1% of all students within Tehama County, and 5.0% of all students in Colusa County. Overall, California's average suspension rate during the 2018 – 2019 school year was 3.5% of all students in the state, which is the same as the suspension rate at the Hamilton Unified School District but lower than the average suspension rate in Glenn County and the suspension rates at the Orland Unified School District, Willows Unified School District, and Stony Creek Unified School District.

In California, as in many states, African American, Latino, and special needs children face more school suspensions, disciplinary actions, and expulsions relative to their share of the student population than non-Hispanic White and Asian children. As shown in Figure V-2, the incorporated cities of Orland and Willows as well as the unincorporated communities of Wyo, Cory, Hamilton City, Capay, Rotavele, Ordbend, Bayliss, Jacinto, Glenn, Butte City, and Cordora have predominately Latinx-White populations, while the western unincorporated communities (Artois, Bluegum, Elk Creek, Alder Creek, etc.) have an Other-White populations. Upon a deeper dive into the data, it appears that of the students suspended in the Stony Creek Unified School District, 70.6% identified as American Indian/Alaska Native compared to the 17.6% who identified as White.

Table V-7 also highlights the discrepancy of educational opportunities with the more rural unincorporated districts underperforming compared to the school districts in the more urban areas. For example, it appears that the Stony Creek Joint Unified School District serving the rural community of Elk Creek is the least performing school district in the County, with approximately 79% of students not meeting California English/Literacy standards and approximately 89% of students not meeting California Mathematics standards. However, it is noted that all of the school districts in Glenn County had a higher percentage of students not meeting California English and Mathematics standards than the average for California as a whole. Additionally, 53%



of students at Stony Creek Joint Unified School District are chronically absent compared to 7.4% of students at Hamilton Unified School District, 15.9% of students at Willow Unified School District, and 8.5% of students at Orland Unified School District. Looking at California as a whole, it appears that approximately 12.1% of students in California are considered chronically absent, meaning truancy appears to be a potential issue for students in the Stony Creek Joint Unified and Willows Unified School Districts.

### Health/Environment

Health care facilities within Glenn County encompass Glenn General Hospital located in the City of Willows, Willow View Convalescent Center, residential care facilities, and a senior citizen housing complex as well as private physicians and other medical practitioners.

Glenn General Hospital, a County operated hospital, provides acute care service and is licensed for 80 beds. However, only thirty-two beds are currently available for use. The hospital is located at 1133 West Sycamore in the City of Willows. Glenn General Hospital offers 24-hour emergency care, outpatient care, general surgical care, outpatient surgical care, and minor heart surgery. The hospital sponsors an orthopedic clinic, a urology clinic, a cardiology clinic, podiatry clinic, gastroenterology clinic, neurology clinic, and obstetric-gynecology clinic. Residents typically travel to other facilities, such as Enloe Hospital in Chico, for certain specialized services including burns, major heart surgery, and severe trauma and psychiatric care.

In California, environmental quality has improved over the last few decades as evidenced by improved water quality, reduced air pollution, decrease in pesticide use, continued cleanup of hazardous waste sites as well as increased recycling and reduction of solid waste going into landfills. These improvements are observed and well documented at the state and regional level. However, the pollution reduction and resulting health and environmental benefits are not uniformly distributed across the state, within a region, or among all population segments. Many communities continue to bear a disproportionate burden of pollution not only from multiple nearby sources, but also from pollution in multiple media (e.g., air or water). Some of these communities experience the additional burden of socioeconomic stressors and health conditions that render them more vulnerable to the impacts of pollution.

The California Office of Environmental Health Hazard Assessment (OEHHA) has identified communities that are in the top 25% scoring areas from CalEnviroScreen, which scores the environmental health of an area based on a variety of pollution and population characteristics. These areas in the worst scoring areas are considered disadvantaged communities due to their disproportionate environmental health burden in comparison with the rest of the State. Looking at Glenn County and the neighboring counties of Butte, Colusa, and Tehama, there are approximately 5 census tracts that have been identified as disadvantaged communities. Of these, the majority are located in Butte County, with concentrations in and around the cities of Chico and Oroville. In Glenn County, the Census Tract for the City of Willows, which includes portions of the adjacent unincorporated area, is considered a disadvantaged community, scoring an 82.41. No other part of the County designated as a disadvantaged community. Therefore, none of the County's unincorporated communities, including Artois, Bluegum, Elk Creek, and Hamilton City as well as the unincorporated areas around Orland are exposed to disproportionate environmental health risks as identified by OEHHA.

Upon a deeper dive into the data, there are no existing medical centers or hospitals in the unincorporated communities and the nearest medical centers or hospitals are located in the City of Chico (i.e., Fountain Medical Plaza, Chico Heart Medical Center, Shasta Community Health Center, Enloe Medical Center, Immediate Care Medical Center Chico, etc.) approximately 8.2 miles east of Hamilton City, in the City of Orland (i.e., Immediate Care Medical Center Orland) approximately 9.7 miles west of Hamilton City, and in the City of Willows (i.e., Glenn Medical Center, Glenn Family Medical Group) approximately 10.2 miles west of Glenn or 12.2 miles west of Butte City. Moreover, each unincorporated community has smaller neighborhood grocery stores/markets, but no large supermarkets, which provide a wider-range of products.

### **Findings**

Overall, it appears that residents of Glenn County have varying levels of access to opportunities, with the rural unincorporated communities appearing to have slightly lower opportunity than the incorporated cities; however, it is noted that Glenn County as a whole appears to low access to opportunities, which may be due to the lower levels of economic prosperity in the County.

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As shown in Figure V-8, all areas of the County have an average-level of people-based opportunities. However, as shown in Figure V-9, the unincorporated communities have a lower-level of place-based opportunities than the incorporated cities, with the unincorporated areas designated as having the lowest-level of opportunity and the incorporated cities designated as having a lower-level of opportunity. compared to incorporated have lower-level of people-based opportunities. Lastly, Table V-6 and Figure V-11 highlights how the TCAC/HCD Opportunity Map resource designations vary in the County, with the central (i.e., Artois, Bluegum, Grapit) and northeastern (City of Orland and unincorporated communities of Wyo, Cory, Capay, Rotavele, and Hamilton City) census blocks for the County generally having “High” and the “Highest” resource categories. However, it is noted that the block group for the central portion of Hamilton City is designated as “Low” resource. The remaining areas of the County are generally designated as “Moderate” resources, with the exception of portions of the City of Willows and the northwest portion of the County which are designated as “Low Resource”. It is important to note that the TCAC/HCD Opportunity Maps for rural areas are scored relative to other rural areas in the same county, meaning they are not scored on the same scale as non-rural areas. While the TCAC/HCD Opportunity Maps provide data at a block group level in rural areas (like Glenn County), data tools for rural areas and lower population areas sometimes do not fully capture the nuance of the socio-economic patterns, which highlights the importance of using local data and knowledge as a complement to fully understand the disparities in access to proposed affordable housing sites, as well as economic and educational opportunities.

As described in Section II (Housing Needs), one subsidized housing project exists in the unincorporated area, including 12-unit multi-family rental housing developments in Hamilton City. As identified in Table V-6 and Figures V-8, V-9, and V-11, the proposed lower income (Multi-Family Residential and Mixed Use) sites are generally located in the unincorporated community of Hamilton City and in the unincorporated areas adjacent to the cities of Willows and Orland, whereas the proposed moderate- and above-moderate income (Single Family Residential) sites are dispersed throughout the County in the unincorporated communities of Elk Creek, Artois, Bluegum, and Hamilton City as well as in the unincorporated areas adjacent to the cities of Willows and Orland.

Overall, the development of affordable housing sites in Hamilton City as well as the unincorporated areas adjacent to the cities of Willows and Orland would not restrict residents’ access to opportunities, and would actually provide residents with more opportunities due to the reliable transit services and the communities proximity to large employment centers, such as the Chico, Willows, and Orland. As previously identified, these sites are served by Glenn Transit Service, with multiple stops in Hamilton City, Willows, Orland, Artois, and Chico in Butte County, allowing residents to easily travel to incorporated areas for work or goods and services, such as medical treatments or County services. For example, Glenn Transit Service connects residents to the three top employment locations (i.e., Chico, Willows, and Orland) for workers living in Glenn County. Additionally, as previously note, transportation assistance such as “Dial-A-Ride” Service and Volunteer Medical Transport are special service programs available for Seniors 60 years of age or older, residents with a permanent disability, and low-income residents, including those non-assisted and receiving Social Service Assistance (based on current federal poverty income guidelines).

Public outreach revealed that residents in the unincorporated areas need affordable housing and more housing choices, as very limited housing stock is resulting in significantly increased rental rates and lower people-based access to housing opportunities. Upon a deeper diver into the data, there is a significant shortfall of rental units that are affordable to low-income households. The number of households on wait lists for affordable rent-restricted units surveyed increased by approximately 53.1% or 169 households from 318 households in 2018 to 487 households in 2020, for an average of 44 households per apartment complex. The most significant limitation to providing a greater incentive for the development of an expanded supply of housing, including affordable and market-rate units, is the limitation of public sewer and water services in the unincorporated area. The lack of public sewer and water services in the unincorporated communities results in lower density developments, which typically are less affordable than higher density, multi-family housing. Additionally, areas in which both water and sewer services are provided by either the County or non-County services districts exist only in Hamilton City and unincorporated areas adjacent to the cities of Orland and Willows. Thus, infrastructure constraints appear to be a primary contributing factor limiting a variety of residential developments in unincorporated Glenn County, resulting in a lack of available housing for all income groups and protected classes throughout the unincorporated County.

Public outreach also revealed that low incomes/job instability are the most pressing issues faced by the residents of Glenn County. Upon a deeper dive into the data, it appears that the average annual wage in Glenn County has gradually increased from \$37,734

in 2015 to \$42,525 in 2018, representing an approximately 12.7% increase. Low wages, combined with high housing costs, and a shortage of affordable rental housing across Glenn County, creates a significant financial burden for growing numbers of working families, especially those of low-income workers, and special populations (i.e., persons 65 years or older, persons with disabilities, female-headed households, etc.). Glenn County, like other rural communities, is separated from dense population centers other than perhaps Chico, located in Butte County, which contributes to lower economic opportunities for the unincorporated and incorporated residents. When individuals live closer together routine economic interactions are more frequent, carry lower costs, and lead to more economic activity. Rural communities are disadvantaged in this regard. Glenn County was built around one primary industry – agriculture – and has above average employment concentrations in agriculture and government. This limited economic diversification makes Glenn County especially vulnerable when economic shocks adversely affect agriculture. Across the United States, once vibrant rural communities are now struggling to survive because an anchor employer left town or are facing structural change in the industry forcing a dramatic reorganization of business practices. The irony of farm country is that although it feeds the rest of America, the local economies tend to be so small that they cannot support their own grocery stores. This is indicative of the wider problem in Glenn County which is that the low overall population (only 28,730) has not been large enough or concentrated enough to generate the local demand necessary to attract new business and new job opportunities. This has resulted in retail sales leakages to centers outside of Glenn County such as the City of Chico. What this is also reflective of is the correlation between population growth, housing production, the strength and size of the local market, and employment opportunities. In other words, job growth in Glenn County will hinge on attracting new residents, and therefore, new housing construction.

Additionally, a college education is increasingly necessary for achieving economic prosperity. Rural communities consistently lag behind urban communities in educational attainment, and this gap has increased in the new century. Even while the share of individuals with a bachelor's degree or higher has increased in both rural and urban communities, the gap between the two increased by 25 percent from 2000 to 2016. With respect to economic wealth, it appears that every area of the County has 2019 median household incomes below the AMI (\$87,100 per year), with the rural unincorporated areas in the northwestern portion of the County and areas within and adjacent to the City of Willows having the lowest AMIs (less than \$30,000 per year) in the County. The next lowest AMIs in the County are located within Census Block Groups for Hamilton City/Rotavele and areas within and adjacent to the Cities of Orland and Willows that have 2019 median household incomes between \$30,000 to \$55,000 per year. In nominal dollars, the median household income in Glenn County increased by around 7% since 2010; however, after adjusting for inflation, the estimates indicate that the spending power associated with the median household income has decreased by approximately 7% over the same period. Growth in the median income statewide was notably higher at 10%, with a lower real decline in spending power of around 5%. This means that not only is nominal income growth in Glenn County slower than elsewhere in California; the real spending power of Glenn County households declined more rapidly. As such, it appears that low wage jobs coupled with the rising costs of living results in a potential impediment to fair housing in Glenn County.

In an attempt to address concerns with limited economic prosperity and diversity, Glenn County engaged the services of Cabin Concepts and Morrison and Company to develop the 2013 – 2018 Economic Development Strategy, funded through CDBG funds. The intent was to improve upon Glenn County's economic development processes in a coordinated effort and focus on the County's key asset, agricultural base, consistent with Goal CDG-19 of the Glenn County General Plan. Through interviews with industry partners, staff, stakeholders, and the Cities and County Economic Development Steering Committee, the 2013 – 2018 Economic Development Strategy was formulated and laid the groundwork efforts through 2018. At the end of 2013 – 2018 Economic Development Strategy planning period, all of Glenn County's economic indicators have increased including average wages by 20.4% over the 5-year period. Business growth created over 600 net new jobs over the five-year period with professional/business services, construction, wholesale trade and manufacturing experiencing greater than 5% increases. Additionally, between 2016 – February 2018, over \$18.4 million in state and federal resources were brought into Glenn County for projects and business-direct services. Additionally, a significant building block for the economic development of Glenn County was the establishment of the Glenn Grows Business and Employment Resource Center in 2018 located at 125 East Walker Street in Orland. By December 2019, the Glenn Grows Business and Employment Resource Center was assisting 34 businesses with individualized technical assistance. In 2019, the County began updating the 2013-2018 Economic Development Strategy to identify potential challenges and opportunities during the 2019 – 2020 period and create a framework for achieving economic prosperity, developing the workforce, and fostering safe and healthy communities. The 2019-2022 Economic Development Strategy has since

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been completed and many of the strategy recommendations are currently being addressed, including those related to updating the General Plan, workforce housing, enhanced broadband, feasibility studies, and addition of a County CAO.

It is important to note that the quality of life of the County's residents will not improve until there are additional job opportunities for skilled workers that pay good wages. The development of affordable housing sites in Hamilton City and the unincorporated areas adjacent to the cities of Willows and Orland would provide residents with greater access to employment opportunities as well as educational opportunities. As previously noted, Hamilton City is served by the Hamilton Unified School District, which had the highest percentage (47.6%) of high school graduates meeting the UC/CSU eligibility requirements. Additionally, the Hamilton Unified School District, Willows Unified School District, and Orland Unified School District had a higher percentage of students meeting the State's standards for English and Mathematics. However, it is noted that all of the school districts in Glenn County had a lower percentage of students meeting California English and Mathematics standards than California as a whole. Looking at the Affirmatively Furthering Fair Housing Data Viewer, it appears that Hamilton City and the unincorporated areas adjacent to the cities of Willows and Orland generally have Education Domain scores ranging from moderate education outcomes to less positive education outcomes.

Conversely, it appears that the Stony Creek Joint Unified serving Elk Creek is the lowest performing school district in the County with the lowest level of educational opportunities. It is possible that the lower educational opportunities are more closely tied to the County's student population, and not indicative of the County's non-student residents, but these issue areas highlight specific concerns that the County will consider when reviewing and establishing policies, programs and funding.

In order to better understand access to opportunities for protected classes (persons with disabilities, race, familial status), this section considers potential patterns of isolation and segregation presented in the prior section against the Regional Opportunity Index (people and place) discussed here.

As shown in Figures V-4 and V-6, persons with disabilities and persons 65 years or older are located throughout the County in varying levels. As previously noted, the incorporated cities contain a higher number of persons age people 65 years or older and persons with a disability, while the Census Tract 103 (i.e., Artois, Bluegum, Elk Creek, Fruto, Alder Springs, etc.) contains the highest concentration of persons age people 65 years or older and persons with a disability related to the year residents moved into housing units. Overall, the majority of residents with a disability live within the incorporated cities with average levels of people-based opportunities and lower-levels of place-based opportunities; however, it is noted that the incorporated cities have higher levels of place-based opportunities than the unincorporated areas. Additionally, the census tract with the most significant percentage of its population reporting a disability and 65 years or older is located in an area of "Moderate" resource levels on the TCAC/HCD Opportunity Maps. As such, there does not seem to be a correlation between where persons with disabilities and persons 65 years or older are located and lower levels of opportunity. However, to encourage senior housing and housing for persons with disabilities throughout the County and not primarily in the incorporated communities, Program HE.4 would increase capacity for lower income housing, including multifamily and mixed use housing to serve disabled persons, and Program HE.9 supports the provision of affordable housing and special needs housing, including seniors and specifically prioritizes the review of applications for projects that serve the lower income, disabled persons, farmworker, and senior populations.

As identified on Figure V-5, Glenn County is also home to a number of female-headed households, with the more densely developed/more populated census tracts in Glenn County having more average levels of female-headed households. This results in a larger percentage of female-headed households located in and immediately adjacent to the incorporated communities, specifically around the City of Orland. Conversely, the less developed areas, including the western and eastern unincorporated communities, have a smaller proportion of female-headed households. The census tract with the highest number of female-headed households is the same census tract that has the highest access to people-based opportunities and place-based opportunities in the County, as well as the "Highest" resource designation on the TCAC/HCD Opportunity Maps. Given that there is no discernable pattern of segregation associated with female-headed households, there does not seem to be a relationship between where female-headed households are more likely to be located and specific resource levels.

Overall, Glenn County is committed to ensuring equal access to opportunities and has developed a number of programs to ensure the county continues to promote access to opportunities to affirmatively further fair housing. For example, Program HE.9 in the

Housing Plan ensures the County will continue to encourage qualified housing developers to pursue development of affordable housing and housing that are accessible to and supportive of persons and households with special needs. As part of the action, the County will proactively provide affordable housing developers with maps illustrating high resource areas in the County that include potential sites for lower income housing and special needs housing from the inventory of residential sites to highlight opportunities for development projects to increase access to affordable housing in areas with high levels of resources and opportunities to affirmatively furthering fair housing. This action also requires the County to develop a list of special programs, financing strategies, or incentives, such as fee reductions, density bonuses, and permit streamlining, that may be available specifically for development in high resource areas and will proactively provide this information to affordable housing developers to ensure greater access to opportunities for lower income households and protected classes. Lastly, Program HE.6 of the Housing Plan (Affirmatively Furthering Fair Housing Outreach and Coordination Program) in the Housing Plan increases opportunities for community involvement for residents from neighborhoods of concentrated poverty and low resource areas, which will help to guide the planning process and support the transformation of low resource areas and increase opportunities. Implementation these programs will assist the County in ensuring future affordable and special needs housing projects will provide equitable access to opportunities.

## **DISCUSSION OF DISPROPORTIONATE HOUSING NEEDS**

The analysis of disproportionate housing needs within Glenn County evaluated existing housing need, need of the future housing population, and units within the community at-risk of converting to market-rate (of which there are none).

### **Future Growth Needs**

The County's future growth need is based on the RHNA production of 38 extremely low, 37 very-low, and 30 low income units within the 2021-2029 planning period. Figure V-16 identifies the proposed candidate sites to meet the very-low and low income RHNA for unincorporated Glenn County in relation to the very low- and low-income populations. As shown, the proposed affordable units are well dispersed throughout the community and are generally located in areas with the highest concentrations of very low- and low-income households. As such, this does not present a geographic barrier to obtaining affordable housing. Chapter IV of this Housing Element shows the County's ability to meet its 2021-2029 RHNA need at all income levels. This demonstrates the County's ability to accommodate the anticipated future affordable housing needs of the community.

### **Existing Needs**

As described in Section VI. of this Background Report, Housing development in the Glenn County has been relatively consistent compared to the 4<sup>th</sup> cycle (2007 – 2013), with the County developing 127 units in the 4<sup>th</sup> cycle compared to 108 units during the 5<sup>th</sup> cycle (2014-2019). Since the economic downturn in 2008, the number of residential units that have been constructed in the unincorporated area has plummeted from a high of 24 units in 2008 to a range of about 8 to 16 units per year. Prior to economic downturn in 2008, the number of new housing units in the unincorporated area ranged between 51 to 98 units annually. As shown in Table VI-1, 108 housing units were constructed during the planning period. Of these 108 units, 11 were affordable to very low-income households, 22 were affordable to low income households, 25 were affordable to moderate income households, and 50 units were affordable to above moderate-income households.

Additionally, as recorded in the HCD-Approved 6<sup>th</sup> Cycle Housing Element Data Package for Glenn County, unincorporated Glenn County has 12 rent-restricted units, representing approximately 0.2% of the unincorporated County's housing stock in 2020 and 2.4% of the County's entire stock of rent-restricted units. Compared to the incorporated cities, unincorporated Glenn County has the lowest number of rent-restricted units per 500 units (1.03) while Willows has the highest number of rent-restricted units per 500 housing units (44.7) in the County, followed by Orland (43.7).

The age of housing is often an indicator of the need for some type of repair or rehabilitation. Most of the unincorporated County's housing stock is more than 30 years old (approximately 74%) and approximately 46% are over 50 years old, meaning these units may need moderate repairs to significant rehabilitation, including replacement or refurbishing of roofs, siding, and windows as well as interior improvements including replacing or upgrading the plumbing and electric wires and outlets. As described under the existing housing conditions discussion in Section II, approximately 30% of the County's stock requires minor repairs, 20% requires moderate rehabilitation, approximately 8% of the County's housing stock requires significant rehabilitation, and 1% is



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substandard and in need of replacement.<sup>4</sup> Regarding housing conditions, 46% of respondents indicated their home is in sound condition, 28% indicated their home shows signs of minor deferred maintenance, 17% indicated that their home needs one or more modest rehabilitation improvements, and 8% indicated their home needs substantial upgrades.

When asked to identify desired improvements to their home, survey respondents identified exterior improvements such as roofing, painting and general home repairs (57%), heating/air conditioning, solar, and electrical (24%), landscaping (39%), room addition or accessory dwelling unit (20%), and a range of other improvements (12%). When asked about housing challenges, 33% of residents identified that their home is in poor condition and needs repair. In some cases, the cost of repairs can be prohibitive, resulting in the owner or renter living in unhealthy, substandard housing conditions or being displaced if the house is designated as uninhabitable and the owner does not complete repairs. To prevent either of these situations, the County has included Program HE.8 to ensure the County encourages the maintenance, rehabilitation, and revitalization of housing in the unincorporated community by continuing to offer home inspection services to identify substandard housing conditions and periodically surveying housing conditions in the unincorporated areas. Additionally, the action requires the County to maintain updated brochures and packets about available rehabilitation loan programs, subsidized housing programs, and the availability of other funding mechanisms to assist unincorporated residents with home upkeep and maintenance. Additionally, the action ensures the County will continue to use HOME funds, the Community Development Block Grant Program, and other available funding to finance housing rehabilitation.

Figure V-11 shows the proposed candidate sites to meet the very-low and low income RHNA for Glenn County in relation to overcrowded households, by census tract. Overcrowding is a measure of the ability of existing housing to adequately accommodate residents. The U.S. Census Bureau defines overcrowding as a household that lives in a dwelling unit with an average of more than 1.0 person per room, excluding kitchens and bathrooms and severe overcrowding as an average of more than 1.5 persons per room. Too many individuals living in housing with inadequate space and number of rooms can result in deterioration of the quality of life and the condition of the dwelling unit from overuse. As shown in Table II-30, of the overcrowded households in the County, more overcrowding occurs among the renter households than the owner households. Among renters in unincorporated Glenn County, approximately 9.4% of rental households these (or 147 housing units) were in overcrowded conditions, and 5 of these housing units were in severely overcrowded conditions. Among homeowners, approximately 0.6% of these housing units (or 23 housing units) were in overcrowded conditions, and approximately 0.08% of these overcrowded housing units (or three housing units) were in severely overcrowded conditions. As shown in Figure V-11, the majority of the unincorporated County has less than 5% of households that are overcrowded, with the exception of the census tract that contains Hamilton City which has approximately 10% of households that are overcrowded. As discussed later in this section, the 2020 Glenn County Housing Study found that there is a shortage of smaller units for smaller households, with an oversupply of three-bedroom units in the County. As such, this contributes to an overall low overcrowding rate in Glenn County compared to neighboring Counties. For example, no Census Tracts in the Glenn County exceed an overcrowding rate of 10; however, three Census Tracts in Butte County to the east have a rate of overcrowding of 12% -- 18% and one Census Tract in Tehama County to the north has a rate of overcrowding of 14%. In any case, Program HE.9 has been included in the Housing Plan to ensure the County continues to support efforts to meet new construction needs of extremely low-, very low-, low-, and moderate-income households, as well as households with special needs to ensure affordable housing meets the needs of all households in the unincorporated areas

As discussed in Section II (Housing Needs), overcrowding usually results when either the costs of available housing with a sufficient number of bedrooms for a family exceeds the family's ability to afford such housing or unrelated individuals (such as students or low-wage single adult workers) share dwelling units because of high housing costs. Compared to the incorporated cities, very few rental units are available for rent in unincorporated Glenn County. In August 2021, there was three rentals listed within Glenn County (all located within incorporated areas), which were all above the 2021 FMR. Each is described below:

- Orland, CA, \$2,200 per month (3 bedrooms/2.5 bath/1,847 square feet);
- Orland, CA, \$1,775 per month (3 bedroom/3 bath/1,556 square feet); and
- Willows, CA, \$850 per month (1 bedroom/1 bath/600 square feet).

Standard management practices require that a household have three times their rent in income. Under this scenario, a household would need to earn approximately \$2,550 a month or \$30,600 per year to afford the lowest rental price and \$6,600 per month or \$79,200 per year to afford the highest rental price of the three units above, which is out of reach for most lower-income renters. However, as shown in Figure V-13, overpayment by renters in 2019 was not isolated to the unincorporated areas and is a chronic issue to be addressed both locally and regionally. According to Figure V-13, the unincorporated County has less than 20% of renter-occupied households overburdened by housing costs, with the exception the census tract for Hamilton City which has 20 – 40% of renter-occupied households overburdened by housing costs. The incorporated cities appear to have the highest share of overburdened renters, with 40 – 60% of renter-occupied households overburdened by housing costs. However, it is noted that the incorporated cities appear to have a larger concentration of renter-occupied housing units than the unincorporated area. For example, the Census Tract for the City of Orland (101) has approximately 45.3% of households in renter-occupied housing units or 1,274 renter-occupied housing units and the Census Tract for Willows (104) has approximately 55.7% of households in renter-occupied housing units or 1,476 renter-occupied housing units. Conversely, the majority of Census Tracts for the unincorporated areas contain 20 – 40% of households in renter-occupied housing units; however, the population of these unincorporated census tracts are so low compared to the incorporated cities that it results in approximately 265 -- 425 renter-occupied housing units in each of the four census tracts covering the unincorporated areas (Census Tracts 102, 103, 105.1, and 105.2). As such, the unincorporated communities have a much lower number of renter-occupied households than the incorporated cities. Additionally, Figure V-13 shows the proposed candidate sites to meet the RHNA for Glenn County in relation to percent of owner-occupied households overburdened by housing costs, by census tract. As shown, the majority of the unincorporated County and incorporated cities of Orland and Willows contain 20% to 40% of owner-occupied households overburdened by housing costs; however, the census tracts for the northeast corner of the unincorporated County, which includes Hamilton City, Rotavele, Capay, and the unincorporated area generally around Orland, have the most significant cost burden at 40% to 60% of owner-occupied households whose monthly housing costs are 30% or more of their household income.

As shown in Table II-11, as of the 2013 – 2017 CHAS, approximately 1,540 (29.1%) of households in unincorporated Glenn County overpay for housing (pay more than 30% of their income toward housing costs), which is slightly lower than total percent of households (32.3%) countywide overpaying for housing. In unincorporated Glenn County, more owner households overpay for housing (1,015 owner households overpaying) than renter households (514 owner households overpaying). Additionally, the majority of households in unincorporated Glenn County overpaying for housing are in the extremely low (505 households overpaying), very low (265 households overpaying), and low (295 households overpaying) categories. Severe overpayment occurs when households pay more than 50% of their income toward housing costs. In unincorporated Glenn County, more owners than renters overpay for housing, while in the incorporated cities more renters than owners overpay for housing. A significant amount of households experiencing severe overpayment are extremely low income households, with 38.1% of owner severe overpayment (200 out of 525 owner households severely overpaying) and 73.1% of renter severe overpayment (165 out of 225 renter households severely overpaying) occurring among extremely low income owner households.

As previously stated, Hamilton City has the highest percentage of cost-burdened owner households in the unincorporated County and the second highest percentage of cost-burdened renter households, next to the census tracts for the cities of Orland and Willows, which includes a portion of the unincorporated County. By identifying multi-family and mixed-use sites in these locations, the County is striving to create new opportunities for more affordable housing in areas where cost burdens are already high, providing additional options to the County's existing residents. Beyond meeting an immediate need for residents, additional affordable housing creates the potential for positive spillover benefits to the broader community. In areas with soft housing markets, new affordable rental housing often increases surrounding property values and stimulates reinvestment and revitalization. In addition, housing construction creates jobs and economic activity. Jobs are created through contracts for the construction in the short-term, and through operations and maintenance activities post-construction in the long-term. Furthermore, lower rents free up more discretionary household income that can be spent within the local community.

To better understand the housing needs of the unincorporated communities, the County recently completed the 2020 Glenn County Housing Study update to describe housing market conditions and identify development opportunities in Glenn County, as well as discuss the impacts of the November 2018 Camp Fire on the Glenn County housing market. According to the 2020 Housing Study, there is a shortage of smaller units for smaller households, with an oversupply of three-bedroom units in the

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County. Additionally, the demand for rental units is currently strong, with a 0% vacancy rate for market rate rentals, and a 3.3% vacancy rate for affordable rentals. A generally healthy rental market will have a vacancy rate of around 5%. Along with this, it is notable that no multi-family units have been built in the County in the last four years. The majority of homeowner households were identified to have incomes over \$50,000, while the majority of renter households had incomes under \$50,000. As such, the 2020 Housing Study identified a significant shortfall of rental units that are affordable to low-income households. For example, the number of households on wait lists for affordable rent-restricted units surveyed increased by approximately 53.1% or 169 households from 318 households in 2018 to a total of 487 households in 2020, for an average of 44 households on wait lists per apartment complex. Additionally, apartment complexes surveyed during the preparation of the 2020 Housing Study update to determine how the Camp Fire impacted the Glenn County rental market. Apartment complexes were asked if they received applications from Camp Fire victims, and if it impacted demand for their units. Most reported a significant increase in demand, and three of the complexes were able to house Camp Fire victims. Unfortunately, most complexes were not able to offer a unit because there were no vacancies. The Housing Authority of the County of Butte had 318 Section 8 voucher holders that were displaced from the Camp Fire Disaster Area. Of these 318 households, four took their vouchers to lease in Glenn County. Additionally, there were 77 FEMA trailers that were set up in Orland to temporarily house fire victims for 10 months. All but two trailers have now been relocated to sites in Butte County. Overall, the Camp Fire appears to have had a significant impact on housing demand in Glenn County, and housing in the County was not able to accommodate much of that demand. As such, additional single-family and multi-family housing would help alleviate the high demand for housing, including affordable housing options, and further reduce barriers to affordable housing while supporting the rural economy.

### Displacement risk

Displacement is fueled by a combination of rising housing costs, rising income inequality, stagnant wages, and insufficient market-rate housing production. As previously discussed, there are no deed-restricted affordable units currently at-risk of converting to market-rate within the next 30 years. The vast majority of the County's affordable housing stock was constructed in response to the County's inclusionary housing requirements, and these units have an expiration date in the 2060s or 2070s. The County also has a number of units which are affordable to lower-income families but are not deed-restricted. As described in Section IV of this Background Report, the County plans to accommodate the majority of its 2021-2029 RHNA on vacant and underdeveloped parcels with a focus on new development. None of the underdeveloped parcels have affordable housing or multi-family housing, so it is anticipated that any residential displacement will occur primarily for the single-family parcel owners developing their property at higher residential intensities.

The County has considered the risk of displacement specifically for protected classes, including persons with disabilities, female-headed households, seniors, and nonwhite residents (as discussed previously throughout this Background Report). The highest levels of persons with disabilities, seniors, and female-headed households are not located in areas where no residential development is planned, and the risk of displacement to these groups (like to the County's lower-income residents) is low. Action HO-A3 has been included in the County's Housing Plan to study and address issues related to future displacement, and the County remains committed to maintaining its existing affordable housing stock, which includes deed-restricted affordable units throughout the County. Additionally, Action HO-A5 requires the County to apply resale controls, and rent and income restrictions, to ensure affordable housing units created through incentives are deed-restricted and contain long-term (e.g., a minimum of 55 years) or in perpetuity affordability agreements.

Additionally, the County has also considered the risk of displacement specifically for experiencing homelessness in the County. Homelessness includes individuals or families who lack or are perceived to lack a fixed, regular, and adequate nighttime residence, or who have a primary nighttime residence in a shelter, on the street, in a vehicle, or in an enclosure or structure that is not authorized or fit for human habitation. As described in the Glenn County 10-Year Plan to End Homelessness the 2019 Point-in-Time Survey counted a total of 58 individuals in 45 households experiencing homelessness in Glenn County, compared to 57 individuals in Colusa County. Of these individuals in Glenn County:

- 36 identified as male, 22 identified as female, and no one identified as transgender
- 46 individuals were adults over the age of 24, three individuals were ages 18-24, and there were eight children under the age of 18



- 3 individuals identified themselves as Veterans
- In terms of race, 39 households identified as White, six households identified as Native American/Alaskan Native. Two households identified their ethnicity as Hispanic or Latino.
- 2 individuals identified themselves as Victims of Domestic Violence, with both self-identifying as women.

Comparing the 2019 PIT count to the 2020 PIT count in Glenn County, it appears that persons experiencing homelessness slightly decreased over a year, with 41 individuals in 25 households experiencing homelessness in Glenn County. This represents a 28% decrease in individuals experiencing homelessness. With that said, it is important to note that the number of homeless in Glenn County may be somewhat higher than shown, as the PIT count relies on volunteer canvassing communities to find individuals who are willing to participate in the survey on that one day. In addition to persons and households that are homeless, there are also households at-risk of becoming homeless. Loss of a job, divorce or long-term relationship, onset of or increase of the severity of a disability, and increase in rental rates or other housing costs are all potential causes of a person becoming homeless. Households that would be most affected by any of these conditions are households that are experiencing a severe cost burden. While homelessness is a complex and multi-faceted problem, addressing the county's need for additional affordable housing units for very-low and extremely-low income households, in particular, the need for one-bedroom affordable units for single individuals, will contribute significantly to long-term solutions. Additionally, new funding from the State, designed to specifically address homelessness, could be used to develop critical infrastructure and support the wraparound services needed to help move individuals and families out of homelessness. As such, Program HE.9 in the Housing Plan to ensure the County continues to support efforts to meet new construction needs of extremely low-, very low-, low-, and moderate-income households, as well as households with special needs to ensure affordable housing meets the needs of all households in the unincorporated areas, including one-bedroom affordable units for single individuals.

In addition to development of the sites identified in the Inventory of Residential Sites, there is still the potential for economic displacement because of new development and investment. This "knock-on" effect can occur at any time, and it can be challenging for the County to predict market changes and development patterns which have the potential to impact rental rates and sales prices for housing units available in the marketplace. To date, the County has no evidence that new development (affordable or market-rate) and associated private investment has resulted in economic displacement. The County's General Plan encourages the provision of quality services and infrastructure in its low income communities. It is recognized, however, that private and public investment in services, such as health care, public and private schools, grocery stores, education, parks, and public transit, employment opportunities, and other people- and place-based opportunities are generally lower in the County's unincorporated communities when compared to the incorporated cities in the County and the unincorporated areas adjacent to the cities. This difference in opportunities reflects a comparative disinvestment in the unincorporated communities which can put these areas at risk of displacement over time due to gentrification and investments in community growth that may raise the cost of living and displace existing residences. The County appreciates the possibility that economic displacement might occur in the future and has developed Program HE.7 to ensure replacement of affordable units and to ensure assistance is provided consistent with SB 330. Additionally, should displacement of lower income households be identified, Program HE.7 requires the County to seek funding for a Downpayment Assistance Program to assist lower income households with purchasing market-rate homes in the unincorporated areas. To further protect against displacement and to preserve housing opportunities and a variety of housing types, Program HE.11 addresses preservation of mobile home parks through supporting mobile home park acquisition by residents and/or non-profits to assure their long-term retention in the housing stock and Program HE.18 provides for the preservation of at-risk units, including ensuring tenant education so that tenants understand their rights and opportunities should their assisted housing unit be converted to market-rate.

To the extent that future development occurs in areas where there is existing housing, all housing must be replaced according to SB 330's replacement housing provisions (Government Code Section 66300). SB 330 also provides relocation payments to existing low-income tenants. The State has also adopted just cause eviction provisions and statewide rent control to protect tenants from displacement.

As previously noted, private and public investment in services and other people- and place-based opportunities are generally lower in the County's unincorporated communities when compared to the incorporated cities in the County and the unincorporated

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areas adjacent to the cities. This could lead to disinvestment-driven displacement in the unincorporated areas due to the value of a property not justifying the investment in its maintenance, often resulting in abandonment and decay of properties. As previously noted, the majority of the unincorporated County's housing stock is more than 30 years (approximately 74%) and approximately 46% are over 50 years old, meaning these units may need moderate repairs to significant rehabilitation. The cost of repairs can be prohibitive, resulting in the owner or renter living in unhealthy, substandard housing conditions or being displaced if the house is designated as uninhabitable and the owner does not complete repairs. Additionally, 32% of residents identified that their home is in poor condition and needs repair. To prevent either of these situations, Program HE.8 requires the County to continue to use HOME funds, the Community Development Block Grant Program, and other available funding to finance housing rehabilitation as well as providing information to residents regarding housing rehabilitation assistance, including brochures and packets about available rehabilitation loan programs, subsidized housing programs, and the availability of other funding mechanisms to assist unincorporated residents with home upkeep and maintenance. Additionally, the action ensures the County encourages the maintenance, rehabilitation, and revitalization of housing in the unincorporated community by continuing to offer home inspection services to identify substandard housing conditions and periodically surveying housing conditions in the unincorporated areas.

Lastly, California's recent history has shown that environmental disasters such as wildfires, earthquakes and floods can be significant causes of displacement, and that climate change is accelerating the risk from such disaster events. According to the Glenn County Multi-Jurisdiction Hazard Mitigation Plan, wildfire hazard is a significant and recurrent threat in Glenn County and has the potential to destroy buildings, cause damage to vital infrastructure, injure people, and can result in loss of life, agricultural land, and animals. Potential fire risk in areas of Glenn County and surrounding regions are constantly increasing as human development and the wildland urban interface areas expand. There have been many notable wildfire occurrences affecting Glenn County, and structure fires in the Cities of Orland and Willows in recent decades, such as the 2012 "306" wildfire located two miles south of Elk Creek and the 2013 Daves wildfire located 15 miles northwest of Elk Creek in the Mendocino National Forest. In addition to fires in Glenn County, increased wildfires in the general region have a notable impact on Glenn County, including displacing existing residents for new residents after a wildfire. For example, the 2018 Camp Fire in Butte County started on the morning of November 8, 2018, and burned a total of 153,336 acres, destroying 18,804 structures and resulting in 85 civilian fatalities and several firefighter injuries<sup>17</sup>. A number of residents who were displaced from the Camp Fire fled to Glenn County in search of housing; however, most apartment complexes were not able to offer a unit because there were no vacancies. Additionally, the Housing Authority of the County of Butte had 318 Section 8 voucher holders that were displaced from the Camp Fire Disaster Area; however, only four were able to use their vouchers to lease in Glenn County. Due to the lack of available housing, 77 FEMA trailers that were set up in Orland to temporarily house fire victims for 10 months. Overall, the Camp Fire appears to have had a significant impact on housing demand in Glenn County, and housing in the County was not able to accommodate much of that demand.

As evidenced by the recent Camp Fire in neighboring Butte County, the region has a history of destructive wildfires in the foothills and mountains. As shown on Figure V-16, the majority of proposed sites to accommodate the 6<sup>th</sup> Cycle RHNA is located in Artois, Bluegum, Hamilton City, Elk Creek, and unincorporated areas adjacent to the cities of Willows and Orland. Looking at the CalFire Fire Hazard Severity Zone Viewer, it appears that the cities of Willows and Orland, as well as the unincorporated communities east of Interstate 5 are not located within a High Fire Hazard Severity Zone; however, unincorporated areas west of Interstate 5 appear to be located within Moderate, High, and Very High Fire Hazard Severity Zones, with Elk Creek is located entirely within a Very High Fire Hazard Severity Zone. The wildfire risk is very high for Elk Creek and the areas west of the I-5, a threat that is compounded by narrow roads and limited access and egress routes. If a fire burned in the Elk Creek area today, over 100 structures could be destroyed, including many single-family homes and small businesses. As such, a wildfire disaster in Elk Creek would exacerbate existing shortages of safe and accessible affordable housing and have a greater impact on vulnerable populations such as the aging population, persons living in poverty, and persons with a disability. Additionally, rural communities with a large agricultural base, such as those in unincorporated Glenn County, are home to farmworkers, who may be recent

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17 CalFire. 2019. News Release: CalFire Investigators Determine the Cause of the Camp Fire. Available at: [https://www.fire.ca.gov/media/5121/campfire\\_cause.pdf](https://www.fire.ca.gov/media/5121/campfire_cause.pdf)

immigrants or migrants. These communities face additional challenges accessing aid and adequate housing after a disaster due to language barriers and uncertainty around program eligibility. For this reason, Glenn County has included Program HE.14 in the Housing Plan will ensure the County advocates for federal and state funding for farmworker/agricultural worker employee housing, working with the Housing Authority to request that opportunities for rental assistance be provided, including for off-season workers, and considering a rental housing inspection pilot program to ensure residents are living in safe conditions. Additionally, Program HE.22 in the Housing Plan ensures the County will annually review State housing legislation and identify necessary changes to the County's development processes, Development Code, and other regulatory documents to identify and remove constraints to the development of housing and to ensure implementation of requirements to affirmatively further fair housing. Special attention will be given by the County in the minimizing of governmental constraints to the development, improvement, and maintenance of housing and supporting legislation that addresses the unique housing needs and constraints of rural areas with limited public infrastructure and environmental constraints, such as wildfire areas.

## Findings

“Disproportionate housing needs” generally refers to a condition in which there are significant disparities in the proportion of members of a protected class experiencing a category of housing need when compared to the proportion of members of any other relevant groups, or the total population experiencing that category of housing need in the applicable geographic area. Based on the analysis above, the most disproportionate housing needs in Glenn County includes rehabilitation of the existing housing stock and increased a variety of housing types at affordable prices, including housing for lower income households, smaller households, and farmworkers.

Overall, the majority of the unincorporated County's housing stock is more than 30 years old (approximately 74%) and approximately 46% are over 50 years old, meaning these units may need moderate repairs to significant rehabilitation. Additionally, 32% of residents identified that their home is in poor condition and needs repair. As previously noted, the cost of repairs can be prohibitive, resulting in the owner or renter living in unhealthy, substandard housing conditions or being displaced if the house is designated as uninhabitable and the owner does not complete repairs. As such, rehabilitation of the existing unincorporated housing stock represents a housing need of the County. Thus, the County has included Program HE.8 to provide for housing preservation and rehabilitation, as previously described.

Additionally, Glenn County has a severe shortage of a variety of housing types at affordable prices, including housing for lower income households, smaller households, and farmworkers. Compared to the incorporated cities, unincorporated Glenn County has the lowest number of rent-restricted units per 500 units (1.03) while Willows has the highest number of rent-restricted units per 500 housing units (44.7) in the County, followed by Orland (43.7). Additionally, the number of households on wait lists for affordable rent-restricted units surveyed increased by approximately 53.1% or 169 households from 318 households in 2018 to a total of 487 households in 2020, for an average of 44 households on wait lists per apartment complex. Further, as shown in Table II-11, approximately 1,540 (29.1%) of households in unincorporated Glenn County overpay for housing (pay more than 30% of their income toward housing costs) and the majority of households in unincorporated Glenn County overpaying for housing are lower income, with 505 extremely low-income, 265 very low-income, and 295 low-income households overpaying for housing.

Figures V-13 and V-14 show the proposed candidate sites to meet the RHNA for Glenn County in relation to percent of renter-occupied and owner-occupied households, respectively, overburdened by housing costs, by census tract. As shown in Figure V-13, the unincorporated County has less than 20% of renter-occupied households overburdened by housing costs, with the exception the census tract for Hamilton City which has 20 – 40% of renter-occupied households overburdened by housing costs. Conversely, Additionally, Figure V-14 identifies that the majority of the unincorporated County and incorporated cities of Orland and Willows contain 20% to 40% of owner-occupied households overburdened by housing costs; however, the census tracts for the northeast corner of the unincorporated County, which includes Hamilton City, Rotavele, Capay, and the unincorporated area generally around Orland, have the most significant cost burden at 40% to 60% of owner-occupied households whose monthly housing costs are 30% or more of their household income. As such, it appears that owner households in the unincorporated area are more overburdened than renter households. Looking at Figure V-15 (Overcrowded Households), it appears that the County does not have an issue with overcrowded households. Instead, according to the 2020 Glenn County Housing Study, there is a

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clear shortage of smaller units for smaller households, with an oversupply of three bedroom units. Overall, an increased supply of smaller units would generally be seen to provide more affordable units to smaller households, which should assist in reducing the cost-burden on owner-occupied households.

Additionally, Hamilton City and the unincorporated areas adjacent to the cities of Willows and Orland generally appear to have the highest percentage of cost-burdened households in the unincorporated County. By identifying single-family, multifamily, and mixed use sites in these locations, the County is striving to create new opportunities for more affordable and diverse housing in areas where cost burdens are already high, providing additional options to the County's existing residents. To further illustrate the County's commitment to diversifying the housing stock, the County has identified opportunity sites for additional mixed use developments. Additionally, to address this severe shortage of a variety of housing types at affordable prices, including housing for lower income households and smaller households, in the unincorporated area, the County has also included Program HE.9 in the Housing Plan to ensure the County continues to support efforts to meet new construction needs of extremely low-, very low-, low-, and moderate-income households, as well as households with special needs to ensure affordable housing meets the needs of all households in the unincorporated areas. Additionally, Program HE.17 will also ensure the County will coordinate with the Housing Authority of Butte County to ensure that access to vouchers and assistance is available in all developments and neighborhoods in the unincorporated County.

While the low rate of overcrowding in the unincorporated areas of Glenn County is assumed to reflect a lower risk of displacement, California's recent history has shown that environmental disasters such as wildfires, earthquakes and floods can be significant causes of displacement, and that climate change is accelerating the risk from such disaster events. As previously noted, wildfires are significant hazards that would be catastrophic to the unincorporated communities of Glenn County. As shown on Figure V-16, the majority of proposed single-family, multifamily, and mixed use sites are located within the unincorporated community of Hamilton City and the unincorporated areas adjacent to the cities of Willows and Orland, which are not located within a High or Very High Fire Hazard Severity Zone; however, the County is proposing a number of single-family units in the unincorporated community of Elk Creek, which is located entirely within a Very High Fire Hazard Severity Zone. A wildfire in this area has the potential to significantly impact Elk Creek, and could result in evacuations. If a fire burned in the Elk Creek area today, over 100 structures could be destroyed, including many single-family homes and small businesses. As such, a wildfire disaster in Elk Creek would exacerbate existing shortages of safe and accessible affordable housing and have a greater impact on vulnerable populations such as the aging population, persons living in poverty, and persons with a disability. Additionally, rural communities with a large agricultural base, such as those in unincorporated Glenn County, are home to farmworkers, who may be recent immigrants or migrants. These communities face additional challenges accessing aid and adequate housing after a disaster due to language barriers and uncertainty around program eligibility. As previously noted, Glenn County has included Program HE.14 in the Housing Plan to increase affordable housing for farmworkers, to ensure quality of affordable rental facilities, and to ensure the Housing Authority and Health and Human Services Agency have Spanish-speaking staff available to provide translation for households seeking housing or assistance with housing and human services programs.

### **C. ASSESSMENT OF CONTRIBUTING FACTORS TO FAIR HOUSING ISSUES**

Based on input from the community, community organizations, and fair housing advocates, the analysis in Sections II (Housing Needs), and III (Housing Constraints), and the assessment of fair housing issues in this section, Glenn County has identified several factors that contribute to fair housing issues in the unincorporated areas, including:

- Low wages, combined with high housing costs, and a shortage of affordable rental housing across Glenn County, creates a significant financial burden for growing numbers of working families, especially those of low-income workers, and special populations (i.e., persons 65 years or older, persons with disabilities, female-headed households, etc.);
- Low-vacancy rates with limited availability affordable housing options, including rental housing and housing that is accessible to the general population, and long-waitlists for various housing assistance programs through Glenn County Housing;
- Significant broadband service issues (i.e., connectivity issues, slow service, and outdated infrastructure), contributing to

lower educational and economic opportunities and healthcare service inequities;

- Displacement resulting from a wide variety of conditions, such as increases in rental/housing costs and lack of available housing stock; and
- Lack of outreach to inform persons of their housing rights and to assist residents and interested parties in filing a fair housing complaint in order to address discriminatory housing practices.

As identified in this assessment, the greatest barrier to fair housing and equal access to opportunity is the supply of a variety of housing types at affordable prices, including housing for larger households and farmworkers. Most of the contributing factors identified stem from a common issue of limited options and supply. However, it appears that existing utility infrastructure may pose the biggest barrier to the production of a variety of housing types to serve the unincorporated communities. As previously described, Hamilton City community water and sewer, which accommodates higher densities of housing typically needed to serve lower income households. Therefore, the County has identified addressing 1) availability of affordable housing, 2) improving access to housing through increased economic opportunities and prosperity in lower income areas, and 3) combating discriminatory practices through education as priorities to further fair housing as the primary approaches to increase fair housing opportunities, increase access and diversity within higher opportunity areas, and to ensure that fair housing practices are understood, encouraged, and followed. Section V.H. of this Background Report outlines all of the housing programs Glenn County has included to address these contributing factors. For example, Program HE.9 in the Housing Plan ensures the County will continue to encourage qualified housing developers to pursue development of affordable housing and housing that are accessible to and supportive of persons and households with special needs. Additionally, to reduce constraints to residential development, including multifamily and affordable housing, the County has included Program HE.5 and HE.21 to address additional methods of increasing access to high opportunity and high resource areas, including encouraging housing that is allowed by right, such as residential care facilities where single family homes are allowed and farmworker housing in the County's agricultural areas, and improving infrastructure to increase access to high opportunity areas. Additionally, Program HE.6 establishes a process to address fair housing questions and complaints and provides for public education, including both residents and landlords, of their rights and obligations under fair housing laws. Programs previously discussed that address preservation of affordable housing ensures that as development and urbanization does not result in displacement. Implementation these programs will assist the County in ensuring future affordable and special needs housing projects will provide equitable access to opportunities. Overall, the Housing Element programs highlight the need for the County to update its ordinances to be consistent with legislation adopted, regarding density bonuses, accessory dwelling units, low barrier navigation centers, transitional/supportive housing, emergency shelters, residential care facilities, employee housing, and agricultural worker housing. Additionally, the Housing Element programs identify the need to consider patterns of segregation, access to opportunities, and disproportionate housing needs, including the risk of displacement, when identifying areas for future housing to facilitate equal and fair housing opportunities affirmatively furthering fair housing services and opportunities for all persons.

## **D. ANALYSIS OF SITES PURSUANT TO AB 686**

AB 686 requires that jurisdictions identify sites throughout the community in a manner that is consistent with its duty to affirmatively further fair housing. The site identification requirement involves not only an analysis of site capacity to accommodate the RHNA (provided in Chapter IV), but also whether the identified sites serve the purpose of improving segregated living patterns with truly integrated and balanced living patterns, transforming racially and ethnically concentrated areas of poverty into areas of opportunity. Figures V-2 through V-16 identifies the County's inventory of sites with approved projects and inventory and opportunity sites that are described in Chapter IV in relation to fair housing factors that are described in this chapter. As shown, the County's lower, moderate, and above moderate-income sites are located throughout the unincorporated communities to promote integrated neighborhoods with diverse incomes, races, ethnicities, and backgrounds, significantly affirmatively furthering fair housing in Glenn County and the region.

### **1 SEGREGATION/INTEGRATION**

As previously stated, the County finds that there are no known historic patterns of segregation by race and ethnicity, persons with disabilities, familial status, or age. However, the County understands that it appears that historical patterns of moderately



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segregated economic wealth exist within the unincorporated county. This is largely a result of the County's existing rental units and affordable housing sites, with Hamilton City, the incorporated cities of Willows and Orland, and the unincorporated areas adjacent to the cities having lower levels of household income when compared to other unincorporated areas of the County. These areas of the County also contain a higher percentage of renter households than owner households, as well as a higher concentration of very low- and low-income populations. As previously noted, the majority of homeowner households in Glenn County have incomes over \$50,000, while the majority of renter households have incomes under \$50,000. As such, the higher concentration of renter households in these areas contributes to the lower median household incomes; however, it is noted that no areas of the County exceed the AMI, revealing that the County as a whole has less economic wealth than adjacent counties.

As described throughout this Housing Element, the County is committed to supporting the development of housing to promote a more balanced and integrated pattern of household incomes. This is highlighted in Table IV-1 in Section IV (Inventory of Residential Sites), as the County has identified surplus of sites and excess capacity for all income levels. Additionally, it is noted that higher density categories included Multiple Family Residential and Mixed Use were considered to accommodate lower income groups, however, within Glenn County a large share of the development applications for single family residential uses are for manufactured homes. Approximately 60% of recent building applications for single family residential are for manufactured home that are generally more affordable by design and may also accommodate lower income groups. Thus, the share of affordable housing in Section IV (Inventory of Residential Sites), underscores the important roll Single Family Residential may have on housing lower income groups throughout the county.

It is noted that the County has targeted the lower income units to meet the RHNA to areas identified with lower AMIs. By identifying lower income sites in the areas with lower AMIs, the County is striving to reduce the housing cost burden on residents, as lower median household incomes typically correlates with a higher concentration of cost-burdened and lower income households. However, to ensure more integrated patterns of economic wealth, the County has also distributed moderate and above moderate-income sites to areas identified for lower income units in the County. For example, the unincorporated areas adjacent to the City of Orland are identified to accommodate 58 lower income units and 44 moderate/above moderate-income units and the unincorporated areas adjacent to Willows are identified to accommodate 55 lower income units and 86 moderate/above moderate-income units. Additionally, the unincorporated community of Hamilton City is identified to accommodate 76 lower-income units and 24 moderate/above moderate-income units. These new moderate and above-moderate income developments in the unincorporated areas with lower median household incomes has the potential to help increase median income of these communities of eliminate historical patterns of segregated economic wealth.

The County also recognizes that the lack of adequate utility (water and wastewater) infrastructure systems, combined with other constraints such as the 100-year floodplain and active agricultural production as discussed in Chapter III (Housing Constraints), inhibits a variety of affordable housing types, specifically higher-density housing projects that accommodate lower income households and is a particular constraint to housing development in the high/highest resource areas, which are not generally served by public water and sewer systems. For example, the County understands that unincorporated areas surrounding Orland and the unincorporated community of Artois are designated as having a "High" or "Highest" resource designation on the TCAC/HCD Opportunity Area Maps. Thus, placing affordable housing and/or senior housing in these areas would allow lower income households, persons with disabilities, female-headed households; and senior households to be in closer proximity to transit, employment centers, and goods and services. However, vacant land in these areas is not currently served by water and sewer service. As such, Artois could not support this level of development and the unincorporated areas around the City of Orland would generally require connection to the City's water and sewer systems or development of new water and sewer systems. Without connection to utility infrastructure, these sites would be heavily constrained from developing at higher densities. Therefore, concentrations of affordable housing in Glenn County typically appear where adequate community water and wastewater infrastructure exist to support affordable housing developments and where there are not significant floodplain issues that constrain development.

The County endeavors to ensure that required affordable units are not concentrated in a single area of the County which may inadvertently contribute to the segregation of neighborhoods and economic wealth. As shown in Figures V-3 to V-5 and V-10, the sites to meet the very-low and low income RHNA are distributed throughout the County in areas served by public transit and

in areas in closer proximity to major activity centers. Table IV-4 identifies sites designated for residential development and are appropriate to accommodate additional lower income units. In order to encourage affordable housing opportunities throughout the County, the County has identified additional sites to increase a variety of housing types and affordability levels beyond those needed to accommodate its RHNA. These sites are identified to continue to encourage affordable housing development by demonstrating locations in the County that could accommodate multifamily housing and to encourage a variety of housing types, including multifamily housing, transitional and supportive housing, single room occupancies, and emergency shelters, including low barrier navigational centers. Identification of these sites in the inventory of lower income sites communicates to the development community that these sites should be considered for potential affordable and special needs housing developments. Additionally, as previously described, the Housing Plan includes a variety of programs to encourage affordable and special needs housing. The Housing Plan also includes programs to address barriers to housing development in order to support a variety of housing sites that further the County's goal to affirmatively further fair housing. Program HE-9 would increase access to high opportunity areas through identifying areas appropriate for lower income housing, mixed-income housing, or multifamily housing in higher opportunity areas and higher income areas.

## 2 R/ECAPs

The County does not have any racially or ethnically concentrated areas of poverty, and the identification of sites to accommodate the County's RHNA is not expected to alter this finding. Additionally, there are no RCAAs located in Glenn County, as the whole County has 2019 median household incomes below the AMI (\$87,100 per year). Figure V-12 provides an ethnicity analysis identifying the proposed candidate sites to meet the RHNA for Glenn County in relation to the majority racial concentrations. As shown, the proposed sites (Multi-Family Residential and Mixed Use) to meet the very-low and low income RHNA are located in Hamilton City, which is located in a census tract with a sizeable (10 to 50%) Hispanic majority racial concentration, and the unincorporated areas adjacent to the cities of Willows and Orland, which have are located in census tracts with a slim (<10%) White majority racial concentration. Comparing Figure V-12 (Ethnicity Analysis) to Figures V-7 (Median Household Income) and V-16 (Very Low- and Low-Income Populations), it appears that the Census Tract for Hamilton City with sizeable (10 – 50%) Hispanic majority racial concentration does not have the lowest median household income in the County (less than \$30,000 -- \$55,000 annually) or the highest concentration of very low- and low-incomes. Overall, it appears that the County does not exhibit significant patterns or trends of greater racial/ethnic concentrations correlating to increased poverty. As previously noted, the highest poverty rate (22.2%) in the County is located within Census Tract 101 for the City of Orland, which has a (slim) White majority racial concentration. As such, it appears that the concentrations of lower median household incomes and very-low and low-income populations is more related to the locations of existing affordable housing or older developments than it is too racial/ethnic concentrations. Additionally, it appears that the highest concentrations of very low- and low-income populations in Glenn County are located in and adjacent to the City of Orland, followed by Hamilton City and the unincorporated areas around the City of Willows. Thus, placing sites to meet the very-low and low income RHNA in areas where concentrations of lower income households are located would ensure the needs of existing and future residents are met while not furthering racially or ethnically concentrated areas of poverty.

## 3 ACCESS TO OPPORTUNITY

Table V-6 and Figure V-11 shows the County's proposed sites to accommodate the RHNA in relation to the TCAC-designated resource areas. As previously noted, analysis of the TCAC/HCD opportunity Area Maps show that resource designations vary in the County, with the central (i.e., Artois, Bluegum, Grapit) and northeastern (City of Orland and unincorporated communities of Wyo, Cory, Capay, Rotavele, and Hamilton City) census blocks for the County generally having "High" and the "Highest" resource categories. However, it is noted that the block group for the central portion of Hamilton City is designated as "Low" resource. The remaining areas of the County are generally designated as "Moderate" resources, with the exception of portions of the City of Willows and the northwest portion of the County which are designated as "Low Resource". Figure V-11 highlights how the proposed lower income housing sites are located within areas designated as "High" and "Highest" Resource on the TCAC/HCD opportunity Area Maps, with the exception of a few sites within Hamilton City and unincorporated areas adjacent to the City of Willows. Areas designated as "High Resource" are within the top forty percent in the region in terms of areas that lower-income residents may thrive if given the opportunity to live there.

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It is important to note that the TCAC/HCD Opportunity Maps for rural areas are scored relative to other rural areas in the same county, meaning they are not scored on the same scale as non-rural areas. While the TCAC/HCD Opportunity Maps provide data at a block group level in rural areas (like Glenn County), data tools for rural areas and lower population areas sometimes do not fully capture the nuance of the socio-economic patterns, which highlights the importance of using local data and knowledge as a complement to fully understand the disparities in access to proposed affordable housing sites, as well as economic and educational opportunities.

Overall, the location of the majority of affordable housing sites in Hamilton City and the unincorporated areas adjacent to the cities of Willows and Orland would not restrict residents' access to opportunities, and would actually provide residents with more opportunities due to the higher level of services, including reliable transit services, and the communities proximity to large employment centers, such as the cities of Chico, Willows, and Orland, in comparison to other unincorporated communities. As previously identified, these sites are served by Glenn Transit Service, with multiple stops in Hamilton City, Willows, Orland, Artois, and Chico in Butte County, allowing residents to easily travel to incorporated areas for work or goods and services, such as medical treatments or County services. For example, Glenn Transit Service connects residents to the three top employment locations (i.e., Chico, Willows, and Orland) for workers living in Glenn County. Additionally, as previously note, transportation assistance such as "Dial-A-Ride" Service and Volunteer Medical Transport are special service programs available for Seniors 60 years of age or older, residents with a permanent disability, and low-income residents, including those non-assisted and receiving Social Service Assistance (based on current federal poverty income guidelines). Further, the development of affordable housing sites in Hamilton City and the unincorporated areas adjacent to the cities of Willows and Orland would also provide residents with greater access to educational opportunities. As previously noted, Hamilton City is served by the Hamilton Unified School District, which had the highest percentage (47.6%) of high school graduates meeting the UC/CSU eligibility requirements. Additionally, the Hamilton Unified School District, Willows Unified School District, and Orland Unified School District had a higher percentage of students meeting the State's standards for English and Mathematics. Public outreach revealed that residents in the unincorporated areas need affordable housing and more housing choices, as very limited housing stock is resulting in significantly increased rental rates. As such, new residential development is seen as desirable by the local residents in order to provide additional housing, make more local services feasible, and to boost the local economy. Additionally, new residential development the unincorporated areas has been predominantly detached single-family dwellings, and no multi-family developments were developed during the 5<sup>th</sup> Cycle Planning Period. While these new houses are generally affordable when compared to many other surrounding communities, they are still beyond the means of many residents of Glenn County. For this reason, new residential development should include more attached housing types and some housing priced to be affordable to lower income households with an eye toward special populations. Therefore, placing all of the proposed affordable housing sites in Hamilton City and the unincorporated areas adjacent to the cities of Willows and Orland would not restrict residents' access to opportunities, and would actually provide residents with more opportunities due to the reliable transit services and the communities proximity to large employment centers. Moreover, the sites inventory contributes to affirmatively further fair housing by helping to stimulate investing in areas where additional place-based opportunities are desired, and where new residential and/or mixed-use development can help to improve some of the opportunity level characteristics discussed earlier in this section.

As previously noted, the County has targeted the lower income units to meet the RHNA to areas identified with lower AMIs. By identifying lower income sites in the areas with lower AMIS, the County is striving to reduce the housing cost burden on residents, as lower median household incomes typically correlates with a higher concentration of cost-burdened and lower income households. However, to ensure more integrated patterns of economic wealth, the County has also distributed moderate and above moderate-income sites to areas identified for lower income units in the County. By focusing the proposed moderate and above-moderate income sites in the unincorporated communities with lower-levels of opportunities, the County has the potential to help increase the resource designation and opportunity levels of these areas, as well as have the opportunity to increase the median household income. For example, the property taxes from moderate income and above moderate income developments would assist in providing funding for schools and fire protection districts, assisting in improving place-based opportunities for education and neighborhood stability.



## 4 DISPLACEMENT RISK

Figures V-13 and V-14 show the proposed candidate sites to meet the RHNA for Glenn County in relation to percent of renter-occupied and owner-occupied households, respectively, overburdened by housing costs, by census tract. According to Figure V-13, the unincorporated County has less than 20% of renter-occupied households overburdened by housing costs, with the exception the census tract for Hamilton City which has 20 – 40% of renter-occupied households overburdened by housing costs. Additionally, unincorporated areas adjacent to the cities of Willows and Orland have 40 – 60% of renter-occupied households overburdened by housing costs. Conversely, Additionally, Figure V-14 identifies that the majority of the unincorporated County and incorporated cities of Orland and Willows contain 20% to 40% of owner-occupied households overburdened by housing costs; however, the census tracts for the northeast corner of the unincorporated County, which includes Hamilton City and the unincorporated area generally around Orland, have the most significant cost burden at 40% to 60% of owner-occupied households whose monthly housing costs are 30% or more of their household income. As such, Hamilton City and the unincorporated areas adjacent to the cities of Willows and Orland generally appear to have the highest percentage of cost-burdened households in the unincorporated County. Thus, by identifying Single-Family, Multi-Family, and Mixed Use sites in these locations, the County is striving to create new opportunities for more affordable and diverse housing in areas where cost burdens are already high, providing additional options to the County's existing residents and reducing the risk of displacement. Beyond meeting an immediate need for residents, additional affordable housing creates the potential for positive spillover benefits to the broader community. In areas with soft housing markets, new affordable rental housing often increases surrounding property values and stimulates reinvestment and revitalization. In addition, housing construction creates jobs and economic activity. Jobs are created through contracts for the construction in the short-term, and through operations and maintenance activities post-construction in the long-term. Furthermore, lower rents free up more discretionary household income that can be spent within the local community.

Additionally, looking at Figure V-15 (Overcrowded Households), the most significant rate of overcrowded households in the County is located in the unincorporated community of Hamilton City. As such, placing additional Single-Family, Multi-Family, and Mixed Use sites in this community, the County is striving to diversify the existing housing stock to alleviate overcrowding on the existing residents. However, it is noted that Figure V-15 also reveals that the County generally does not have an issue with overcrowded households. Instead, according to the 2020 Glenn County Housing Study, there is a clear shortage of smaller units for smaller households, with an oversupply of three bedroom units. Due to the low rate of overcrowding in the unincorporated areas, it is assumed that the unincorporated County has a lower risk of displacement.

As previously noted, the County has targeted the lower income units to meet the RHNA to areas identified with lower AMIs. By identifying lower income sites in the areas with lower AMIS, the County is striving to reduce the housing cost burden on residents, as lower median household incomes typically correlates with a higher concentration of cost-burdened and lower income households. However, to ensure more integrated patterns of economic wealth, the County has also distributed moderate and above moderate-income sites to areas identified for lower income units in the County. By focusing the proposed moderate and above-moderate income sites in the unincorporated communities with lower-levels of opportunities, the County has the potential to help increase the resource designation and opportunity levels of these areas, as well as have the opportunity to increase the median household income. For example, the property taxes from moderate income and above moderate income developments would assist in providing funding for schools and fire protection districts, assisting in improving place-based opportunities for education and neighborhood stability. The County understands that there is the potential for economic displacement because of new moderate and above moderate development and investment within areas with lower median household income. This “knock-on” effect can occur at any time, and it can be challenging for the County to predict market changes and development patterns which have the potential to impact rental rates and sales prices for housing units available in the marketplace. As previously noted, the County appreciates the possibility that displacement might occur in the future and has developed Program HE.7 to ensure replacement of affordable units and to ensure assistance is provided consistent with SB 330. Additionally, should displacement of lower income households be identified, Program HE.7 requires the County to provide information regarding the Homeownership Assistance Program to assist lower income households with purchasing market-rate homes in the unincorporated areas.

## 5 SITE ANALYSIS FINDINGS

As described throughout this Housing Element, the County is committed to supporting the development of housing to promote a more balanced and integrated pattern of household incomes. This is highlighted in Table IV-1 in Section IV (Inventory of Residential Sites), as the County has identified surplus of sites and excess capacity for all income levels. Additionally, it is noted that higher density categories included Multiple Family Residential and Mixed Use were considered to accommodate lower income groups, however, within Glenn County a large share of the development applications for single family residential uses are for manufactured homes. Approximately 60% of recent building applications for single family residential are for manufactured home that are generally more affordable by design and may also accommodate lower income groups. Thus, the share of affordable housing in Section IV (Inventory of Residential Sites), underscores the important roll Single Family Residential may have on housing lower income groups throughout the county.

The County endeavors to ensure that required affordable units are not concentrated in a single area of the County which may inadvertently contribute to the segregation of neighborhoods and economic wealth. As shown in Figures V-3 to V-5 and V-10, the sites to meet the very-low and low income RHNA are distributed throughout the County in areas served by public transit and in areas in closer proximity to major activity centers. Table IV-4 identifies sites designated for residential development and are appropriate to accommodate additional lower income units. In order to encourage affordable housing opportunities throughout the County, the County has identified additional sites to increase a variety of housing types and affordability levels beyond those needed to accommodate its RHNA. These sites are identified to continue to encourage affordable housing development by demonstrating locations in the County that could accommodate multifamily housing and to encourage a variety of housing types, including multifamily housing, transitional and supportive housing, single room occupancies, and emergency shelters, including low barrier navigational centers. Identification of these sites in the inventory of lower income sites communicates to the development community that these sites should be considered for potential affordable and special needs housing developments.

Overall, the location of the majority of affordable housing sites in Hamilton City and the unincorporated areas adjacent to the cities of Willows and Orland would not restrict residents' access to opportunities, and would actually provide residents with more opportunities due to the higher level of services, including reliable transit services, and the communities proximity to large employment centers, such as the cities of Chico, Willows, and Orland, in comparison to other unincorporated communities. Further, the development of affordable housing sites in Hamilton City and the unincorporated areas adjacent to the cities of Willows and Orland would also provide residents with greater access to educational opportunities. As previously noted, Hamilton City is served by the Hamilton Unified School District, which had the highest percentage (47.6%) of high school graduates meeting the UC/CSU eligibility requirements. Additionally, the Hamilton Unified School District, Willows Unified School District, and Orland Unified School District had a higher percentage of students meeting the State's standards for English and Mathematics. Public outreach revealed that residents in the unincorporated areas need affordable housing and more housing choices, as very limited housing stock is resulting in significantly increased rental rates. As such, new residential development is seen as desirable by the local residents in order to provide additional housing, make more local services feasible, and to boost the local economy.

Additionally, Hamilton City and the unincorporated areas adjacent to the cities of Willows and Orland generally appear to have the highest percentage of cost-burdened households in the unincorporated County. Thus, by identifying Single-Family, Multi-Family, and Mixed Use sites in these locations, the County is striving to create new opportunities for more affordable and diverse housing in areas where cost burdens are already high, providing additional options to the County's existing residents and reducing the risk of displacement. Beyond meeting an immediate need for residents, additional affordable housing creates the potential for positive spillover benefits to the broader community. In areas with soft housing markets, new affordable rental housing often increases surrounding property values and stimulates reinvestment and revitalization. In addition, housing construction creates jobs and economic activity. Jobs are created through contracts for the construction in the short-term, and through operations and maintenance activities post-construction in the long-term. Furthermore, lower rents free up more discretionary household income that can be spent within the local community. For these reasons, the County finds that the sites proposed to accommodate its RHNA need do not unduly burden existing areas of concentrated racial or ethnic homogeneity, poverty, or other characteristics. Moreover, the sites contribute to affirmatively further fair housing by helping to stimulate investing in areas where additional economic, educational, and environmental opportunities are desired, and where new residential and/or mixed-use development can help to improve the TCAC/HCD resource designation characteristics discussed earlier in this section.

## E. ANALYSIS OF FAIR HOUSING PRIORITIES AND GOALS

To affirmatively further fair housing in the unincorporated areas of Glenn County, the County is committed to implementing its Inclusionary Housing Ordinance, promoting affordable accessory dwelling units, and providing sites suitable for affordable housing in areas near transit, which are not unduly racially or ethnically concentrated, and where new residential development affordable to very-low and low-income households can help to expand people- and place-based opportunities. Through this Affirmatively Furthering Fair Housing Needs Assessment in this chapter, the County has identified the following priorities: 1) availability of affordable housing, 2) improving maintenance and preservation of existing housing in lower income and lower resource areas, and 3) combating discriminatory practices through education as priorities to further fair housing as the primary approaches to increase fair housing opportunities, increase access and diversity within higher opportunity areas, and to ensure that fair housing practices are understood, encouraged, and followed.

Glenn County has a long history of supporting affordable housing development. Moving forward, the County remains committed to providing a diversity of housing options for all income levels, and is committed to encouraging their development throughout the community to help overcome patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity based on protected characteristics. The following list summarizes those programs identified in this Housing Element which affirmatively further fair housing, address the needs identified in this chapter, and address the County's priorities:

- Program HE.5 to update the Development Code to address identified housing constraints related to streamlined and ministerial review for eligible affordable housing projects, ADUs, residential care facilities, single-room occupancy, agricultural worker housing, employee housing, emergency shelters, transitional and supportive housing, low barrier navigation centers, streamlined and ministerial review for eligible affordable housing projects, density bonus, and design review. (Priorities 1 and 3)
- Program HE.7 to ensure compliance with the requirements of Government Code Section 65583.2(g), 65915(c)(3), and 66300. Implementation of this action ensures the displacement of households does not occur due to development of the lower, moderate, and above-moderate housing sites identified in the housing inventory. This program also includes a component to provide information related to the Homeownership Assistance Program funding to further assist households in the event that a displacement risk is identified. (Priority 2)
- Program HE.11 to assist interested mobile home park residents and/or non-profits in applying for State technical assistance and financing for mobile home park acquisition through the Mobilehome Park Resident Ownership Program (MPROP). The County will prepare MPROP packets/marketing materials and make them available to existing renters through providing information packets online, at County libraries, and at locations that provide senior services, detailing available options for converting their rental units into affordable ownership properties through the CalHome program. (Priority 2)
- Program HE.22 to annually review State housing legislation and identify necessary changes to the County's development processes, Development Code, and other regulatory documents to identify and remove constraints to the development of housing and to ensure implementation of requirements to affirmatively further fair housing. Special attention will be given by the County in the minimizing of governmental constraints to the development, improvement, and maintenance of housing and supporting legislation that:
  - Addresses the unique housing needs and constraints of rural areas with limited public infrastructure and environmental constraints, such as flood hazard areas and wildfires, and/or
  - Extends California Environmental Quality Act Guidelines exemptions and streamlining provisions to affordable and in-fill housing development in unincorporated communities that are not served by major transit routes. (Priority 3)
- Program HE.2 to engage a broad spectrum of the public in the development of housing policy, including households at all economic levels, ethnic and minority populations, youth and seniors, religious organizations, groups with disabilities,

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and other groups that may be historically underrepresented, as appropriate, when updating community plans, the Development Code, and other planning and development regulations. (Priority 3)

- Program HE.9 to assist non-profit organizations and developers in obtaining in State and federal funding for the production of affordable housing and to provide incentives and assistance with affordable housing projects, with additional provisions to encourage and assist extremely low income housing and housing for special needs populations, including seniors, disabled, developmentally disabled, single parent, homeless, farmworker, and large families. To affirmatively further fair housing, the County will proactively provide affordable housing developers with maps illustrating high resource areas in the County that include potential sites for lower income housing from the inventory of residential sites to highlight opportunities for development projects to increase access to affordable housing in areas with high levels of resources and opportunities. (Priorities 1, 2, and 3)
- Program HE.17 to market the Housing Choice Voucher program, improves its overall effectiveness for extremely low-income households, and prioritizes vouchers to be set aside for extremely low-income households. The Glenn County Community Services Department will continue to meet with Glenn County Housing representatives to identify opportunities to increase access to Housing Choice Vouchers in the unincorporated communities, including outreach to property owners in high opportunity and resource areas, and to explore avenues for collaboration and mutual support of the City, County, and Housing Authority affordable housing goals for extremely low-, very low-, and low-income and special needs units. (Priorities 2 and 3)
- Program HE.6 to facilitate equal and fair housing opportunities by implementing actions to affirmatively further fair housing services and opportunities for all persons regardless of race, religion, sex, age, marital or familial status, ancestry, national origin, color, disability, or other protected characteristics through providing information, coordination, and education on fair housing law and practices to residents, landlords, and housing developers. (Priority 3)
- Program HE.12 to promote the First-time Homebuyers Down Payment Assistance program to the public through public outreach, to provide information and financial assistance, as available, to help low and moderate-income households in obtaining affordable housing by distributing this information to non-profit organizations serving low-income families, special assistance programs and low-income housing advocacy groups. (Priorities 1 and 2)
- Program HE.15 to encourage the development of ADUs and JADUs through a variety of measures, including a promotional campaign to increase awareness and outline the benefits of ADUs/JADUs, an ADU amnesty program to allow property owners to bring an illegally built ADU structure into compliance with permit and code requirements to improve the safety of illegally built ADU structures, and developing prototype ADU plans that property owners may use to incentivize the development of ADUs and JADUs. (Priorities 1, 2, and 3)
- Program HE.19 to ensure an on-going, countywide, centralized, coordinated system of prevention services that improves access to services for people at risk of or experiencing homelessness, including outreach activities, information regarding location and availability of temporary housing and emergency shelter assistance, and information regarding services for the homeless population. (Priority 3)
- Program HE.8 to publicize information about rehabilitation loan programs, subsidized housing programs, and the availability of other funding mechanisms to help with home upkeep and maintenance, such as reverse mortgages for seniors on fixed incomes. (Priority 2)
- Program HE.14 to continue to offer home inspection services to identify substandard conditions in residential buildings for an inspection fee, or reduced cost for low-income households. (Priority 2)

To the extent that these programs represent ongoing work efforts, these programs are evaluated for effectiveness within Section 2 of this Background Report. Program HE.6 within the Housing Element contains specific programs aimed to address factors identified as impediments to fair housing in this Housing Element and are intended to affirmatively further fair housing. These programs include:

Information and outreach regarding fair housing. Provide public information and brochures regarding fair housing/equal housing opportunity requirements including how to file a complaint and access the investigation and enforcement activities of the State

Fair Employment and Housing Commission. This information will be made available by placing information on the County's website and in schools, libraries, other public buildings and meeting places, and by advertising in the local media. This information will be reviewed annually to ensure that any materials, links, and information provided are up-to-date.

Enforcement of fair housing laws. Serving as liaison between the public and appropriate agencies in matters concerning housing discrimination within the County. The County will refer fair housing complaints to the County District Attorney or to the State Fair Employment and Housing Commission.

Annual training. Annual training of County staff, including through coordination with local advocacy groups, such as LSNC, on how to receive, log, refer, and follow-up on fair housing complaints, as well as updates to fair housing legislation. If resolution was not obtained for any complaints, refer complaint to HCD to ensure that affordable housing laws are actively enforced.

Work collaboratively with regional partners and organizations. Work with local organizations, through Legal Services of Northern California, Continuum of Care, and Housing Authority efforts, to encourage, expand, and publicize fair housing requirements as part of programs that provide rental assistance to lower income households.

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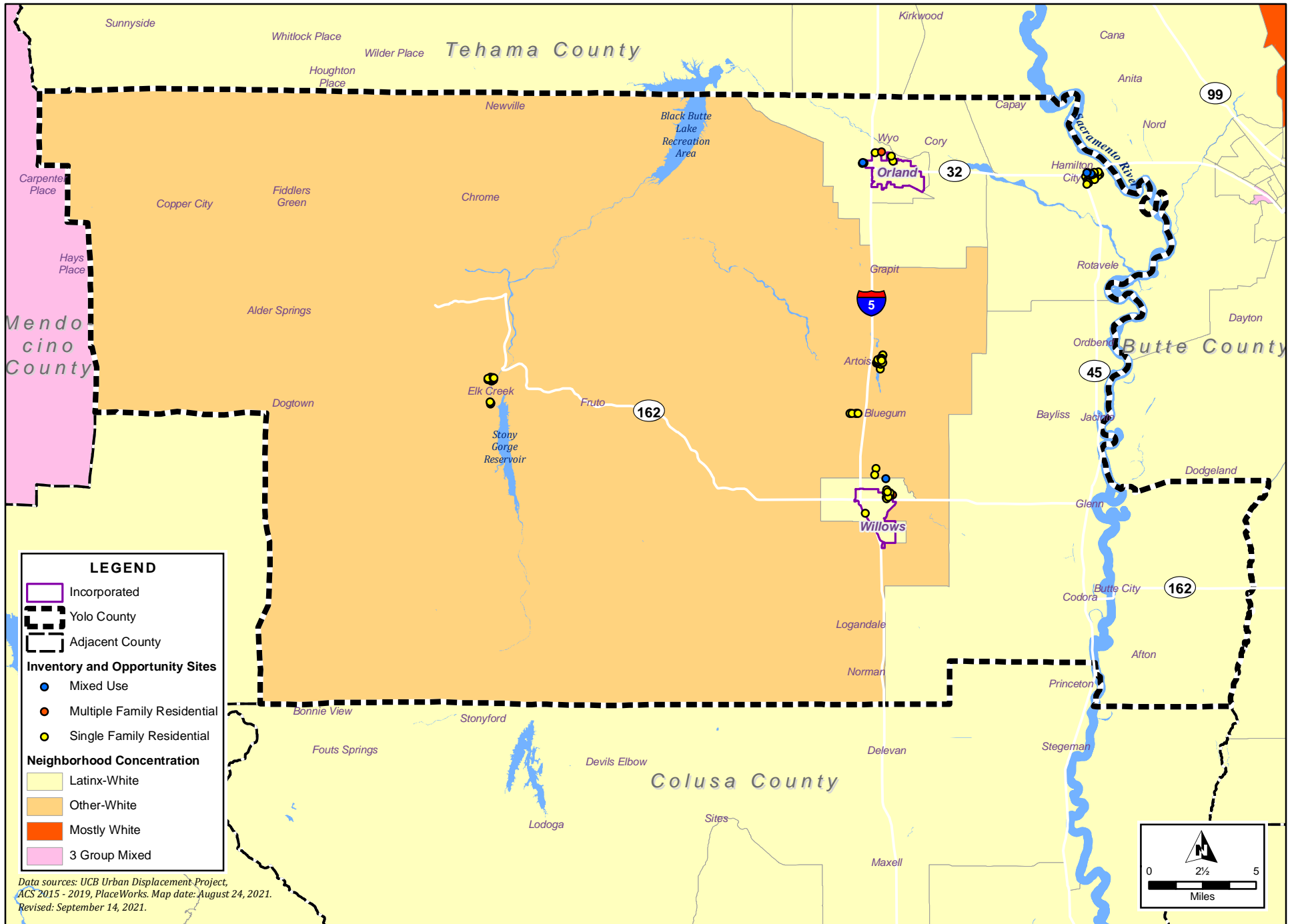


Figure V-2: Neighborhood Segregation by Census Tract

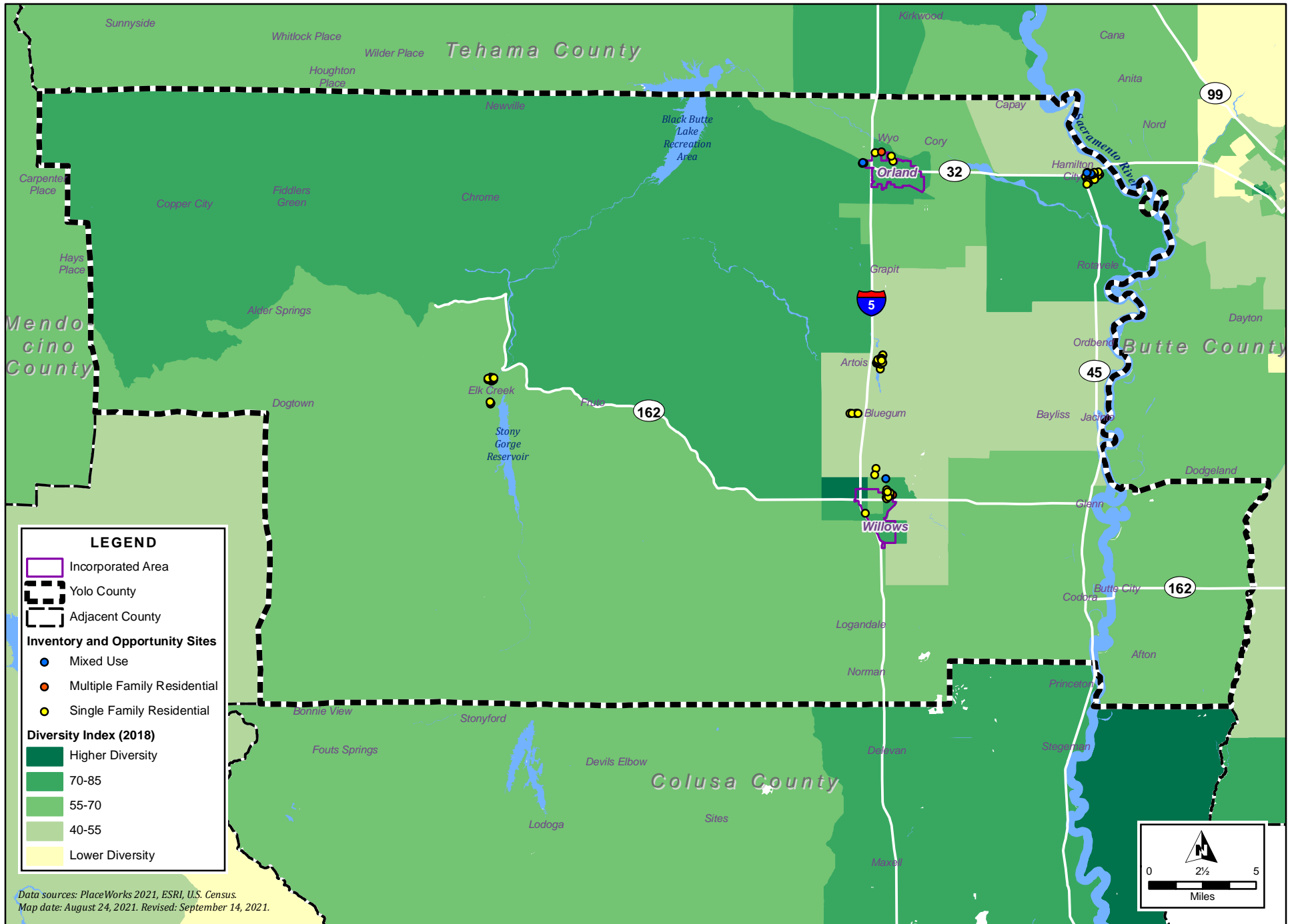


Figure V-3: Diversity Index by Census Block Group



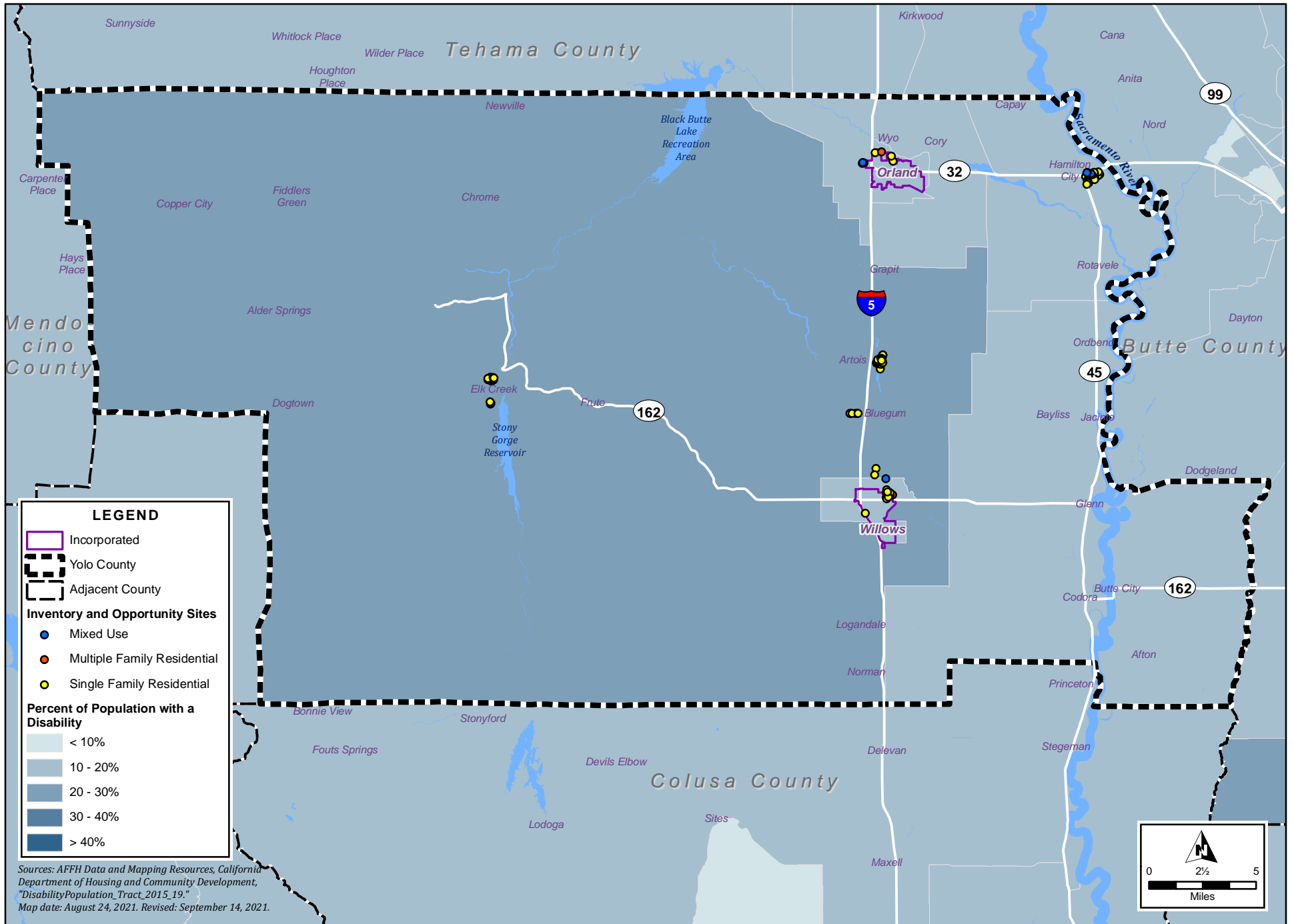


Figure V-4: Proportion of Population with Disabilities by Census Tract

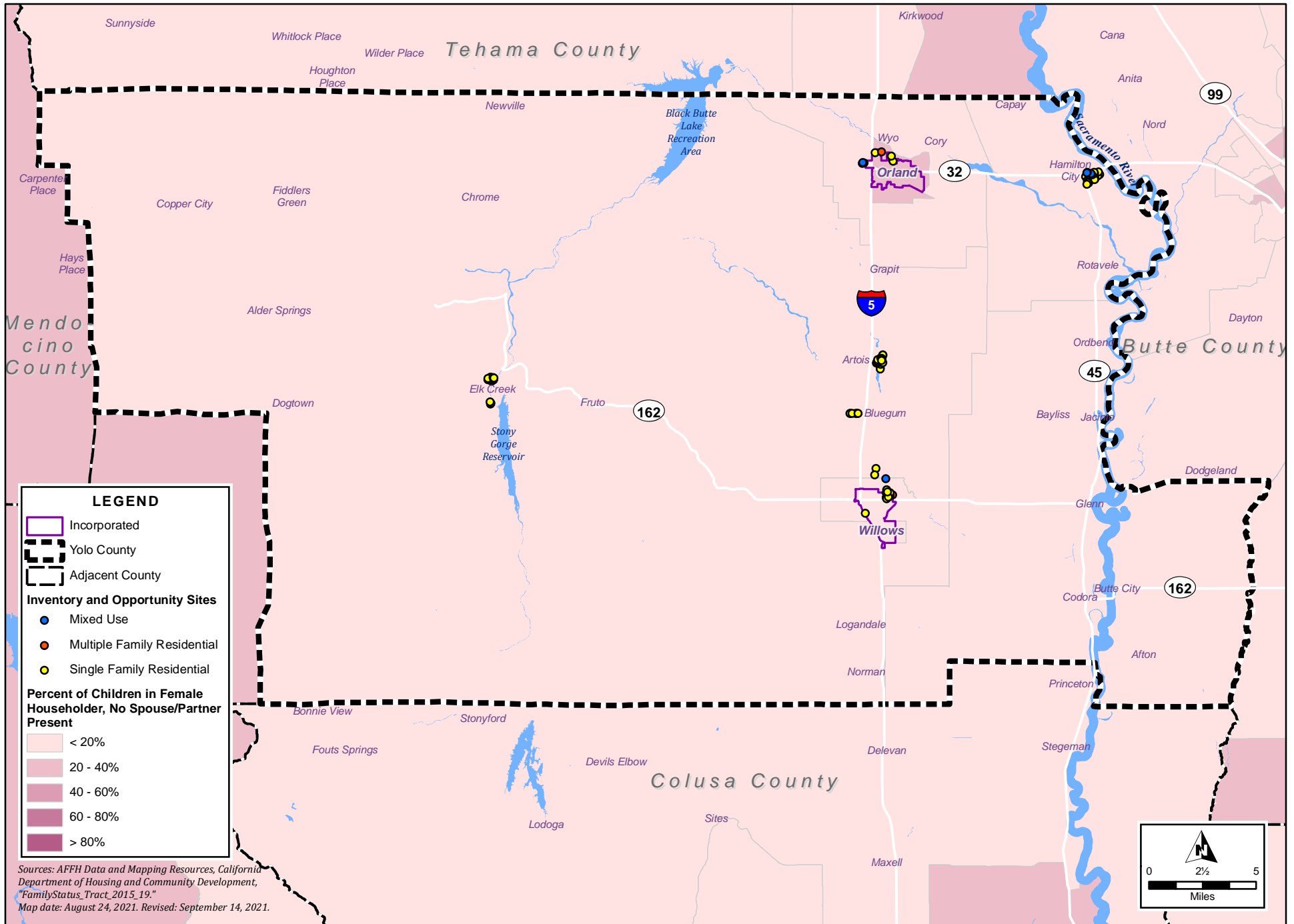


Figure V-5: Female-Headed Households by Proportion of Children Present by Census Tract

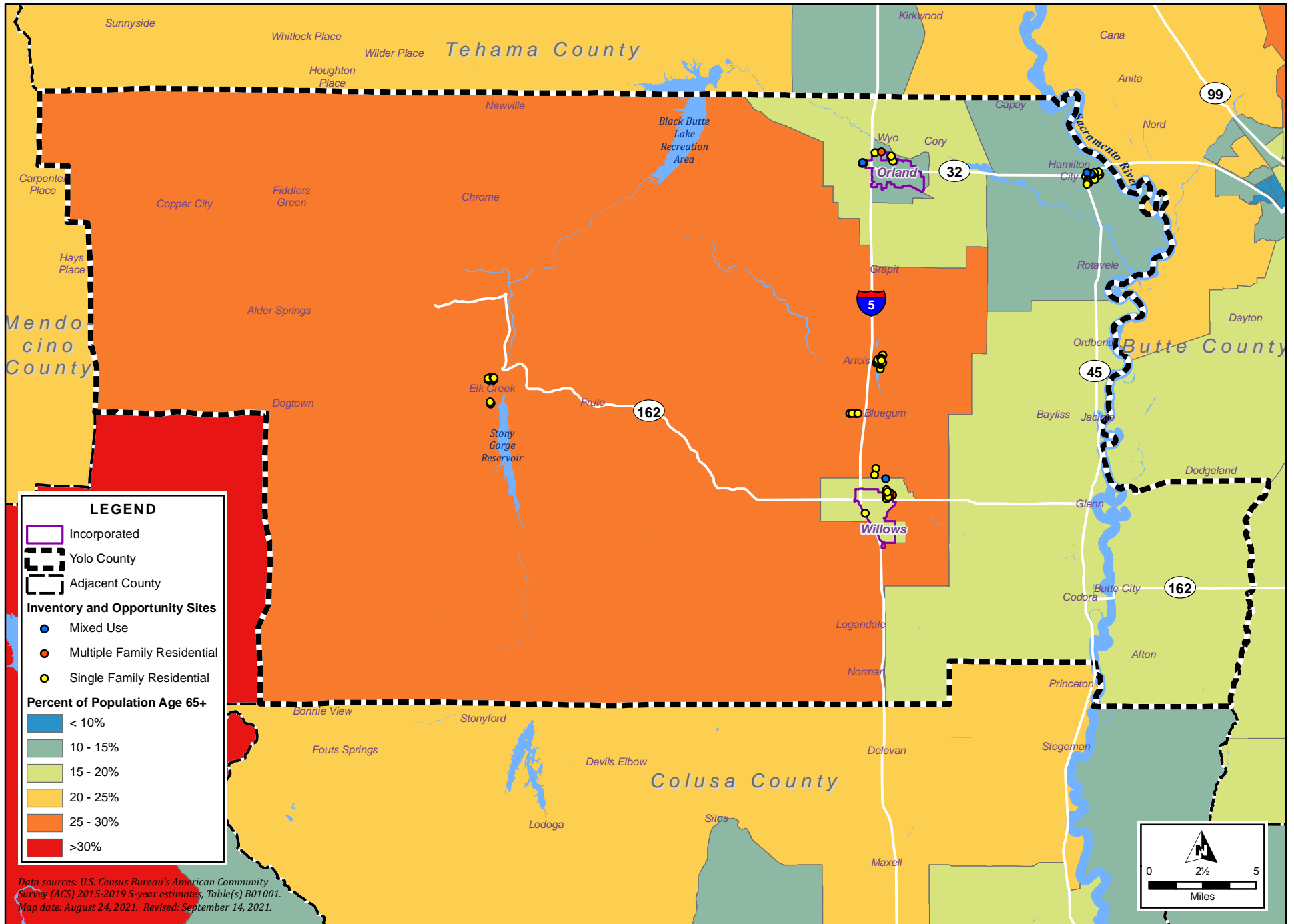


Figure V-6: Proportion of Senior Residents by Census Tract

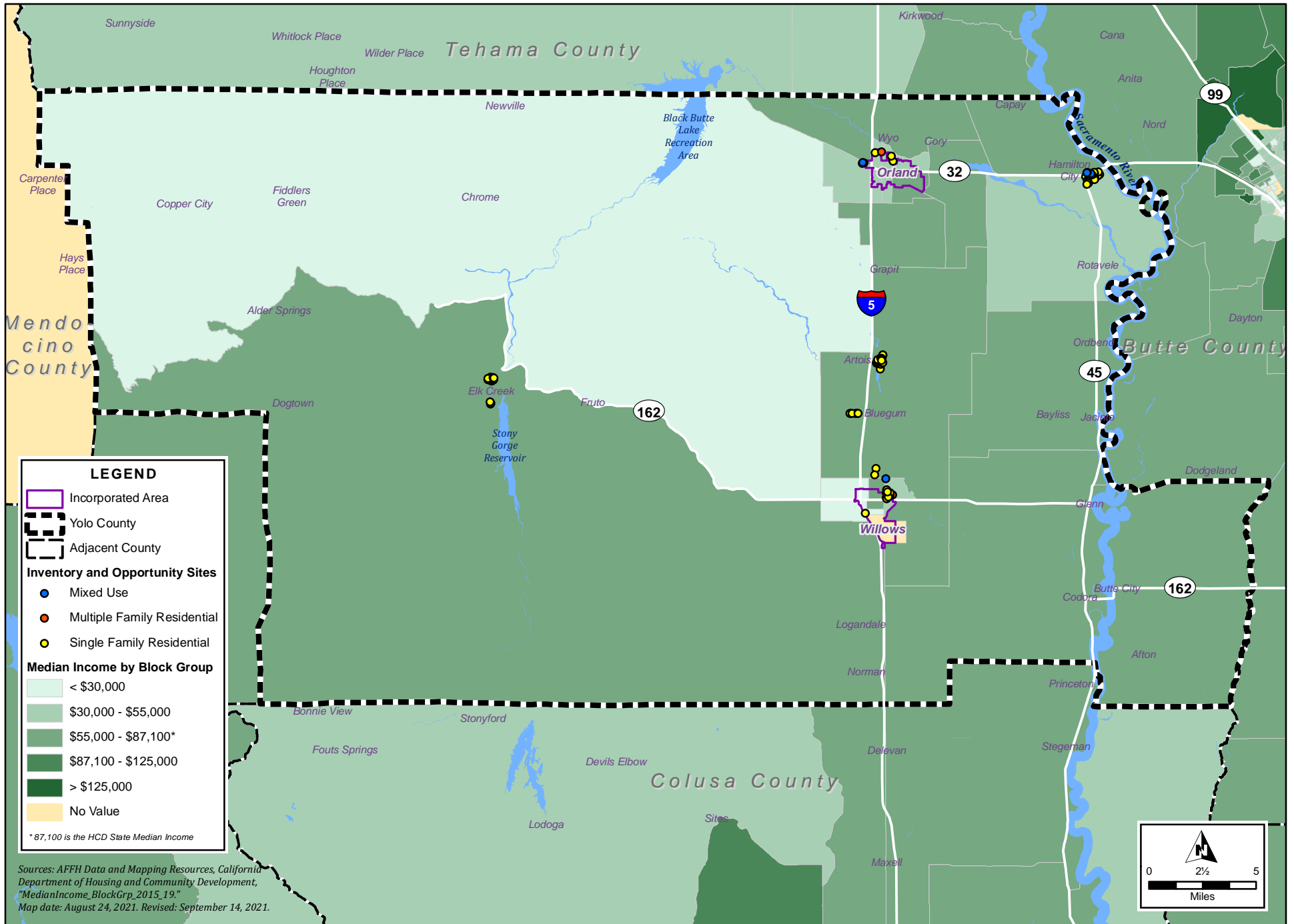


Figure V-7: Median Household Income by Block Group

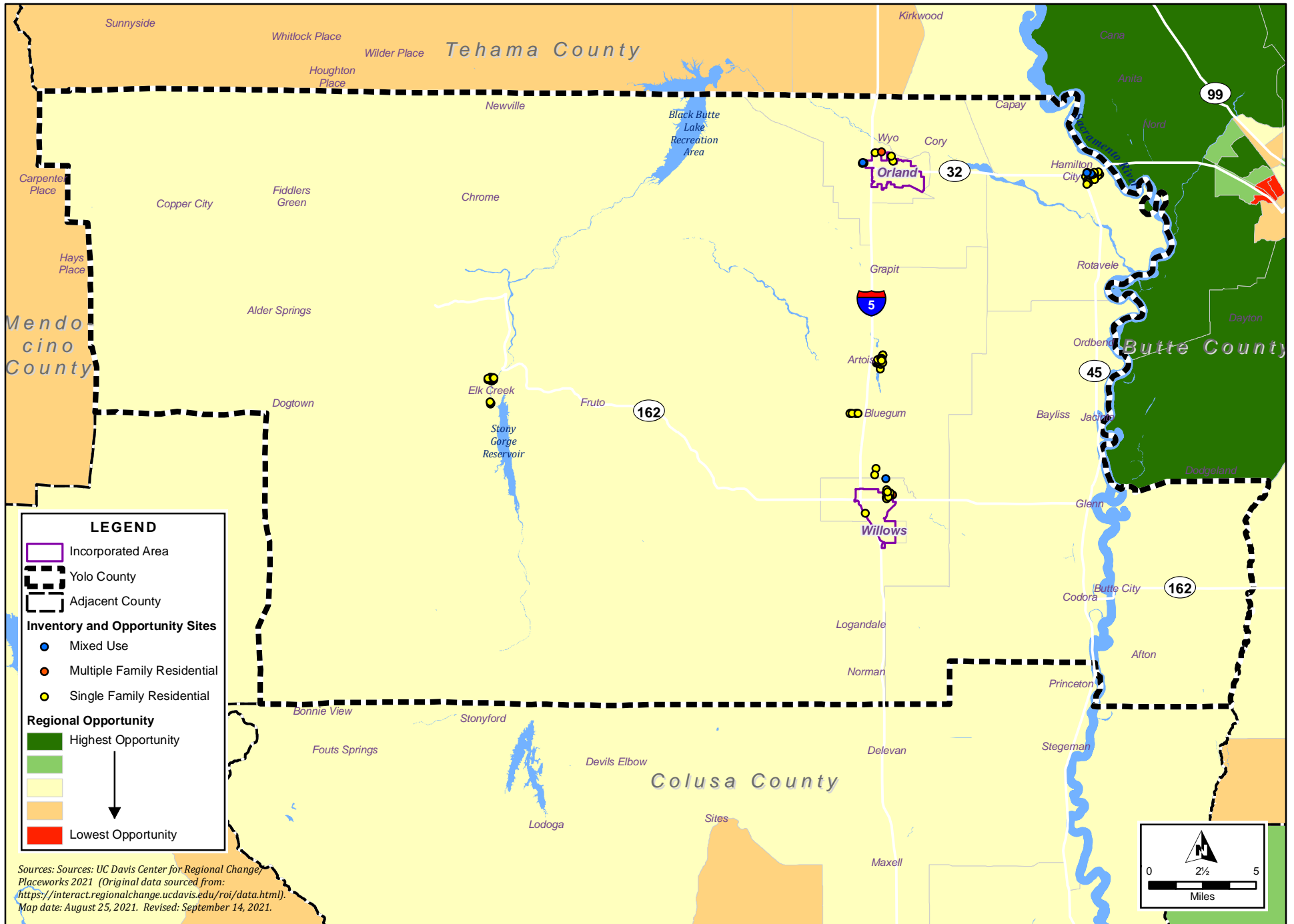


Figure V-8: People-Based Opportunities by Census Tract

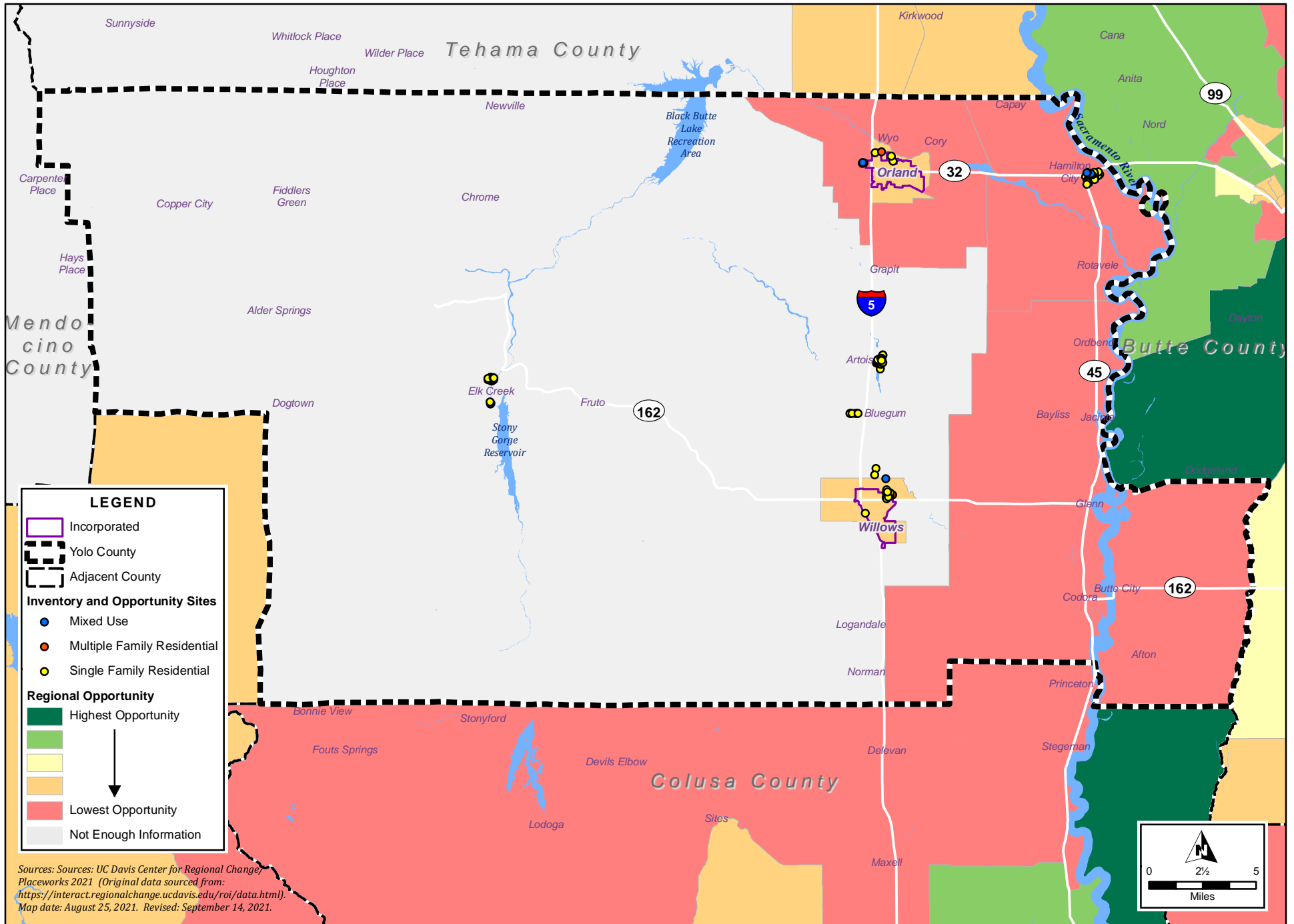
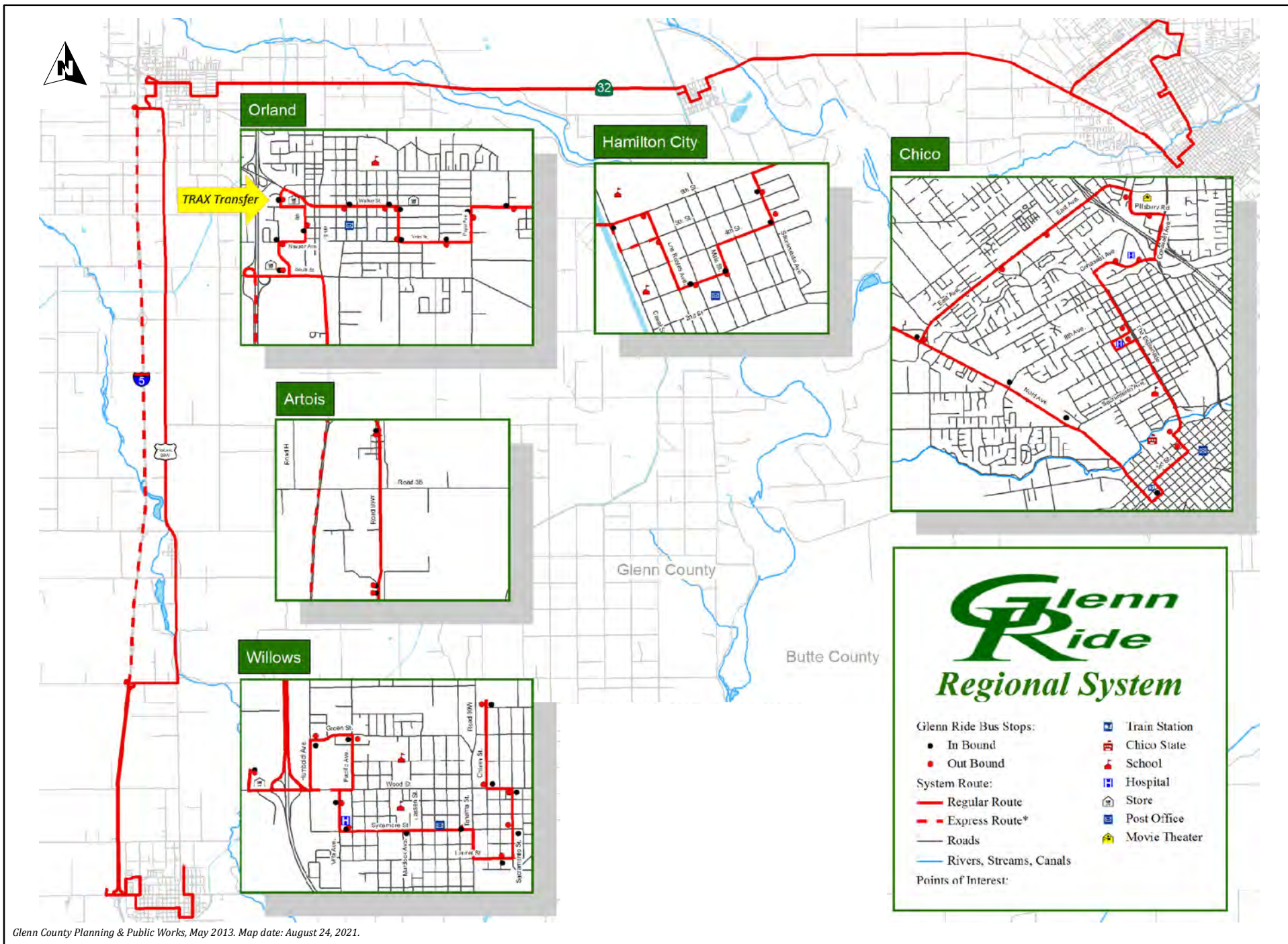


Figure V-9: Place-Based Opportunities by Census Tract





Glenn County Planning & Public Works, May 2013. Map date: August 24, 2021.

Figure V-10: Transit Routes

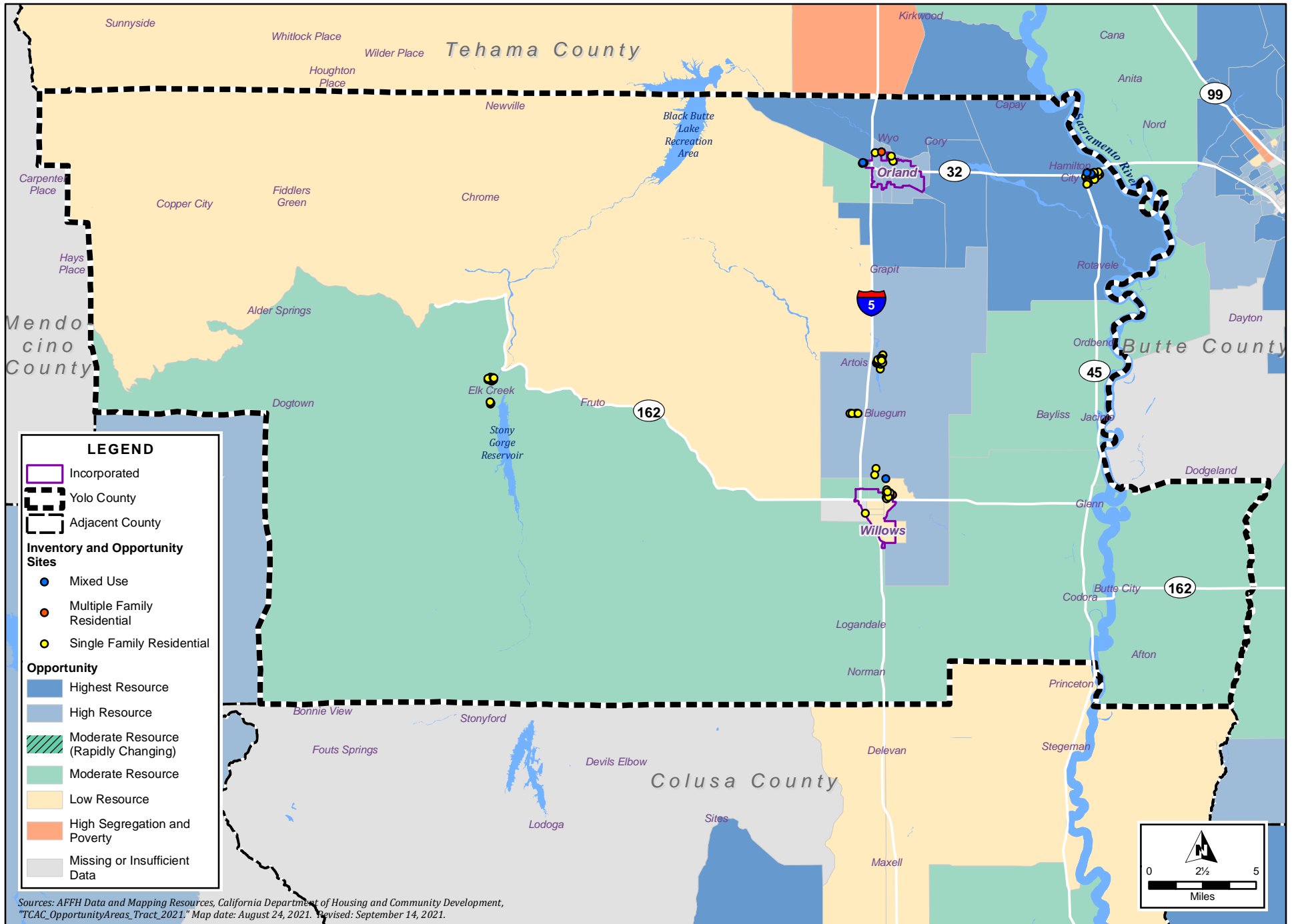


Figure V-11: TCAC/HCD Opportunity Area Map



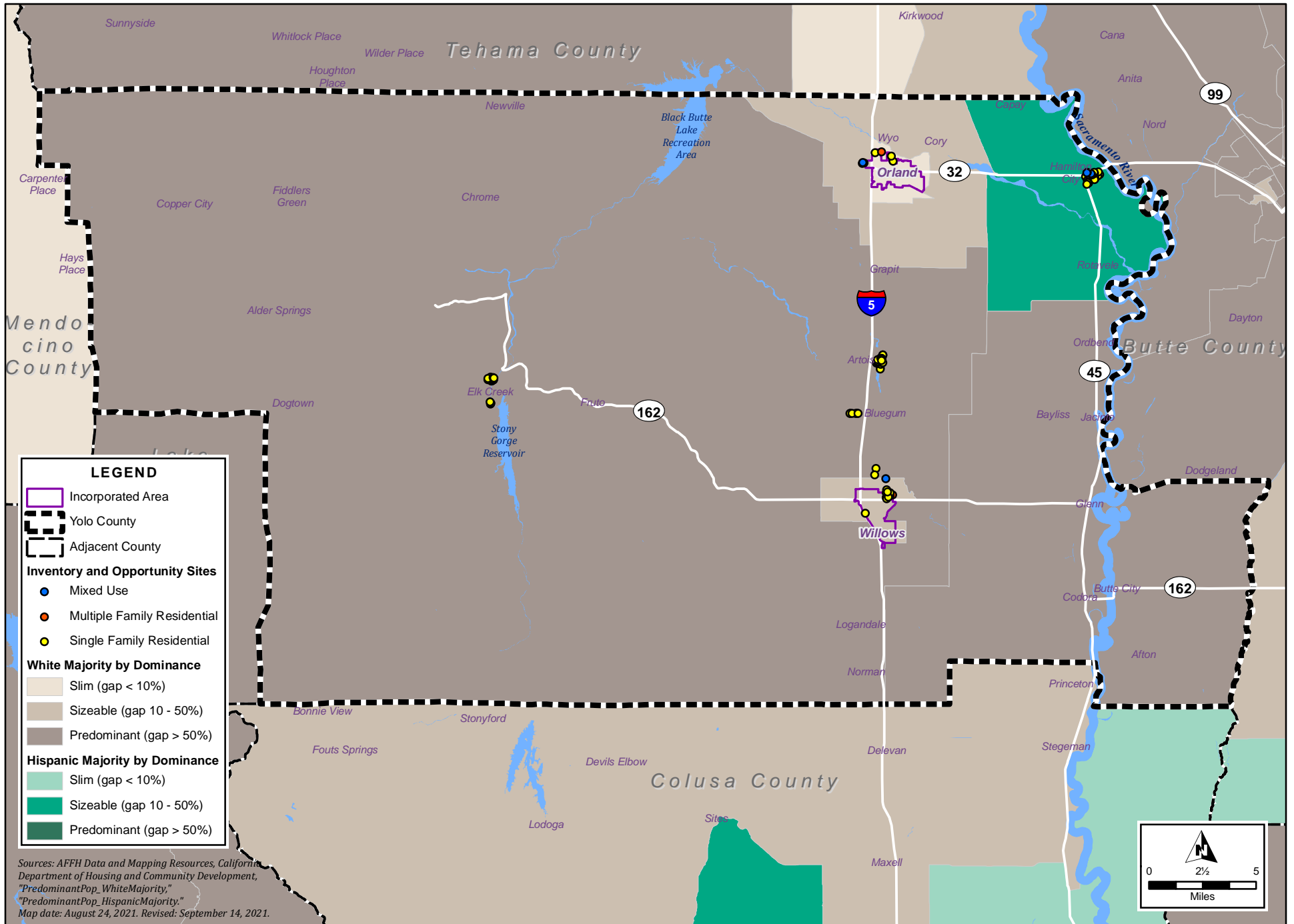


Figure V-12: Ethnicity Analysis - Racial Concentrations

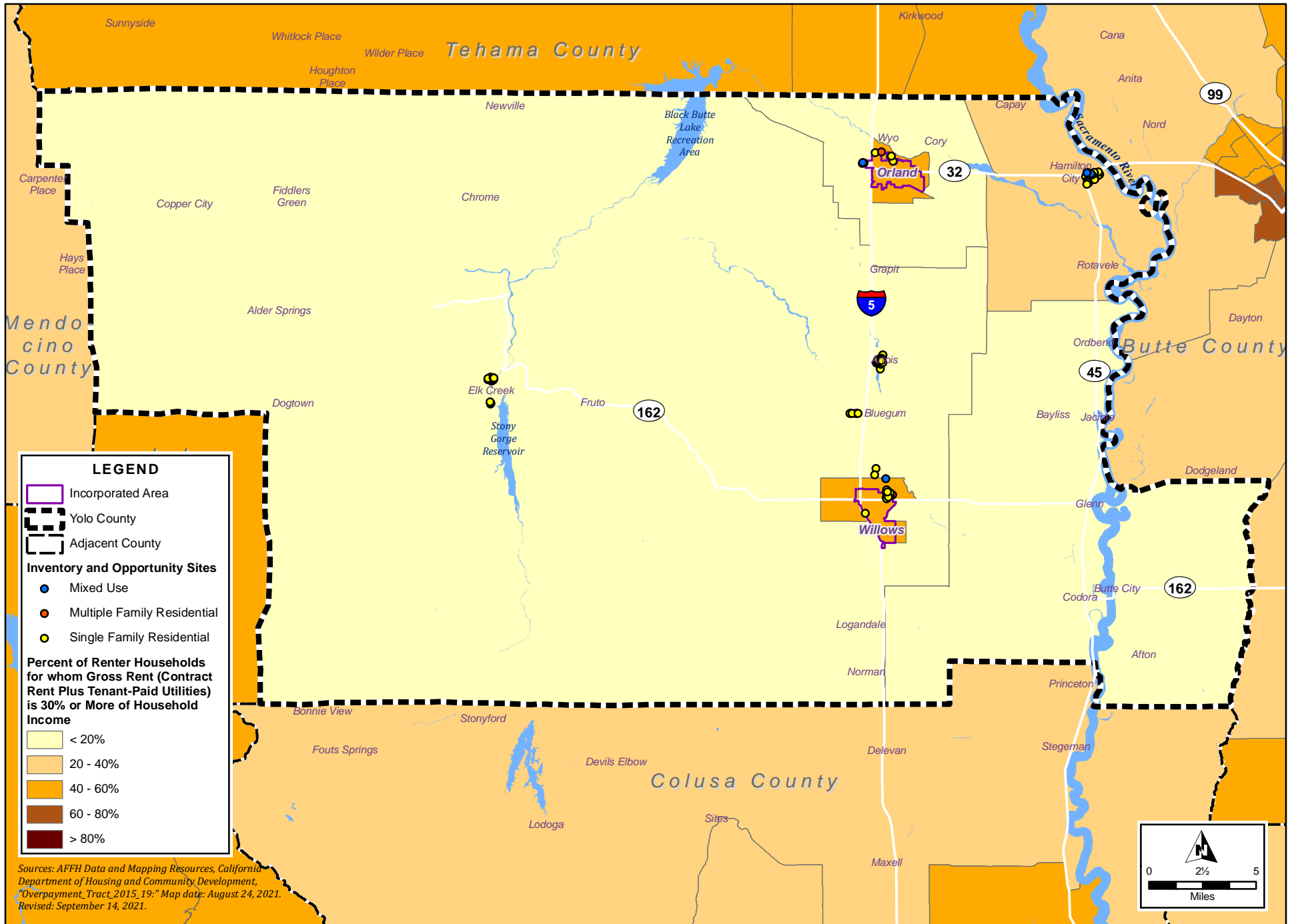


Figure V-13: Cost-Burdened Renter Households by Census Tract

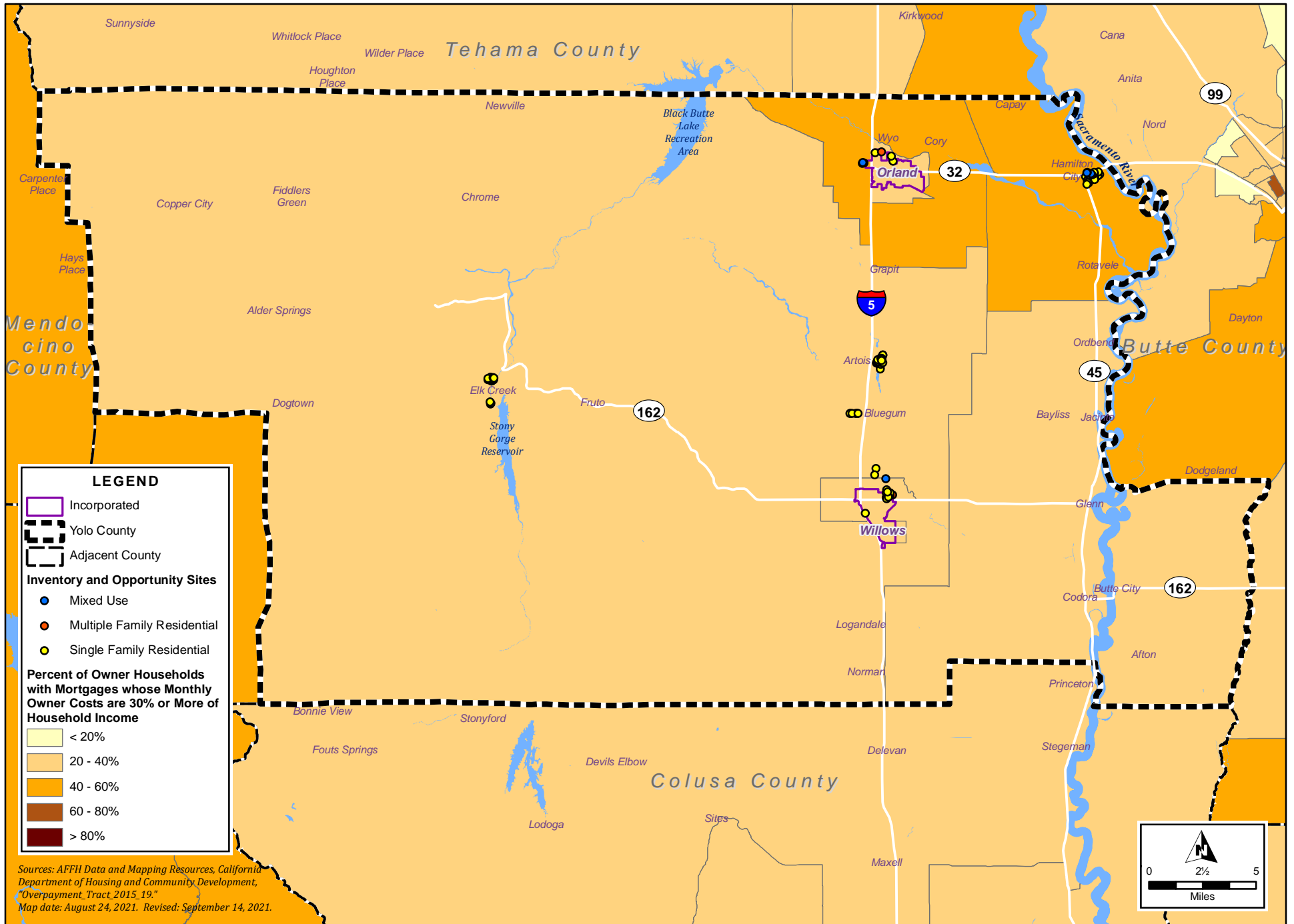


Figure V-14: Cost-Burdened Owner Households by Census Tract

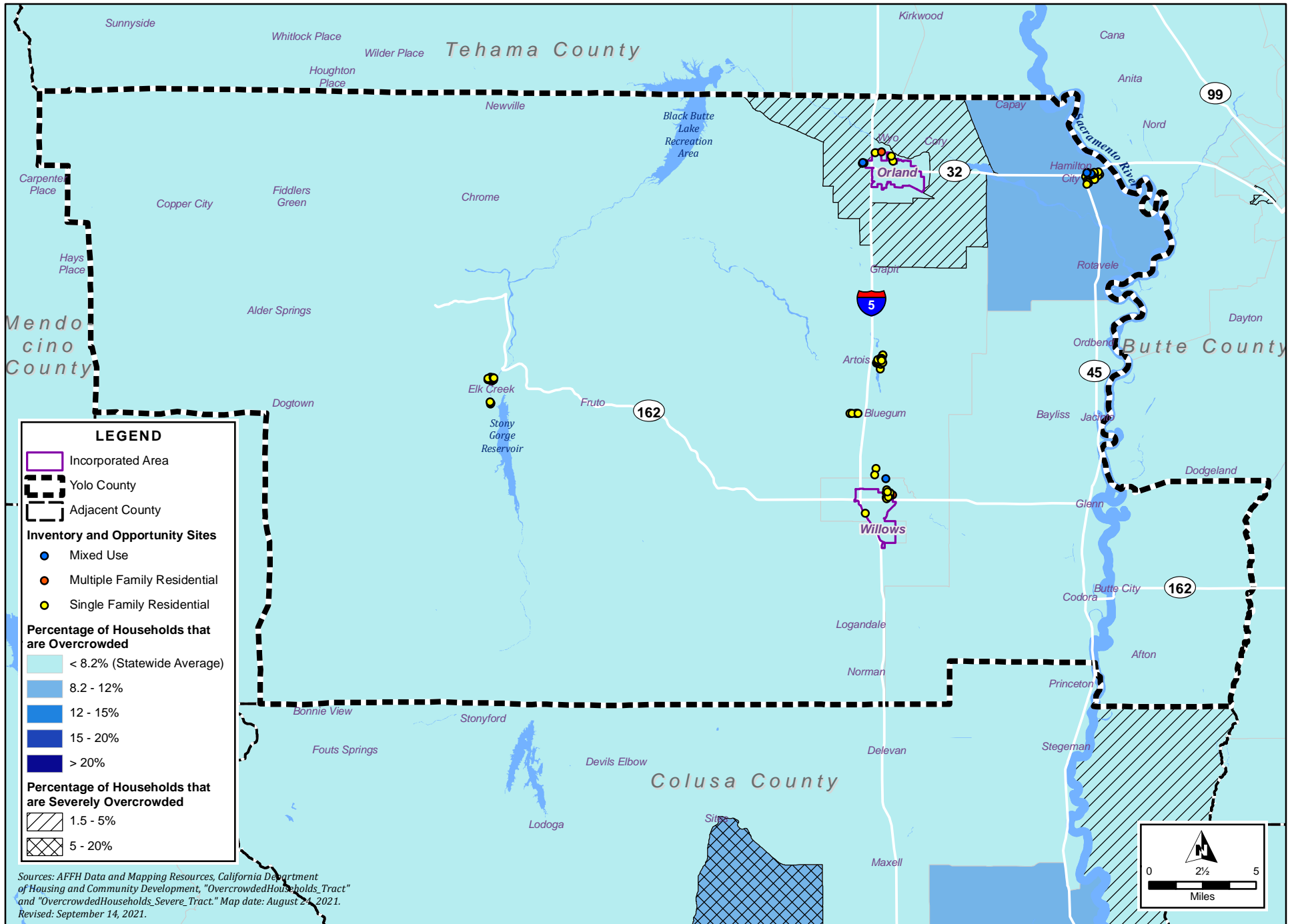


Figure V-15: Overcrowded Households by Census Tract

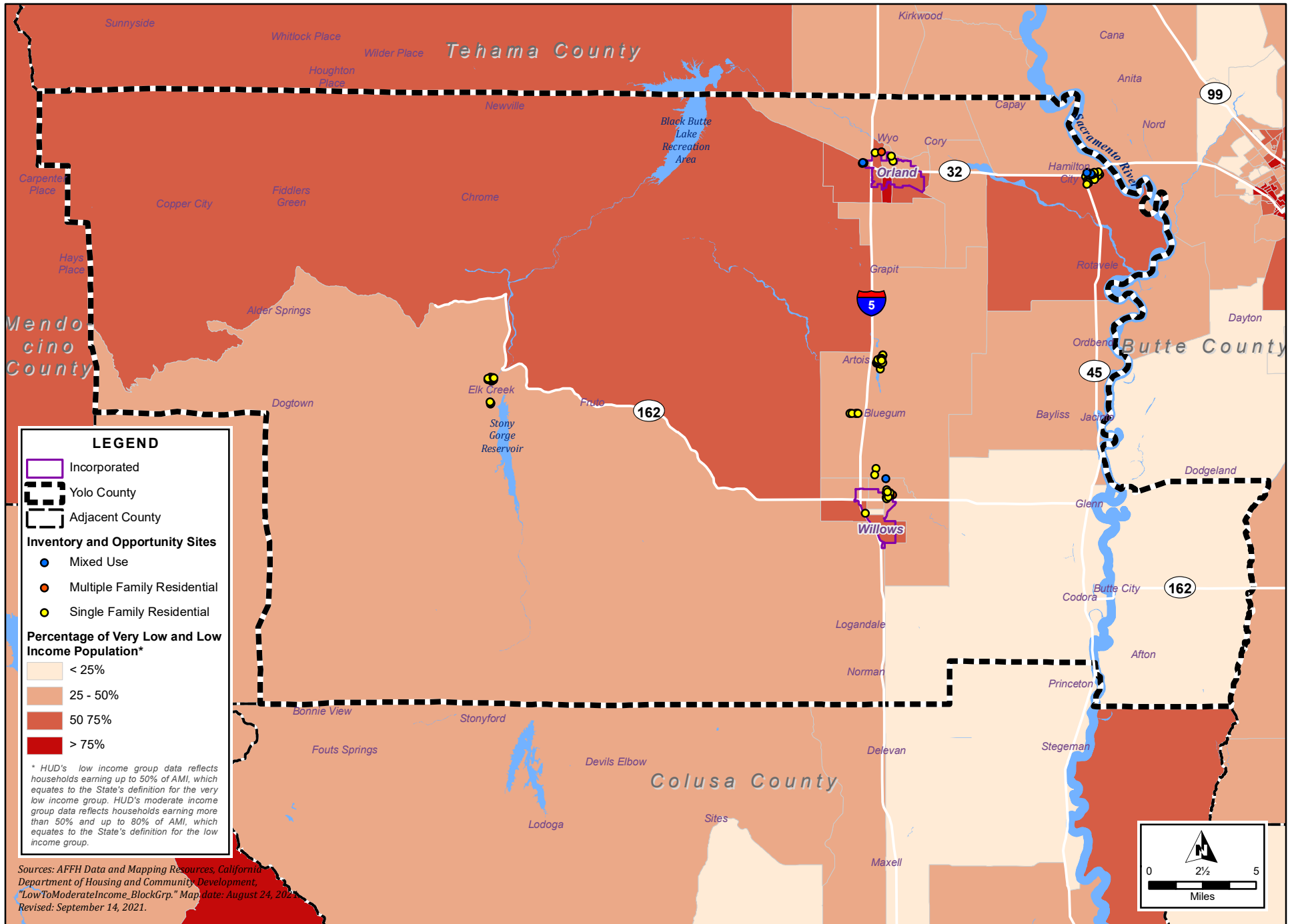


Figure V-16: Very Low- and Low-Income Population by Block Group

## VI EVALUATION OF THE 2014–2019 HOUSING ELEMENT

### A. INTRODUCTION

California Government Code 65588(a) requires each jurisdiction to evaluate the effectiveness of the existing Housing Element, the appropriateness of the goals, objectives, and policies, and the progress in implementing the programs over the planning period of the Housing Element. This chapter contains a review of the programs of the previous Housing Element and evaluates the degree to which these programs have been implemented during the previous planning period. This section also includes a detailed review of the County's progress toward facilitating the production of its share of the regional housing need. The findings from this evaluation have been instrumental in determining the County's 2014 – 2019 Housing Plan.

### B. SUMMARY OF ACHIEVEMENTS

The 2014 – 2019 Housing Element continued working towards providing the necessary conditions for developing and preserving an adequate supply of housing to accommodate a variety of housing needs. The 2014 – 2019 Housing Element program strategy focused on identifying and providing adequate sites to achieve a variety and diversity of housing, conserving and improving the existing affordable housing stock, facilitating the development of new affordable housing in the County, and addressing and removing any identified governmental/regulatory constraints to promote equal housing opportunities for all County residents. The 2014 – 2019 Housing Element identified the following goals:

- Goal HE.G.1     Adequate Sites. Assurance of choice of housing location for all residents of the Glenn County unincorporated area.
- Goal HE.G.2     Assist in the Development. Development, through public and private resources, of sufficient new housing to ensure the availability of safe affordable housing for all residents in the unincorporated areas of Glenn County.
- Goal HE.G.3     Conserve and Improve the Existing Housing Stock. Maintenance and improvement of the quality of the existing housing stock and the neighborhood in which it is located.
- Goal HE.G.4     Conserve and Improve the Existing Housing Stock. Promote energy conservation activities in all residential areas.
- Goal HE.G.5     Address and Remove or Mitigate Constraints. Review, address and where appropriate, remove and/or mitigate governmental and nongovernmental constraints that impact the development, maintenance, and improvement of housing.
- Goal HE.G.6     Equal Housing Opportunities. Promote equal access to safe and decent housing for all income groups.
- Goal GE.G.7     Equal Housing Opportunities. Increase opportunities for special needs groups (elderly, large families, families with female heads of households, farm workers, disabled, developmentally disabled, and homeless) to obtain adequate housing.

Table VI-1 identifies the County's 2014 – 2019 RHNA, all residential units that were constructed or permitted during the 2014 – 2019 planning period, and the capacity of the County's inventory of residential sites in accommodating the County's 2014 – 2019 allocation. As shown in Table VI-1, the RHNA for the 2014-2019 planning period was 117 units, allocating 25 units affordable to very low-income households, 19 units affordable to low-income households, 25 units affordable to moderate income households, and 48 units affordable for above moderate households.

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**Table VI-1. Regional Housing Needs Allocation (RHNA) 2014 – 2019 – Glenn County**

Allocation	Very Low	Low	Moderate	Above Moderate	TOTAL
RHNA Allocation – 2014-2019	25	19	25	48	117
<i>Units Constructed: Non-Deed Restricted</i>	5	25	29	56	115
<i>Unit Constructed: Deed Restricted</i>	6	2	0	0	8
Total Constructed	11	27	29	56	123
<b>Remaining Need</b>	<b>14</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>14</b>

Source: Glenn County, Annual Progress Report 2013-2017; Glenn County 2020 Annual Element Progress Report

As shown in Table VI-1, 108 housing units were constructed during the planning period. Of these 108 units, 11 were affordable to very low-income households, 22 were affordable to low income households, 25 were affordable to moderate income households, and 50 units were affordable to above moderate-income households. Housing development in the Glenn County has been relatively consistent compared to the 4<sup>th</sup> cycle (2007 – 2013), with the County developing 127 units in the 4<sup>th</sup> cycle compared to 108 units during the 5<sup>th</sup> cycle (2014-2019). Since the economic downturn in 2008, the number of residential units that have been constructed in the unincorporated area has plummeted from a high of 24 units in 2008 to a range of about 8 to 16 units per year. Prior to economic downturn in 2008, the number of new housing units in the unincorporated area ranged between 51 to 98 units annually.

During the 2014 – 2019 planning period, the County utilized a variety of grant funding to assist in the rehabilitation of the unincorporated County's existing housing stock, consistent with Goal HE.G.3 of the 5<sup>th</sup> Cycle Housing Element. Specifically, the County provided financial assistance to one extremely low-income household, two very low-income households, and one low-income household for the renovation of their existing housing units utilizing CDBG/HOME funding. The County also utilized CalHOME funding to assist one very low-income household and one low-income household rehabilitate their existing housing units, resulting in a total of six lower income households assisted during the 2014-2019 planning period. In addition to housing rehabilitation assistance, the County also utilized CalHOME funding to provide mortgage assistance to one very low-income household and six low-income households.

Additionally, since the adoption of the last Housing Element update, Glenn County implemented a number of programs to plan for, accommodate, and facilitate the construction, rehabilitation, and preservation of affordable housing. In 2017, the County formed the Glenn County Housing and Community Development Committee with the purpose of reviewing and providing guidance on all matters related to aspects of housing and community development in the County. Specifically, the Glenn County Housing and Community Development Committee is responsible for:

- Making recommendations on any necessary modification in CDBG recapturing activities and County procedures for planning, proposing, and authorizing future CDBG Reuse activities;
- Reviewing and making recommendations to the Glenn County Board of Supervisors on any required reporting activities associated with grant funding; and
- Monitoring, establishing, and reviewing plans and necessary data elements to ensure readiness and compliance to meet funding criteria related to the broad area of housing and community development.

The goal of the Glenn County Housing and Community Development Committee is to foster open communication regarding existing housing conditions, stock, affordability and future needs of the community, promote community development that is aligned with the County's strategic plan, and encourage cooperation between jurisdictions, County Departments, funders, County staff, the public, and the Glenn County Board of Supervisors. Between 2017 – 2019, the Glenn County Housing and Community Development Committee reviewed a number of grant funding activities, including CDBG, Community Service Block Grant, California Emergency Solutions and Housing, Emergency Solutions Grant, SB 2 Planning Grants Program, Homeless Emergency



Aid Program, and No Place Like Home funding. Additionally, the Glenn County Housing and Community Development Committee commissioned the 2018 Housing Study to describe housing market conditions and identify development opportunities in Glenn County, which was subsequently updated in 2020 with new data and to discuss the impacts of the November 2018 Camp Fire on the Glenn County housing market.

Further, in 2013, Glenn County engaged the services of Cabin Concepts and Morrison and Company to develop the 2013 – 2018 Economic Development Strategy, funded through CDBG funds. The intent was to improve upon Glenn County's economic development processes in a coordinated effort and focus on the County's key asset, agricultural base, consistent with Goal CDG-19 of the Glenn County General Plan. Through interviews with industry partners, staff, stakeholders, and the Cities and County Economic Development Steering Committee, the 2013 – 2018 Economic Development Strategy was formulated and laid the groundwork efforts through 2018. Given the limited resources available, these efforts were largely committee-based and focused on four sectors (Large Farms and Ranches, Small and Medium Farms, Micro Enterprises and Opportunistic). At the end of 2013 – 2018 Economic Development Strategy planning period, all of Glenn County's economic indicators have increased including average wages by 20.4% over the 5-year period. Business growth created over 600 net new jobs over the five-year period with professional/business services, construction, wholesale trade and manufacturing experiencing greater than 5% increases. Between 2016 – February 2018, over \$18.4 million in state and federal resources were brought into Glenn County for projects and business-direct services. Additionally, a significant building block for the economic development of Glenn County was the establishment of the Glenn Grows Business and Employment Resource Center in 2018. By December 2019, the Glenn Grows Business and Employment Resource Center was assisting 34 businesses with individualized technical assistance. In April 2019, the Board of Supervisors authorized the County to apply for USDA Rural Business Development Grant for an update to the 2013 – 2018 Economic Development Strategy and funding for the Glenn Grows Business and Employment Resource Center. The 2019-2022 Economic Development Strategy has since been completed and many of the strategy recommendations are being addressed, including those related to updating the General Plan, workforce housing, enhanced broadband, feasibility studies, and addition of a County CAO.

In March of 2019, Glenn County began the multi-year process to update the County's General Plan, which was last comprehensively updated over 25 years ago. As part of the General Plan Update process, the County prepared an Existing Conditions Report to note current (2019) trends and conditions and identify development patterns, natural resources, socioeconomic conditions, and environmental constraints in the County, and also identify the regulatory environment for each topic. Additionally, the County held three visioning workshops in May/June 2019 to receive community feedback and ideas to help shape the County's land use patterns, economic development strategies, and key priorities for the next 20 years. Based on public input from community visioning workshops, information contained in the Existing Conditions Report, stakeholder interviews, and direction from County staff, the County has developed an Opportunity and Constraints Report. The Opportunities and Constraints Report provides a means of focusing the community's attention on key issues and opportunities that have major policy implications as Glenn County considers how to accommodate growth over the next 20-30 years, while balancing the County's economic development and natural resource needs. Within the Opportunities and Constraints Report, the County included an analysis of infrastructure and service constraints in the County and opportunities to remove these constraints, which would assist in facilitating the development of a variety of housing types. Additionally, as part of the General Plan Update, the County is proposing to create a new Mixed Use land use designation to establish areas appropriate for higher density and intensity development, redevelopment, or a broad spectrum of compatible land uses ranging from a single use to a cluster of uses. This designation is placed primarily in the community centers, downtown districts, and in-fill areas to encourage economic investment and revitalization of these core areas through promoting community-serving retail, office, and residential opportunities in a dense, compact form with opportunities for people to access the project and other destinations through bicycle, pedestrian, and mass transit modes.

### **C. APPROPRIATENESS AND EFFECTIVENESS OF THE 2014 – 2019 HOUSING ELEMENT**

Overall, the County's housing programs have been effective in removing potential constraints to affordable housing, ensuring coordination between County departments, agencies, and providers to plan for affordable housing, including providing financial assistance, and to address programs and services necessary to meet the housing needs of the County's residents, property



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owners, and other affected parties. Since the adoption of the last Housing Element update, Glenn County implemented a number of programs that have helped to achieve the goals, objectives and policies of the 2014 – 2019 Housing Element, which are described in detail in Table V-2. Table V-2 also refers to new programs in the 2021 – 2029 Housing Element, including programs that were modified, consolidated into new programs or omitted because they were implemented, redundant to other programs, or determined ineffective. The 6<sup>th</sup> cycle Housing Element Housing Plan includes the complete set of the new and/or revised programs for the 2021 – 2029 Housing Cycle.

The overarching goals and policies of the 2014 - 2019 Housing Element will continue to be instrumental in accommodating the County's housing goals, including preservation of affordable units, rehabilitation of existing housing, and development of a variety of housing types at a range of affordability levels. While the majority of goals, policies, and programs included in the 2014 - 2019 Housing Element continue to be appropriate to address the County's housing needs, the Housing Plan will be updated to provide clearer guidance, to remove redundancies, and to provide more specific direction to encourage affordable and special needs housing. The Housing Plan will also be updated to streamline programs so that they are easier for staff to implement and to include a matrix of programs that includes timing and objectives to make it easier to identify the applicability and outcomes of each program. The intent of these programs will be kept in the Housing Plan, with revisions to address identified specific housing needs, constraints, or other concerns identified as part of this update.

As described in the previous section, the County made considerable progress towards its overall RHNA and has approved multiple projects that would increase the variety and affordability of housing stock. 108 units were approved during the 5<sup>th</sup> Cycle planning period. Of these 108 units, 11 were affordable to very low-income households, 22 were affordable to low income households, 25 were affordable to moderate income households, and 50 units were affordable to above moderate-income households. According to County staff, no multi-family (3+) units were constructed during the 5<sup>th</sup> Cycle Planning Period and the majority of these units were single-family residential units or mobile homes/manufactured homes, with a few secondary dwelling units. While none of the very low- and low-income units constructed were deed-restricted, the affordability of residential lots combined with the low costs associated with mobile homes and manufactured housing in Glenn County resulted in many market rate units in Glenn County being affordable to the very low and low income groups.

Additional new extremely low, very low, and low income housing and special needs housing development did not occur due primarily to difficulty in finding a developer and lack of available local and State funds to encourage or incentivize the development of such housing. Market rate housing has been constrained by lower demand in the rural areas of the County, as well as constraints associated with flooding and limited infrastructure in many of the County's communities. The County should continue to work with affordable housing developers to identify potential projects on the County's inventory of sites for very low- and low-income development, as well as agricultural sites appropriate for agricultural or other employee housing opportunities, which include a variety of opportunities throughout the unincorporated County.

While no new affordable housing and special needs housing developments occurred during the 5<sup>th</sup> Cycle Planning Period, the County still provided support to meet the needs of the County's special needs populations. For example, the Glenn County Community Action Department (CAD) has managed a variety of grant-funded programs, including emergency services, housing services, income and employment, and community services and development for vulnerable, low-income seniors, youth, and families. The Glenn County CAD serves as the Lead Agency for the Colusa-Glenn-Trinity Community Action Partnership and the Dos Rios Continuum of Care, which serves the counties of Colusa, Glenn, and Trinity. Between 2017 and 2019, the Glenn County CAD was awarded a total of \$261,328 of funding through the Emergency Solutions Grant (ESG) for rapid rehousing services, homelessness prevention, a homeless management information system, and centralized or coordinated entry system. Of the \$261,328, \$103,884 was awarded in 2017, \$92,835 was awarded in 2018, and \$64,609 was awarded in 2019. The Glenn County CAD Housing Community Services Unit utilized portions of the ESG funding to finance the Rental Assistance program to assist homeless individuals and families. Additionally, during the 5<sup>th</sup> Cycle planning period, the Glenn County CAD, in partnership with the Glenn County Health and Human Services Agency (HHSA), commissioned the 10-Year Plan to End Homelessness for the purpose of laying out a focused and practical strategy for addressing the issue of homelessness in Glenn County. The 10-Year Plan to End Homelessness followed the HCD requirements in order to position Glenn County for receiving No Place Like Home funding for the delivery of a new housing development designed for at least 50% of the units to be used for mentally ill individuals seeking housing with supportive services offered to all tenants. The Glenn County HHSA developed a list of potential sites around

the County that would be appropriate for the program; however, the County faced difficulty in finding a developer to implement the plan. The 10-Year Plan to End Homelessness also included perspectives of those with lived experience of homelessness and their family members on the challenges of being homeless in a small rural county that has few resources for them, including the lack of an emergency shelter or soup kitchen. The input received during the outreach conducted for the 10-Year Plan to End Homelessness is essential to the affirmatively furthering fair housing analysis conducted as part of this 6<sup>th</sup> Cycle Housing Element (see Chapter V). Overall, the cumulative impacts of the 2014 -- 2019 Housing Element highlight the County's commitment to addressing the needs of special needs populations, such as persons experiencing homelessness.

As previous noted, the Glenn County Housing and Community Development Committee commissioned the 2018 Housing Study to describe housing market conditions and identify development opportunities in Glenn County, which was subsequently updated in 2020 with new data and to discuss the impacts of the November 2018 Camp Fire on the Glenn County housing market. The 2020 Housing Study revealed that there is a clear shortage of smaller units for smaller households, with an oversupply of three-bedroom units. Further, the 2020 Housing Study identified that there is a significant shortfall of rental units that are affordable to low-income households. The number of households on wait lists for affordable rent-restricted units surveyed increased by 169 from 2018 to a total of 487 in 2020, for an average of 44 households per apartment complex. This is further illustrated by the number of rent-burdened households, with 35% of all renter households paying more than 35% of income towards rent, and 26% of all renter households paying more than 50% of income towards rent. Additionally, the Camp Fire had a significant impact on the demand for rental housing, as evidenced by feedback from a survey of local apartment owners and managers. This is reflected by a continued low vacancy rate among market rate and affordable apartment complexes. As part of this 6<sup>th</sup> Cycle Housing Element, the County has included a Program to review and incorporate recommendations from the 2020 Housing Plan to address the housing needs of the County.

The Housing Plan included in this 2021 – 2029 Housing Element includes modifications to make programs more effective, clarify objectives, and ensure that the programs are implementable. See the Housing Plan provided in the Housing Element policy document for the goals, policies, and programs of this Housing Element. The Housing Plan also has a more robust approach to addressing senior, farmworker, disabled, and other special needs groups

While the County took a number of significant steps to promote housing, the experience of the unincorporated communities of Glenn County and other small communities throughout the State demonstrates that it is very difficult for local governments to meet their fair share housing goals for lower and moderate income housing working alone. As discussed below, the County has removed or reduced many constraints to affordable and special needs housing and has strengthened its outreach programs in the updated Housing Plan to provide additional information to affordable housing developers to demonstrate the readiness of the County's lower income sites and also to demonstrate the minimal permitting requirements.

Table VI-2: Description of Achievements from Previous 2014 – 2019 Housing Element	
Program	Accomplishments / Status
<p><b>Program HE.0.1:</b></p> <p>The County has a shortfall of sites to accommodate its 4th cycle (2007-2014) Housing Element RHNA. To accommodate the housing need for the remaining 168 units affordable to lower-income households, the County will rezone at least 10.5 acres of vacant land to the RM zone by August 2015, at a required density allowing a minimum of 16 units per acre and a minimum of 16 units per site. Rezoned sites will include those sites as described in Appendix C, and permit owner-occupied and rental multifamily residential uses by-right (without a conditional use permit, planned unit development permit or other discretionary action) pursuant to Government Code Section 65583.2(h) and (i). The rezoning of sites for unaccommodated need for the 4th cycle Housing Element RHNA, will be completed within one year of adoption of the housing element in accordance with AB 1233 (Chapter 614, Statutes of 2005).</p> <p>The County has a shortfall of sites to accommodate its 5th cycle (2014-2019) Housing Element RHNA. To accommodate the housing need for the remaining 32 units affordable to lower income households, the County will rezone at least 2 acres of vacant land to the RM zone by August 2015, at a required density allowing a minimum of 16 units per acre and a minimum of 16 units per site. Rezoned sites will include those sites as described in Appendix C, and permit owner-occupied and rental multifamily residential uses by-right (without a conditional use permit, planned unit development permit or other discretionary action) pursuant to Government Code Section 65583.2(h) and (i).</p> <p><i>Responsibility:</i> Planning Division</p> <p><i>Time Frame:</i> By August 2015</p> <p><i>Funding:</i> General Fund</p> <p><i>Objective:</i> To ensure enough land is zoned appropriately to accommodate development needs.</p>	<p><b>Accomplishments:</b> The County has worked to implement the 2014-2019 Housing Element and has submitted annual progress reports (APRs) for 2013—2017 and 2019 describing the County's implementation of Housing Element programs, including progress in providing adequate sites as part of the annual report. This Housing Element provides a comprehensive overview of the County's progress toward addressing its 5th (2014-2019) and 6th (2021-2028) Cycle RHNAs and maintaining adequate sites.</p> <p>As discussed in the APRs, the County has rezoned sites to accommodate housing, has identified additional sites for redesignation and has worked to implement programs to reduce constraints with an emphasis on reducing constraints on housing for lower income households and special needs groups. Specifically, in June 2016, the Board of Supervisors adopted resolutions and an ordinance approving General Plan Amendment 2016-001 and Zone Change 2016-001, which revised the General Plan land use designation and zoning of approximately 21 acres to Multiple Residential in order to comply with State Housing Element law.</p> <p><b>Status:</b> In general, Program HE.0.1 has been reviewed and implemented as appropriate. This program will be revised and incorporated into several other actions in the Housing Plan to ensure the County has adequate sites to accommodate its 6<sup>th</sup> Cycle RHNA.</p>
<p><b>Program HE.0.2:</b></p> <p>Prepare a five-year land use plan update which will set aside sufficient land area within urban limit lines to meet future residential needs through 2019, and to allow sufficient land choice and inhibit inflated land values due to potential monopoly of growth areas.</p> <p><i>Responsibility:</i> Planning Division</p>	<p><b>Accomplishments:</b> The 2014-2019 Housing Element included a summary of the site inventory conducted using an analysis of the County's Geographic Information System (GIS) base map with information provided by the County Assessor's office (see Table 63 and/or Appendix B of the 2014-2019 Housing Element). The site inventory includes all vacant residentially zoned property and agriculturally zoned property without residential structures. Glenn County had adequate land to accommodate the RHNA in all income categories except the low and very low income categories. The Housing Element included</p>

Table VI-2: Description of Achievements from Previous 2014 – 2019 Housing Element	
Program	Accomplishments / Status
<p><i>Time Frame:</i> Within one year of adoption of the housing element.</p> <p><i>Funding:</i> General Fund</p> <p><i>Objective:</i> To assure enough land is zoned appropriately to accommodate development needs.</p>	<p>a program (Program HE.O.1) to re-zone an adequate amount of land to the “RM” zone to accommodate the projected need for low and very low income ranges. A list of potential candidate sites which will be considered for rezoning to “RM” has been included as Appendix A. As discussed above, the Board of Supervisors adopted resolutions and an ordinance in June 2016 approving General Plan Amendment 2016-001 and Zone Change 2016-001, which revised the General Plan land use designation and zoning of approximately 21 acres to Multiple Residential in order to comply with State Housing Element law.</p> <p>In October 2018, the County released a Request for Proposals (RFP) for a comprehensive update of the Glenn County General Plan, Glenn County Unified Development Code (Title 15 of the Glenn County Code), nuisance/violation codes, and the preparation of all necessary environmental documents for the plan and codified updates as required by the California Environmental Quality Act (CEQA). In April 2019, the County initiated the General Plan Update process to revise the General Plan to reflect the goals and values of the community for the next 20 years. As part of the General Plan Update process, the County held three visioning workshops in May/June 2019 to receive community feedback and ideas to help shape the County’s land use patterns, economic development strategies, and key priorities for the next 20 years. During the General Plan Update process, the County will review existing land uses to ensure there is a sufficient amount of land choice to meet future residential needs and that there are no established or known areas for monopolized growth.</p> <p><i>Status:</i> In general, Program HE.O.2 has been reviewed and implemented as appropriate. This program will be revised and continued in the Housing Plan to ensure an adequate amount of land is set aside to meet the future residential needs of the unincorporated County. Additionally, Program HE.O.2 will be revised to incorporate the requirements of AB 1255 which requires a central inventory of its surplus land to be reported to HCD as part of its annual progress report.</p>
<p><b>Program HE.O.3:</b></p> <p>Continue to apply for and utilize Blueprint Grant opportunities to assist in planning for future housing and economic needs and demands.</p> <p><i>Responsibility:</i> Planning Division</p>	<p><b>Accomplishments:</b> In 2013, Glenn County engaged the services of Cabin Concepts and Morrison and Company to develop the 2013 – 2018 Economic Development Strategy, funded through CDBG funds. The intent was to improve upon Glenn County’s economic development processes in a coordinated effort and focus on the County’s key asset, agricultural base. Through interviews with industry partners, staff, stakeholders, and the Cities and County Economic Development Steering Committee, the 2013 – 2018</p>

Table VI-2: Description of Achievements from Previous 2014 – 2019 Housing Element	
Program	Accomplishments / Status
<p><i>Time Frame:</i> Ongoing</p> <p><i>Funding:</i> State Grant</p> <p><i>Objective:</i> To better inform regional and local decision making, through proactive engagement of all segments of the population as well as critical stakeholders in the community, business interests, academia, builders, environmental advocates, and to better foster consensus on a vision and preferred land use pattern.</p>	<p>Economic Development Strategy was formulated and laid the groundwork efforts through 2018. Given the limited resources available, these efforts were largely committee-based and focused on four sectors (Large Farms and Ranches, Small and Medium Farms, Micro Enterprises and Opportunistic). At the end of 2013 – 2018 Economic Development Strategy planning period, all of Glenn County’s economic indicators have increased including average wages by 20.4% over the 5-year period. Business growth created over 600 net new jobs. Between 2016 – February 2018, over \$18.4 million in state and federal resources were brought into Glenn County for projects and business-direct services.</p> <p>In April 2018, the Glenn Grows Business and Employment Resource Center opened with a goal of having five participating businesses by December 2018. By December 2019, the Glenn Grows Business and Employment Resource Center has exceeded this goal and was assisting 34 businesses with individualized technical assistance. In April 2019, the Board of Supervisors authorized the County to apply for USDA Rural Business Development Grant for an update to the 2013 – 2018 Economic Development Strategy and funding for the Glenn Grows Business and Employment Resource Center.</p> <p>Additionally, in 2017, the County formed the Glenn County Housing and Community Development Committee with the purpose of reviewing and providing guidance on all matters related to aspects of housing and community development in the County. Between 2017 – 2019, the Glenn County Housing and Community Development Committee provided recommendations to the Board of Supervisors about a number of grant funding activities, including CDBG, Community Service Block Grant, SB 2 Planning Grants Program, Homeless Emergency Aid Program, and No Place Like Home funding.</p> <p><i>Status:</i> In general, Program HE.03 has been reviewed and implemented as appropriate. This program will be revised and continued in the Housing Plan to continue to assist in planning for future housing and economic needs and demands.</p>
<p><b>Program HE.0.4:</b></p> <p>Review the General Plan and Zoning Code, and if appropriate, designate minimum densities of development to assure that existing available land is not underutilized.</p> <p><i>Responsibility:</i> Planning Division</p> <p><i>Time Frame:</i> Within one year of adoption of the housing element.</p>	<p><b>Accomplishments:</b> During the 2014-2019 planning period, the County has adopted a number of Zone Change amendments to reduce constraints on a variety of housing types. As previously noted, the Housing Element included a program (Program HE.0.1) to re-zone an adequate amount of land to the “RM” zone to accommodate the projected need for low and very low income ranges. The Board of Supervisors adopted resolutions and an ordinance in June 2016 approving General Plan Amendment 2016-001 and Zone Change 2016-001, which revised the General Plan land use designation and zoning of approximately 21 acres to Multiple Residential in order to comply with State Housing</p>

**Table VI-2: Description of Achievements from Previous 2014 – 2019 Housing Element**

Program	Accomplishments / Status
<p><i>Funding:</i> General Fund</p> <p><i>Objective:</i> Establish minimum densities</p>	<p>Element law. Additionally, the Board of Supervisors adopted an Ordinance (Zone Change 2017-001) to clarify the existing permitting procedures for Second Dwelling Units (SDUs) in Glenn County. The adopted Zone Change identified SDUs as allowed by-right in all residential and agricultural zones as well as the recreation zone and provided “Minimum Residential Construction Standards” in Chapter 15.590 of the Glenn County Code.</p> <p>In October 2018, the County released a Request for Proposals (RFP) for a comprehensive update of the Glenn County General Plan, Glenn County Unified Development Code (Title 15 of the Glenn County Code), nuisance/violation codes, and the preparation of all necessary environmental documents for the plan and codified updates as required by the California Environmental Quality Act (CEQA). In April 2019, the County initiated the General Plan Update process to revise the General Plan to reflect the goals and values of the community for the next 20 years. As part of the General Plan Update, the County is proposing to create a Mixed Use land use designation to establish areas appropriate for higher density and intensity development, redevelopment, or a broad spectrum of compatible land uses ranging from a single use to a cluster of uses. This designation is placed primarily in the community centers, downtown districts, and in-fill areas to encourage economic investment and revitalization of these core areas through promoting community-serving retail, office, and residential opportunities in a dense, compact form with opportunities for people to access the project and other destinations through bicycle, pedestrian, and mass transit modes. The County will also amend the Unified Development Code to be consistent with revised General Plan, including establishing Mixed Use development standards to provide consistency with the new Mixed Use land use designation.</p> <p><i>Status:</i> Program HE.0.4 has been reviewed and implemented as appropriate. This program will be revised and continued in the Housing Plan to assure that existing available land is not underutilized.</p>
<p><b>Program HE.0.5:</b></p> <p>Review and modify the local Zoning Code as necessary, to allow and encourage housing in certain non-residential zones as part of a mixed use project.</p> <p><i>Responsibility:</i> Planning Division</p> <p><i>Time Frame:</i> Within one year of adoption of the housing element.</p>	<p><b>Accomplishments:</b> During the 2014-2019 planning period, the County has adopted a number of Zone Change amendments to reduce constraints on a variety of housing types. For example, in 2017, the Board of Supervisors adopted an Ordinance (Zone Change 2017-001) to clarify the existing permitting procedures for Second Dwelling Units (SDUs) in Glenn County. The adopted Zone Change identified SDUs as allowed by-right in all residential and agricultural zones as well as the recreation zone and provided “Minimum Residential Construction Standards” in Chapter 15.590 of the Glenn County Code. Additionally, in November 2018, the Board of Supervisors adopted an Urgency Ordinance</p>



Table VI-2: Description of Achievements from Previous 2014 – 2019 Housing Element	
Program	Accomplishments / Status
<p><i>Funding:</i> General Fund</p> <p><i>Objective:</i> Allow and encourage mixed use zoning.</p>	<p>to adopt an Administrative Permit Program for the temporary use and occupancy of recreational vehicles for use as a shelter following the Camp Fire, which burned over 135,000 acres and destroyed or damaged over 8,000 homes and structures leaving thousands of families and individuals displaced and/or homeless.</p> <p>Additionally, in October 2018, the County released a Request for Proposals (RFP) for a comprehensive update of the Glenn County General Plan, Glenn County Unified Development Code (Title 15 of the Glenn County Code), nuisance/violation codes, and the preparation of all necessary environmental documents for the plan and codified updates as required by the California Environmental Quality Act (CEQA). In April 2019, the County initiated the General Plan Update process to revise the General Plan to reflect the goals and values of the community for the next 20 years. As part of the General Plan Update, the County is proposing to create a Mixed Use land use designation to establish areas appropriate for higher density and intensity development, redevelopment, or a broad spectrum of compatible land uses ranging from a single use to a cluster of uses. This designation is placed primarily in the community centers, downtown districts, and in-fill areas to encourage economic investment and revitalization of these core areas through promoting community-serving retail, office, and residential opportunities in a dense, compact form with opportunities for people to access the project and other destinations through bicycle, pedestrian, and mass transit modes. Following adoption of the General Plan Update, the County will amend the Unified Development Code to be consistent with revised General Plan, including establishing Mixed Use development standards.</p> <p>Since the adoption of the 2014-2019 Housing Element a number of California Assembly Bills and Senate Bills have been adopted that provide updates and revisions to a number of Housing Laws. This 2021-2029 Housing Element includes a review of General Plan and Development Code provisions related to accommodating a variety of housing types and provides measures to ensure the County maintains appropriate land use designations, zoning requirements, and sites to accommodate its RHNA and special housing needs consistent with State law. The County has examined, and will continue to assess, methods to encourage additional dwelling units, including lower income housing, accessory dwelling units, residential care homes, agricultural worker housing, and temporary guest houses. Findings relate do potential constraints are included in Chapter III, Constraints, of this 2021-2029 Housing Element Background Report.</p>

**Table VI-2: Description of Achievements from Previous 2014 – 2019 Housing Element**

Program	Accomplishments / Status
	<p><i>Status:</i> Program HE.O.5 has been reviewed and implemented as appropriate. This program will be revised and combined with several other programs (HE.O.6, HE.O.7, HE.O.32, HE.O.38, and HE.O.39) in the Housing Plan to ensure the Development Code is not a constraint to housing production.</p>
<p><b>Program HE.O.6:</b></p> <p>Review the possibility of and modify the local Zoning Code as necessary, to allow various residential uses within existing non-residential zones without requiring rezoning or conditional approval.</p> <p><i>Responsibility:</i> Planning Division</p> <p><i>Time Frame:</i> Within one year of adoption of the Housing Element.</p> <p><i>Funding:</i> General Fund</p> <p><i>Objective:</i> Institute flexible zoning</p>	<p><b>Accomplishments:</b> During the 2014-2019 planning period, the County has adopted a number of Zone Change amendments to reduce constraints on a variety of housing types. For example, in 2017, the Board of Supervisors adopted an Ordinance (Zone Change 2017-001) to clarify the existing permitting procedures for Second Dwelling Units (SDUs) in Glenn County. The adopted Zone Change identified SDUs as allowed by-right in all residential and agricultural zones as well as the recreation zone and provided “Minimum Residential Construction Standards” in Chapter 15.590 of the Glenn County Code. Additionally, in November 2018, the Board of Supervisors adopted an Urgency Ordinance to adopt an Administrative Permit Program for the temporary use and occupancy of recreational vehicles for use as a shelter following the Camp Fire, which burned over 135,000 acres and destroyed or damaged over 8,000 homes and structures leaving thousands of families and individuals displaced and/or homeless.</p> <p>Since the adoption of the 2014-2019 Housing Element, a number of California Assembly Bills and Senate Bills have been adopted that provide updates and revisions to a number of Housing Laws. This 2021-2029 Housing Element includes a review of General Plan and Development Code provisions related to accommodating a variety of housing types and provides measures to ensure the County maintains appropriate land use designations, zoning requirements, and sites to accommodate its RHNA and special housing needs consistent with State law. The County has examined, and will continue to assess, methods to encourage additional dwelling units, including lower income housing, accessory dwelling units, residential care homes, agricultural worker housing, and temporary guest houses. Findings relate do potential constraints are included in Chapter III, Constraints, of this 2021-2029 Housing Element Background Report.</p> <p><i>Status:</i> HE.O.6 has been reviewed and implemented as appropriate. This program will be revised and combined with several other programs (HE.O.6, HE.O.7, HE.O.32, HE.O.38, and HE.O.39) in the Housing Plan to ensure the Development Code is not a constraint to housing production.</p>
<p><b>Program HE.O.7:</b></p>	<p><b>Accomplishments:</b> During the 2014-2019 planning period, the County has adopted a number of Zone Change amendments to reduce constraints on a variety of housing types.</p>



Table VI-2: Description of Achievements from Previous 2014 – 2019 Housing Element	
Program	Accomplishments / Status
<p>Allow and promote through the development of ordinances and guidelines, where appropriate, for the development of small and irregular size lot development.</p> <p><i>Responsibility:</i> Planning Division</p> <p><i>Time Frame:</i> Within two years of adoption of the Housing Element.</p> <p><i>Funding:</i> General Fund</p> <p><i>Objective:</i> Encourage consolidated development</p>	<p>For example, in 2017, the Board of Supervisors adopted an Ordinance (Zone Change 2017-001) to clarify the existing permitting procedures for Second Dwelling Units (SDUs) in Glenn County. The adopted Zone Change identified SDUs as allowed by-right in all residential and agricultural zones as well as the recreation zone and provided “Minimum Residential Construction Standards” in Chapter 15.590 of the Glenn County Code. Additionally, in November 2018, the Board of Supervisors adopted an Urgency Ordinance to adopt an Administrative Permit Program for the temporary use and occupancy of recreational vehicles for use as a shelter following the Camp Fire, which burned over 135,000 acres and destroyed or damaged over 8,000 homes and structures leaving thousands of families and individuals displaced and/or homeless.</p> <p><i>Status:</i> Action HE.0.7 has been reviewed and implemented as appropriate. This program will be incorporated into several other programs in the Housing Plan to ensure the Development Code is not a constraint to housing production.</p>
<p><b>Program HE.0.8:</b></p> <p>Review permitting procedures to encourage and facilitate second-unit development in single-family residential areas. Policies to encourage second-units include modifying development standards, such as reduced parking (e.g. 1 space for 0-1 bedrooms), increasing lot coverage and reducing setback and offering development incentives.</p> <p><i>Responsibility:</i> Planning Division</p> <p><i>Time Frame:</i> Within the first year and then monitored annually, including monitoring for affordability to lower income households. Annually review and evaluate the program in order to ensure that it remains effective.</p> <p><i>Funding:</i> General Fund</p> <p><i>Objective:</i> Encourage the development of second-units that are and remain affordable to lower-income households in the County</p>	<p><b>Accomplishments:</b> Fulfilled. In 2017, the Board of Supervisors adopted an Ordinance (Zone Change 2017-001) to clarify the existing permitting procedures for Second Dwelling Units (SDUs) in Glenn County. The adopted Zone Change identified SDUs as allowed by-right in all residential and agricultural zones as well as the recreation zone and provided “Minimum Residential Construction Standards” in Chapter 15.590 of the Glenn County Code.</p> <p><i>Status:</i> Action HE.0.8. has been reviewed and implemented as appropriate. This program will be incorporated into several other programs in the Housing Plan to ensure that the County encourages the development of SDUs and that the existing development standards do not act as a constraint to SDU production.</p>
<p><b>Program HE.0.9:</b></p> <p>Establish no net loss policies and procedures to rezone equal amounts of land to replace any residential land used for other than its intended residential use.</p> <p><i>Responsibility:</i> Planning Division</p> <p><i>Time Frame:</i> Within three years of adoption</p>	<p><b>Accomplishments:</b> Fulfilled. In 2019, the Housing Crisis Act of 2019 (SB 330) was adopted, which was intended to maximize the production of housing (Gov. Code, § 66300(f)(2).) Where housing is an allowable use, SB 330 generally precludes cities and counties from amending their general plan/specific plan land use designations or zoning to a less intensive use in comparison to those in place on January 1, 2018. There are exceptions to this limitation, including concurrently adopted changes in</p>

Table VI-2: Description of Achievements from Previous 2014 – 2019 Housing Element	
Program	Accomplishments / Status
<p><i>Funding:</i> General Fund</p> <p><i>Objective:</i> To ensure adequate residentially zoned land is available</p>	<p>other development standards, ensuring no net loss in residential capacity. As such, SB 330 establishes no net loss policies and procedures the County must follow, implementing this program.</p> <p><i>Status:</i> Program HE.O.9 is fulfilled by the SB 330 requirements and is no longer necessary.</p>
<p><b>Program HE.O.10:</b></p> <p>Construction of 117 dwellings by 2019 which will include 12.5 dwellings for extremely low income category, 12.5 dwellings for very low income category, 19 dwellings for low income category, 25 dwellings for moderate income category and 48 dwellings for above-moderate income category; which equals Glenn County's regional allocation.</p> <p><i>Responsibility:</i> Building Division</p> <p><i>Time Frame:</i> Within the planning period</p> <p><i>Funding:</i> General Fund</p> <p><i>Objective:</i> To meet the RHNA Allocation</p>	<p><b>Accomplishments:</b> As shown in Table VI-1, 108 housing units were constructed during the planning period. Of these 108 units, 11 were affordable to very low-income households, 22 were affordable to low income households, 25 were affordable to moderate income households, and 50 units were affordable to above moderate-income households.</p> <p><i>Status:</i> The County made progress in accommodating housing affordable at a variety of income levels, although development in the County did not meet their regional allocation for the extremely low income and very low income categories; however, the County did meet the regional allocation for the low-income, moderate income, and above-moderate income categories. This program will is no longer applicable as the County's 6<sup>th</sup> Cycle RHNA replaces the 5<sup>th</sup> Cycle RHNA. The Housing Plan includes multiple programs to support the County in working to meet the 6<sup>th</sup> cycle planning period RHNA allocation.</p>
<p><b>Program HE.O.11:</b></p> <p>Encourage developers to make application for Farmers Home Administration (FmHA) 502 Interest Subsidy programs through the development of an informational packet, and work with and assist those developers. Take all necessary and proper actions to expedite processing and approvals for such projects.</p> <p><i>Responsibility:</i> Planning and Public Works Agency/ Health and Human Services /CHIP</p> <p><i>Time Frame:</i> At least once during the planning period</p> <p><i>Funding:</i> General Fund</p> <p><i>Objective:</i> Support the development of subsidized housing developments</p>	<p><b>Accomplishments:</b> This is an ongoing program. The County has incorporated this program into practice and will continue encourage developers to make application for Farmers Home Administration (FmHA) 502 Interest Subsidy programs, as well as prioritize the processing of these projects to expedite processing and approvals.</p> <p><i>Status:</i> Program HE.O.11 has been reviewed and implemented as appropriate. This program will be incorporated into several other programs in the Housing Plan to ensure that the County continues to identify appropriate programs and mechanisms to increase the supply of affordable housing and maintain existing housing.</p>
<p><b>Program HE.O.12:</b></p> <p>Encourage developers to make application for FmHA 515 loans to subsidize the construction of rental housing for low and moderate income families and elderly persons through the development of an informational packet, and work with and assist those</p>	<p><b>Accomplishments:</b> This is an ongoing program. The County has incorporated this program into practice and will continue encourage developers to make application for FmHA 515 loans to subsidize the construction of rental housing for low and moderate income families and elderly persons.</p>

Table VI-2: Description of Achievements from Previous 2014 – 2019 Housing Element	
Program	Accomplishments / Status
<p>developers. Take all necessary and proper actions to expedite processing and approval of such projects.</p> <p><b>Responsibility:</b> <i>Planning and Public Works Agency/ Health and Human Services /CHIP</i></p> <p><b>Time Frame:</b> <i>At least once during the planning period</i></p> <p><b>Funding:</b> <i>General Fund</i></p> <p><b>Objective:</b> <i>Support the development of subsidized housing developments</i></p>	<p><b>Status:</b> Program HE.O.12 has been reviewed and implemented as appropriate. This program will be incorporated into several other programs in the Housing Plan that include more proactive measures, such as regular outreach to developers that identifies the County’s inventory of housing sites and available funding sources for affordable and special needs housing, to ensure that the County continues to identify appropriate programs and mechanisms and encourage developers and non-profits to take advantage of available programs to increase the supply of affordable housing and maintain existing housing.</p>
<p><b>Program HE.O.13:</b></p> <p>Assist developers in exploring application to the State of California to fund housing under the HCD Farm Worker Housing Grant Program (FWHG) for low-income agricultural/farm housing; worker renters and owners and the Office of Migrant Services (OMS) grant for temporary housing and support services to migrant families. Once funds are received, Glenn County will assist in the development of housing and services for farm workers.</p> <p><b>Responsibility:</b> <i>Planning and Public Works Agency Health and Human Services</i></p> <p><b>Time Frame:</b> <i>At least once during the planning period</i></p> <p><b>Funding:</b> <i>General Fund</i></p> <p><b>Objective:</b> <i>Support the development of subsidized housing developments</i></p>	<p><b>Accomplishments:</b> This is an ongoing program. However, no applications were submitted during the 2014—2019 planning period.</p> <p><b>Status:</b> Program HE.O.13 has been reviewed and implemented as appropriate. This program will be revised and expanded to ensure any application for grants to assist in the development of or rehabilitation of a variety of housing for low income and special needs groups is encouraged and prioritized.</p>
<p><b>Program HE.O.14:</b></p> <p>Assist developers and/or non-profit partners in making application for the MultiFamily Housing Program which provides low interest, deferred payment loans for new construction of rental units affordable to low-income households. Work with and assist those developers, and take all necessary and proper actions to expedite processing and approvals for such projects. Support development applications and where feasible, provide environmental review documents at no cost.</p> <p><b>Responsibility:</b> <i>Planning and Public Works Agency/ Health and Human Services</i></p> <p><b>Time Frame:</b> <i>At least once during the planning period</i></p> <p><b>Funding:</b> <i>General Fund/ federal funding</i></p>	<p><b>Accomplishments:</b> This is an ongoing program. However, no applicable applications were submitted during the 2014—2019 planning period.</p> <p><b>Status:</b> Program HE.O.14 has been reviewed and implemented as appropriate. This program will be revised and expanded in the Housing Plan to ensure any application for grants to assist in the development of or rehabilitation of a variety of housing for low income and special needs groups is encouraged and prioritized and to include more proactive measures, such as regular outreach to developers that identifies the County’s inventory of housing sites and available funding sources for affordable and special needs housing,.</p>

Table VI-2: Description of Achievements from Previous 2014 – 2019 Housing Element	
Program	Accomplishments / Status
<p><i>Objective: Support the development of multi-family housing</i></p>	
<p><b>Program HE.O.15:</b> Continue to work with the Community Housing Improvement Program (CHIP), or other for profit, or nonprofit corporations that provide similar services, to provide opportunities for low- and moderate-income households by assisting CHIP, or others in locating suitable sites.</p> <p><i>Responsibility: Health and Human Services – Community Action Department</i></p> <p><i>Time Frame: On-going</i></p> <p><i>Funding: General Fund</i></p> <p><i>Objective: Support opportunities for the development low and moderate income housing</i></p>	<p><b>Accomplishments:</b> This is an ongoing program. The County identified</p> <p><i>Status:</i> Program HE.O.15 is an ongoing program. This program will be revised and incorporated into multiple programs in the Housing Plan, including a new program requiring the County to make available, via the County’s website and regular outreach, current information regarding underutilized and vacant residential sites and County-owned or other surplus land appropriate to accommodate the County’s RHNA, including identifying sites appropriate for lower income housing and to accommodate special needs groups.</p>
<p><b>Program HE.O.16:</b> Continue to apply for funding to assist in the continued support of homeless prevention strategies including housing support centers, improved access to supportive and employment services, funding for emergency shelters, transitional and supportive housing.</p> <p><i>Responsibility: Health and Human Services – Community Action Department</i></p> <p><i>Time Frame: Continuous</i></p> <p><i>Funding: Local, state and federal grants and loan programs</i></p> <p><i>Objective: End homelessness</i></p>	<p><b>Accomplishments:</b> During the 5th Cycle planning period, Glenn County, through its Community Action Department (CAD), in partnership with the Glenn County Health and Human Services Agency (HHSA), commissioned the 10-Year Plan to End Homelessness (the “Plan”) for the purpose of laying out a focused and practical strategy for addressing the issue of homelessness in Glenn County. The Plan is a threshold requirement of the State Housing and Community Development Department’s (HCD) “No Place Like Home” Program (NPLH). This Plan follows the HCD requirements in order to position Glenn County for receiving NPLH funds.</p> <p>The County has worked to receive multiple funding sources, including grants, to implement a range of homeless prevention strategies. The County has been awarded a total of \$261,328 of funding through Emergency Solutions Grant (ESG) for rapid rehousing services, homelessness prevention, a homeless management information system, and centralized or coordinated entry system. Of the \$261,328, \$103,884 was awarded in 2017, \$92,835 was awarded in 2018, and \$64,609 was awarded in 2019. The County also received California Emergency Solutions and Housing grants in 2018 and 2019 to augment its rapid rehousing, rental assistance, grant administration, and homeless management information system database. The County also worked to receive Homeless Emergency Aid Program (HEAP) one-time funding, used for capital improvement project for a county housing and community services navigation center, rental assistance, and grant administration.</p>

Table VI-2: Description of Achievements from Previous 2014 – 2019 Housing Element	
Program	Accomplishments / Status
	<p><b>Status:</b> Program HE.O.16 is an ongoing effort and should be continued in the Housing Plan to help facilitate and encourage the continued support of homeless prevention strategies including housing support centers, improved access to supportive and employment services, funding for emergency shelters, transitional and supportive housing.</p>
<p><b>Program HE.O.17:</b> Reduce, waive, subsidize or modify certain development standards, development and impact fees, parking standards, etc., to promote affordable housing development and housing for special needs households such persons with developmental disabilities.</p> <p><b>Responsibility:</b> Planning Division <b>Time Frame:</b> On-going <b>Funding:</b> General fund <b>Objective:</b> Encourage the development of housing for a variety of income levels and special needs groups, such persons with developmental disabilities.</p>	<p><b>Accomplishments:</b> The County implemented this program. While no applications have been received for affordable development projects or housing projects for special need households, this program remains applicable to ensure that housing serving lower income and special needs housing is prioritized.</p> <p><b>Status:</b> Program HE.O.17 is an ongoing program. This program has been revised and combined with several other programs to encourage the development of affordable and special needs housing in the unincorporated area.</p>
<p><b>Program HE.O.18:</b> Provide fast track or one-stop permit processing for housing developments affordable to lower income households or other priority housing needs.</p> <p><b>Responsibility:</b> Planning Division / Building Division <b>Time Frame:</b> Continuous <b>Funding:</b> General fund <b>Objective:</b> Prioritize development of affordable housing</p>	<p><b>Accomplishments:</b> The County implemented this program. While no applications have been received for affordable development projects, this program remains applicable to ensure that housing serving lower income and special needs housing is prioritized and processed quickly.</p> <p><b>Status:</b> This program remains appropriate and will be kept in the Housing Plan. Through the assessment of sites appropriate for lower income housing (see Chapter IV), sites identified in Tables IV-3 and IV-4 are anticipated to accommodate lower income and special needs housing. This program will be incorporated into a program in the Housing Plan to continue to prioritize and fast-track lower income and special needs housing.</p>
<p><b>Program HE.O.19:</b> Establish impact fees based on square footage to appropriately charge for the level of impacts based on the size of the house or housing types.</p> <p><b>Responsibility:</b> Planning and Public Works Agency <b>Time Frame:</b> Prior to the end of the planning period</p>	<p><b>Accomplishments:</b> The County updated its Master Schedule of Fees in July 2021, which identifies development impact fees for Industrial uses based on acres and Commercial uses based on square footage; however, residential development impact fees are not identified.</p> <p><b>Status:</b> Program HE.O.19 is partially implemented. This program will be revised and expanded in the Housing Plan to bi-annually review the development impact fees for new single-family and multi-family development to ensure it does not act as a constraint to the</p>

Table VI-2: Description of Achievements from Previous 2014 – 2019 Housing Element	
Program	Accomplishments / Status
<p><i>Funding:</i> General fund</p> <p><i>Objective:</i> Assess impacts of new development on a fair share basis</p>	<p>production housing and explore opportunities to offer fee reductions for qualifying affordable and special needs housing projects.</p>
<p><b>Program HE.O.20:</b></p> <p>Grant density bonuses to encourage the development of affordable housing. In an effort to comply with Government Code Section 65915, the County will amend its Zoning Ordinance to be consistent with state density bonus law.</p> <p><i>Responsibility:</i> Planning Division</p> <p><i>Time Frame:</i> Within one year of adoption</p> <p><i>Funding:</i> General fund</p> <p><i>Objective:</i> To ensure enough land is zoned appropriately to accommodate development needs.</p>	<p><b>Accomplishments:</b> This program was partially implemented. While no applications were received for projects that qualify for density bonuses, it is noted that the existing density bonus provisions in Chapter 15.600 of the Glenn County Unified Development Code are outdated and inconsistent with existing State law.</p> <p><i>Status:</i> This program will be revised and continued in the Housing Plan to encourage the application of density bonuses provisions on qualifying developments and ensure that the County Code is consistent with state density bonus law.</p>
<p><b>Program HE.O.21:</b></p> <p>Rehabilitation of 2 dwellings through 2019 which will include 1 dwelling for extremely low income category and 1 dwelling for low-income category.</p> <p><i>Responsibility:</i> Glenn County Health &amp; Human Services Agency – Community Action Department</p> <p><i>Time Frame:</i> Continuous</p> <p><i>Funding:</i> CDBG Grants, HOME, PI, local state and federal grants</p> <p><i>Objective:</i> Conserve and improve existing housing stock.</p>	<p><b>Accomplishments:</b> During the 2014 – 2019 planning period, the County also utilized a variety of grant funding to assist in the rehabilitation of the unincorporated County's existing housing stock, consistent with Goal HE.G.3 of the 5<sup>th</sup> Cycle Housing Element. Specifically, the County provided financial assistance to 1 extremely low-income household, 2 very low-income households, and 1 low-income household for the renovation of their existing housing units utilizing CDBG/HOME funding. The County also utilized CalHOME funding to assist 1 very low-income household and 1 low-income household rehabilitate their existing housing units, resulting in a total of 6 lower income households assisted during the 2014-2019 planning period.</p> <p><i>Status:</i> Program HE.O.21 has been implemented. It continues to be appropriate to encourage the conservation and rehabilitation of the existing housing stock. As such, this program will be revised and combined with other housing rehabilitation programs in the Housing Plan to reduce redundancy.</p>
<p><b>Program HE.O.22:</b></p> <p>Apply for Community Development Block Grant (CDBG) funds for housing rehabilitation in target areas in the communities of Artois, North East Willows, Elk Creek and Butte City. These efforts will be closely coordinated with the County's representative at the</p>	<p><b>Accomplishments:</b> As noted above in Program HE.O.21, the County utilized CDBG/HOME funding to provide financial assistance to 1 extremely low-income household, 2 very low-income households, and 1 low-income household for the renovation of their existing housing units.</p>



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Table VI-2: Description of Achievements from Previous 2014 – 2019 Housing Element	
Program	Accomplishments / Status
<p>state Department of Housing and Community Development. Include room additions for severely overcrowded owner households in the housing rehabilitation program.</p> <p><i>Responsibility:</i> Health and Human Services /Planning Division</p> <p><i>Time Frame:</i> At least once during the planning period</p> <p><i>Funding:</i> State funding</p> <p><i>Objective:</i> Provide funding for the rehabilitation of housing stock.</p>	<p><i>Status:</i> Program HE.O.22 has been implemented. It continues to be appropriate to encourage the conservation and rehabilitation of the existing housing stock. As such, this program will be revised and combined with other housing rehabilitation programs in the Housing Plan to reduce redundancy.</p>
<p><b>Program HE.O.23:</b></p> <p>Apply for funds and assist individuals in applying for funds through the HOME Investment Partnerships Program. Eligible uses of HOME funds include tenant based rental assistance; housing rehabilitation; first-time homebuyers projects; rental new construction and preservation projects.</p> <p><i>Responsibility:</i> Health and Human Services</p> <p><i>Time Frame:</i> At least once during the planning period</p> <p><i>Funding:</i> State funding</p> <p><i>Objective:</i> Continued funding for housing rehabilitation programs.</p>	<p><b>Accomplishments:</b> As noted above in Programs HE.O.21 and HE.O.22, the County utilized CDBG/HOME funding to provide financial assistance to 1 extremely low-income household, 2 very low-income households, and 1 low-income household for the renovation of their existing housing units. The County also utilized CalHOME funding to assist 1 very low-income household and 1 low-income household rehabilitate their existing housing units, resulting in a total of 6 lower income households assisted during the 2014-2019 planning period. In addition to housing rehabilitation assistance, the County also utilized CalHOME funding to provide mortgage assistance to 1 very low-income household and 6 low-income households.</p> <p><i>Status:</i> Program HE.O.23 has been implemented. It continues to be appropriate to encourage the conservation and rehabilitation of the existing housing stock. As such, this program will be revised and combined with other housing rehabilitation programs in the Housing Plan to reduce redundancy.</p>
<p><b>Program HE.O.24:</b></p> <p>Maintain and monitor a current inventory of all substandard housing units.</p> <p><i>Responsibility:</i> Planning and Public Works Agency / Health and Human Services</p> <p><i>Time Frame:</i> As funding is available</p> <p><i>Funding:</i> Grant funding</p> <p><i>Objective:</i> To monitor substandard housing units in the County.</p>	<p><b>Accomplishments:</b> The County implemented this program. The Environmental Health Department and Code Enforcement Officer generally determine whether an existing structure meets Health and Safety Standards and is therefore suitable for living. County staff have not identified any neighborhoods or areas in the unincorporated County with substandard housing.</p> <p><i>Status:</i> Program HE.O.24 has been reviewed and implemented, as appropriate. This program will be revised and combined with similar programs in the Housing Plan to reduce redundancy.</p>
<p><b>Program HE.O.25:</b></p> <p>Require demolition of vacant dilapidated dwellings which are not economically feasible to improve to code standards.</p>	<p><b>Accomplishments:</b> The County implemented this program. The Environmental Health Department and Code Enforcement Officer generally determine whether an existing structure meets Health and Safety Standards and is therefore suitable for living. No demolitions were required during the 5<sup>th</sup> Cycle planning period.</p>

Table VI-2: Description of Achievements from Previous 2014 – 2019 Housing Element	
Program	Accomplishments / Status
<p><i>Responsibility:</i> Planning and Public Works Agency</p> <p><i>Time Frame:</i> On-going</p> <p><i>Funding:</i> General Fund</p> <p><i>Objective:</i> Removal of uninhabitable housing.</p>	<p><i>Status:</i> Program HE.O.25 has been reviewed and implemented, as appropriate. This program will be revised and combined with similar programs in the Housing Plan to reduce redundancy.</p>
<p><b>Program HE.O.26:</b></p> <p>Review the possibility of participating in the Substandard Housing Program and the Local Housing Trust Fund Program (LHTFP). The Substandard Housing Program is administered through The Franchise Tax Board as a possible funding source for abating unsafe living conditions that violate Health and Safety Codes The California Department of Housing and Community Development administers the LHTFP program which offers one-time grant opportunities for the development of affordable multifamily housing and emergency shelters.</p> <p><i>Responsibility:</i> Planning and Public Works Agency</p> <p><i>Time Frame:</i> On-going</p> <p><i>Funding:</i> State funding</p> <p><i>Objective:</i> Remove unsafe living conditions &amp; support the development of new affordable housing</p>	<p><b>Accomplishments:</b> The County implemented this program. While Glenn County did not apply not participate in the Franchise Tax Board’s Substandard Housing Program, Glenn County did utilize CDBG, HOME, and CalHOME grant funding to finance its Housing Rehabilitation program, via the Health and Human Services Agency. The County has not applied for LHTFP funding through HCD, as no applications were received or proposed for qualifying affordable development projects or housing projects for special need households for LHTFP funding.</p> <p><i>Status:</i> Program HE.O.26 has been reviewed and implemented, as appropriate. This program will be revised and combined with similar programs (i.e., Programs HE.O.21, HE.O.22, HE.O.23, and HE.O.26) to reduce redundancy in the Housing Plan.</p>
<p><b>Program HE.O.27:</b></p> <p>Review the requirements and if appropriate develop a tool lending program to facilitate ongoing rehabilitation and maintenance of existing housing stock. Tools can include actual tools and supplies as well as instructions for simple upgrades or repairs and education programs to ensure contractors and property owners knowledge of building code to facilitate rehabilitation.</p> <p><i>Responsibility:</i> Planning and Public Works Agency</p> <p><i>Time Frame:</i> Planning period</p> <p><i>Funding:</i> General Fund</p> <p><i>Objective:</i> Identify creative ways to assist in housing rehabilitation</p>	<p><b>Accomplishments:</b> Throughout Glenn County, via the Health and Human Services Agency, Housing Rehabilitation programs are available to income-eligible individuals and families. Housing Rehabilitation gives residents the opportunity to get a low-interest loan to improve their living conditions, if the living conditions are health and safety issues. Repairs include: improving physical access for disabled persons; roof repair and/or replacement; electrical wiring; foundations; plumbing; heating and cooling; and room additions to address over-crowding. As noted above in Programs HE.O.21, HE.O.22, and HE.O.23, the County utilized various grant funding sources during the 5<sup>th</sup> Cycle planning period to assist 6 lower income households rehabilitation their housing units.</p> <p><i>Status:</i> Program HE.O.27 continues to be implemented as appropriate and ensures affordable and special needs housing projects are prioritized for receiving assistance from County staff in addressing rehabilitation and maintenance of the existing housing stock. This program remains appropriate, but will be combined with similar housing</p>



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Table VI-2: Description of Achievements from Previous 2014 – 2019 Housing Element	
Program	Accomplishments / Status
	rehabilitation programs (i.e., Programs HE.O.21, HE.O.22, HE.O.23, and HE.O.26) to reduce redundancy in the Housing Plan.
<p><b>Program HE.O.28:</b> Identify infrastructure &amp; service limitations that inhibit housing development. Explore &amp; pursue programs &amp; resources during the planning period that address constraints &amp; facilitate development for a variety of housing types, including multifamily and housing for lower and moderate income needs.</p> <p><i>Responsibility:</i> Planning and Public Works Agency</p> <p><i>Time Frame:</i> Ongoing</p> <p><i>Funding:</i> General Fund</p> <p><i>Objective:</i> Address and mitigate constraints to housing development</p>	<p><b>Accomplishments:</b> During the 5<sup>th</sup> Cycle planning period, the County, through its Community Action Department (CAD), in partnership with the Glenn County Health and Human Services Agency (HHSA), commissioned a 10-Year Plan to End Homelessness (the “Plan”) for the purpose of laying out a focused and practical strategy for addressing the issue of homelessness in Glenn County. The Plan is a threshold requirement of the State Housing and Community Development Department’s (HCD) “No Place Like Home” Program (NPLH) and the Plan follows HCD requirements in order to position Glenn County for receiving NPLH funds. The NPLH funds are designated for the delivery of new housing development designed for at least 50% of the units to be used for mentally ill individual seeking housing.</p> <p>As part of the General Plan Update process, an Existing Conditions Report was prepared that identified the existing infrastructure and service capacity in the County. Additionally, an Opportunity and Constraints Report was prepared that included an analysis of infrastructure and service constraints in the County and opportunities to remove these constraints, which would assist in facilitating the development of a variety of housing types.</p> <p><b>Status:</b> Program HE.O.28 is an ongoing effort and should be continued in the Housing Plan. This program will be revised and combined with similar programs to ensure that the County is proactively taking steps to remove constraints and facilitate the development of a variety of housing types, including affordable and special needs housing.</p>
<p><b>Program HE.O.29:</b> Review County policies related to housing conservation and adopt new policies and procedures as necessary. This will include, but not be limited to, apartment and mobile home park conversions, rental housing, etc.</p> <p><i>Responsibility:</i> Planning and Public Works Agency</p> <p><i>Time Frame:</i> Ongoing</p> <p><i>Funding:</i> General Fund</p> <p><i>Objective:</i> Ensure updated County policies related to housing conservation</p>	<p><b>Accomplishments:</b> Staff continues to review County policies related to housing conservation, as necessary. In 2017, the County formed the Glenn County Housing and Community Development Committee with the purpose of reviewing and providing guidance on all matters related to aspects of housing and community development in the County. The Glenn County Housing and Community Development Committee funded the preparation of the 2018 Housing Report to describe housing market conditions and identify development opportunities in Glenn County. The 2018 Housing Report was subsequently updated in 2020 to discuss the impacts of the November 2018 Camp Fire on the Glenn County housing market.</p> <p><b>Status:</b> Program HE.O.29 is an ongoing effort and should be continued in the Housing Plan. This program will be revised and combined with similar programs to ensure that the</p>

Table VI-2: Description of Achievements from Previous 2014 – 2019 Housing Element	
Program	Accomplishments / Status
	County is proactively taking steps to update County policies to remove constraints to the conservation and production of housing.
<p><b>Program HE.O.30:</b></p> <p>Work with and assist those developers who are willing to provide low and moderate-income housing by taking all necessary and proper actions to expedite processing and approvals for such projects, such as prompt completion of staff reports and scheduling of hearings, providing needed information, and assistance with the application process for state and/or federal housing assistance programs.</p> <p><i>Responsibility: Health and Human Services / Planning and Public Works Agency</i></p> <p><i>Time Frame: Ongoing</i></p> <p><i>Funding: General Fund</i></p> <p><i>Objective: Assist in the development of affordable housing</i></p>	<p><b>Accomplishments:</b> The County implemented this program. While no applications have been received for affordable development projects, this program remains applicable to ensure that housing serving lower income and special needs housing is prioritized and processed quickly. Additionally, this program remains applicable to ensure any application for grants to assist in the development of housing for low income and special needs groups is encouraged by the County.</p> <p><b>Status:</b> This program remains appropriate and will be kept in the Housing Plan; however, it will be combined with other similar Programs to reduce redundancy. Through the assessment of sites appropriate for lower income housing (see Chapter IV), have been identified as realistic sites to accommodate the County’s housing needs and should be included as sites eligible for fast-track processing. This revised program will be updated to address all sites identified in Table IV-4 for lower income housing.</p>
<p><b>Program HE.O.31:</b></p> <p>Continue to encourage urban infill. Current development policies are analyzed in this General Plan update and programs are formulated for providing incentives such as permitting higher densities under certain conditions, permitting mixed uses in certain locations, expediting processing of site plans, redevelopment, etc.</p> <p><i>Responsibility: Planning and Public Works Agency</i></p> <p><i>Time Frame: Explore eligibility for TIG within the planning period</i></p> <p><i>Funding: General Fund</i></p> <p><i>Objective: Encourage infill development through updating County policies</i></p>	<p><b>Accomplishments:</b> The County implemented this program. In 2017, the Board of Supervisors adopted an Ordinance (Zone Change 2017-001) to clarify the existing permitting procedures for Second Dwelling Units (SDUs) in Glenn County. Additionally, the County is currently updating its General Plan to include a new Mixed Use land use designation to establish areas appropriate for higher density and intensity development, redevelopment, or a broad spectrum of compatible land uses ranging from a single use to a cluster of uses.</p> <p><b>Status:</b> Program HE.O.31 has been reviewed and implemented, as appropriate. This program will be revised and combined with other Programs to reduce redundancy in the Housing Plan.</p>
<p><b>Program HE.O.32:</b></p> <p>Continue to analyze setback requirements, lot design criteria, review procedures, parking requirements, and road standards and modify each of these where feasible to reduce development costs.</p> <p><i>Responsibility: Planning Division</i></p> <p><i>Time Frame: On-going</i></p>	<p><b>Accomplishments:</b> The County implemented this program. The County offers fast track or one-stop permit processing and reduced development standards for housing developments affordable to lower income households or other priority housing needs.</p> <p><b>Status:</b> Program HE.O.32 has been reviewed and implemented, as appropriate. This program will be revised and combined with similar programs (i.e., Program HE.O.38) in the Housing Plan to reduce redundancy. It is noted that the County is currently undergoing a General Plan Update. After completion of the General Plan Update, the County will begin</p>

Table VI-2: Description of Achievements from Previous 2014 – 2019 Housing Element	
Program	Accomplishments / Status
<p><i>Funding:</i> General Fund</p> <p><i>Objective:</i> Ensure requirements are not cost prohibitive to the development of affordable housing.</p>	<p>its Development Code update, which will include a review of the existing development standards and regulations to remove any constraints and ensure consistency with the proposed General Plan Update.</p>
<p><b>Program HE.0.33:</b></p> <p>Support Economic Development Programs and strategies set forth in Section 5.3.5 of the Glenn County General Plan.</p> <p><i>Responsibility:</i> Planning and Public Works Agency</p> <p><i>Time Frame:</i> On-going</p> <p><i>Funding:</i> General Fund / Grants</p> <p><i>Objective:</i> Support economic development</p>	<p><b>Accomplishments:</b> As identified under the accomplishments of Program HE.0.3, Glenn County developed the 2013 – 2018 Economic Development Strategy, funded through CDBG funds. The intent was to improve upon Glenn County’s economic development processes in a coordinated effort and focus on the County’s key asset, agricultural base, consistent with Goal CDG-19 of the Glenn County General Plan. At the end of 2013 – 2018 Economic Development Strategy planning period, all of Glenn County’s economic indicators have increased including average wages by 20.4% over the 5-year period. Business growth created over 600 net new jobs over the five-year period with professional/business services, construction, wholesale trade and manufacturing experiencing greater than 5% increases. Between 2016 – February 2018, over \$18.4 million in state and federal resources were brought into Glenn County for projects and business-direct services. Additionally, a significant building block for the economic development of Glenn County was the establishment of the Glenn Grows Business and Employment Resource Center in 2018. By December 2019, the Glenn Grows Business and Employment Resource Center was assisting 34 businesses with individualized technical assistance. In April 2019, the Board of Supervisors authorized the County to apply for USDA Rural Business Development Grant for an update to the 2013 – 2018 Economic Development Strategy and funding for the Glenn Grows Business and Employment Resource Center. The 2019-2022 Economic Development Strategy has since been completed and many of the strategy recommendations are being addressed, including those related to updating the General Plan, workforce housing, enhanced broadband, feasibility studies, and addition of a County CAO.</p> <p><i>Status:</i> This program is redundant with the County’s Economic Development Strategy efforts and is not necessary for inclusion in the Housing Element. This program will be removed from the Housing Plan</p>
<p><b>Program HE.0.34:</b></p> <p>Review and modify the zoning code and minimum residential standards to accommodate Efficiency Dwelling Units and Single-Room Occupancy Units.</p> <p><i>Responsibility:</i> Planning Division</p>	<p><b>Accomplishments:</b> This has not been implemented.</p> <p><i>Status:</i> Program HE.0.34 remains appropriate as it ensures the County will review and modify the Development Code to accommodate a variety of housing types. This program will be revised and combined with similar programs to implement the findings in Chapter III, Governmental Constraints.</p>

Table VI-2: Description of Achievements from Previous 2014 – 2019 Housing Element	
Program	Accomplishments / Status
<p><i>Time Frame:</i> Within one year of adoption of the Housing Element</p> <p><i>Funding:</i> General Fund</p> <p><i>Objective:</i> Support the development of Efficiency Dwelling Units</p>	
<p><b>Program HE.0.35:</b></p> <p>Review and modify the zoning code as seen fit to allow farm labor housing without a conditional use permit or other discretionary permits in compliance with California Health and Safety Code 17021.5 and 17021.6.</p> <p><i>Responsibility:</i> Planning Division</p> <p><i>Time Frame:</i> Within one year of adoption of the Housing Element</p> <p><i>Funding:</i> General Fund</p> <p><i>Objective:</i> Support the development of farm labor housing</p>	<p><b>Accomplishments:</b> This has not been implemented.</p> <p><i>Status:</i> Program HE.0.35 remains appropriate as it ensures the County will review and modify the Development Code consistent with State law. This program will be revised and combined with similar programs (i.e., Program HE.0.34) to implement the findings in Chapter III, Governmental Constraints, including revising the Development Code consistent with State law.</p>
<p><b>Program HE.0.36:</b></p> <p>Establish a sharing agreement with the City of Orland and the City of Willows to provide services needed to reach densities required for extremely low, very low and low income housing within the County and/or a sharing agreement on parcels counted towards the County's RHNA numbers, but annexed into the city for development.</p> <p><i>Responsibility:</i> Planning Division</p> <p><i>Time Frame:</i> Within one year of adoption of the Housing Element</p> <p><i>Funding:</i> General Fund</p> <p><i>Objective:</i> Fare share of housing development adjacent and within the city limits</p>	<p><b>Accomplishments:</b> This has not been implemented.</p> <p><i>Status:</i> Program HE.0.36 has not been implemented. This program remains appropriate and will be continued in the Housing Plan.</p>
<p><b>Program HE.0.37:</b></p> <p>Reinstate the First Time Homebuyers program into the Program Income Re-use Plan to assist in addressing the constraint of limited funding opportunities.</p> <p><i>Responsibility:</i> Health and Human Services - Community Action Department</p> <p><i>Time Frame:</i> Within one year of adoption of the Housing Element</p> <p><i>Funding:</i> General Fund</p>	<p><b>Accomplishments:</b> This program has been implemented. In 2017, the County created the Homeownership Assistance Program, via the Health and Human Services Agency, which offers a loan for mortgage subsidy assistance and provides a course of action for the primary financing and purchasing of an applicant's first home. The program is funded under the CDBG and expands the availability of affordable housing for income qualified families.</p>

Table VI-2: Description of Achievements from Previous 2014 – 2019 Housing Element	
Program	Accomplishments / Status
<p><i>Objective:</i> Assist in the possibility of homeownership</p>	<p><i>Status:</i> Program HE.O.37 has been completed. This program has been revised in the Housing Plan to ensure the County seeks CDBG funding to finance this program during the 6<sup>th</sup> Cycle.</p>
<p><b>Program HE.O.38:</b></p> <p>Review and modify as necessary the zoning code to clarify the multi-family residential zoning designation include the review of height limitations, floor area ratios and development standards including parking, setbacks and maximum lot coverage. Implement a program that allows the modification of parking standards (e.g. 1 space for 0-1 bedrooms) for housing developments in the multi-family residential zone specifically targeted to low and very low income categories at the discretion of the Agency Director.</p> <p><i>Responsibility:</i> Planning Division</p> <p><i>Time Frame:</i> Within one year of adoption of the Housing Element</p> <p><i>Funding:</i> General Fund</p> <p><i>Objective:</i> Clarification of the multi-family residential zone</p>	<p><b>Accomplishments:</b> The County has implemented this program. The County offers fast track or one-stop permit processing and reduced development standards for housing developments affordable to lower income households or other priority housing needs, which would include multi-family housing developments targeted to low- and very low-income households.</p> <p><i>Status:</i> Program HE.O.38 has been reviewed and implemented, as appropriate. This program will be revised and combined with similar programs in the Housing Plan (i.e., HE.O.32 and HE.O.39) to reduce redundancy. It is noted that the County is currently undergoing a General Plan Update. After completion of the General Plan Update, the County will begin its Development Code update, which will include a review of the existing development standards and regulations to remove any constraints and ensure consistency with the proposed General Plan Update.</p>
<p><b>Program HE.O.39:</b></p> <p>Review and modify as necessary the zoning code to relax development standards impacting the development and improvement of housing, including zero lot line on small lots, reduced parking requirements (e.g. 1 space for 0-1 bedrooms), flexible standards for second units to encourage their development, increased height limits and floor area ratios.</p> <p><i>Responsibility:</i> Planning Division</p> <p><i>Time Frame:</i> Within one year of adoption of the Housing Element</p> <p><i>Funding:</i> General Fund</p> <p><i>Objective:</i> Assure that development standards are not hindering the development of affordable housing</p>	<p><b>Accomplishments:</b> This is an ongoing program. In October 2018, the County released a Request for Proposals (RFP) for a comprehensive update of the Glenn County General Plan, Glenn County Unified Development Code (Title 15 of the Glenn County Code), nuisance/violation codes, and the preparation of all necessary environmental documents for the plan and codified updates as required by the California Environmental Quality Act (CEQA). As part of the Glenn County Unified Development Code update, County staff will be reviewing existing development standards and permitted/conditional uses to relax regulations impacting the development of housing.</p> <p><i>Status:</i> Program HE.O.39 has been reviewed and implemented as appropriate. This program will be revised and combined with similar programs in the Housing Plan (i.e., HE.O.32, HE.O.38, and HE.O.40) to reduce redundancy. Additionally, this program will be expanded to ensure that the County Code is consistent with State housing law to remove barriers to the production of a variety of housing types.</p>
<p><b>Program HE.O.40:</b></p>	<p><b>Accomplishments:</b> This is an ongoing program. In October 2018, the County released a Request for Proposals (RFP) for a comprehensive update of the Glenn County General Plan, Glenn County Unified Development Code (Title 15 of the Glenn County Code),</p>

**Table VI-2: Description of Achievements from Previous 2014 – 2019 Housing Element**

Program	Accomplishments / Status
<p>Review and modify as necessary the street width requirements and right of way requirements and the consistency between codified language and adopted development standards for consistency.</p> <p><i>Responsibility: Planning Division</i></p> <p><i>Time Frame: Within one year of adoption of the Housing Element</i></p> <p><i>Funding: General Fund</i></p> <p><i>Objective: Assure that development standards are not hindering the development of affordable housing</i></p>	<p>nuisance/violation codes, and the preparation of all necessary environmental documents for the plan and codified updates as required by the California Environmental Quality Act (CEQA). As part of the Glenn County Unified Development Code update, County staff will review street width requirements and right-of-way requirements to ensure consistency between the codified language and adopted development standards.</p> <p><i>Status:</i> Program HE.O.40 has been reviewed and implemented as appropriate. This program will be revised and combined with similar programs in the Housing Plan (i.e., HE.O.32 and HE.O.39) to reduce redundancy. Additionally, this program will be expanded to ensure that the County Code is consistent with State housing law to remove barriers to the production of a variety of housing types.</p>
<p><b>Program HE.O.41:</b></p> <p>Reasonable Accommodation. Develop and formalize a general process for reasonable accommodation requests in order to accommodate the needs of persons with physical as well as development disabilities and streamline the permit review process (Sections 4450–4460 of the California Government Code and Title 24 of the California Code of Regulations). The County will provide information to individuals with disabilities regarding reasonable accommodation policies, practices, and procedures based on the guidelines from HCD. This information will be available through postings and pamphlets at the County and on the County's website. In addition, the County will encourage housing developers to include mobility-impaired accessibility in their project designs. The County will provide exceptions in zoning and land use for housing for persons with physical and developmental disabilities. This procedure will be ministerial process, with minimal or no processing fee, subject to approval by the Planning Director by applying the following criteria:</p> <ol style="list-style-type: none"> <li>1. The request for reasonable accommodation will be used by an individual with a physical or developmental disability or their representative protected under fair housing laws.</li> <li>2. The requested accommodation is necessary to make housing accessible and suitable to an individual with a physical or developmental disability protected under fair housing laws.</li> </ol>	<p><b>Accomplishments:</b> The County offers fast track or one-stop permit processing and reduced development standards for housing developments affordable to lower income households or other priority housing needs, which would housing for persons with physical and developmental disabilities; however, the County has not developed a general process for reasonable accommodation requests in order to accommodate the needs of persons with physical as well as development disabilities pursuant to Sections 4450–4460 of the California Government Code and Title 24 of the California Code of Regulations.</p> <p><i>Status:</i> Program HE.O.41 has been partially implemented. This program has been revised and continued in the Housing Plan to ensure the County develops a reasonable accommodation process.</p>



6<sup>TH</sup> CYCLE HOUSING ELEMENT BACKGROUND REPORT

Table VI-2: Description of Achievements from Previous 2014 – 2019 Housing Element	
Program	Accomplishments / Status
<p>3. The requested accommodation would not impose an undue financial or administrative burden on the County.</p> <p>4. The requested accommodation would not require a fundamental alteration in the nature of the County's land use and zoning program.</p> <p><i>Responsibility: Planning Division</i></p> <p><i>Time Frame: Within two years of adoption of the Housing Element</i></p> <p><i>Funding: General Fund</i></p> <p><i>Objective: Provide special accommodations to person with disabilities.</i></p>	
<p><b>Program HE.O.42:</b></p> <p>Establish expedited permit procedures for developments with units affordable to lower-income households.</p> <p><i>Responsibility: Planning Division</i></p> <p><i>Time Frame: Within two years of adoption of the Housing Element</i></p> <p><i>Funding: General Fund</i></p> <p><i>Objective: Mitigate governmental constraints to development of lower income housing.</i></p>	<p><b>Accomplishments:</b> The County implemented this program. While no applications have been received for affordable development projects, this program remains applicable to ensure that housing serving lower income and special needs housing is prioritized and processed quickly.</p> <p><b>Status:</b> Program HE.O.42 has been reviewed and implemented, as appropriate. This program remains appropriate and will be revised and combined with similar fast track permit programs in the Housing Plan. Through the assessment of sites appropriate for lower income housing (see Chapter IV), sites have been identified as realistic sites to accommodate the County's housing needs and should be included as sites eligible for fast-track processing. This program will be updated to address all sites identified in Table IV-4 for lower income housing.</p>
<p><b>Program HE.O.43:</b></p> <p>Clarify the Zoning Code to allow residential care facilities in compliance with state law in residential and mixed use zoning designations, including review and modification of definitions and updates to the uses permitted and conditional permitted in each zoning designations.</p> <p><i>Responsibility: Planning Division</i></p> <p><i>Time Frame: Within one year of adoption of the Housing Element</i></p> <p><i>Funding: General Fund</i></p> <p><i>Objective: Provide clarification to the Zoning Code regarding residential care facilities</i></p>	<p><b>Accomplishments:</b> This has not been implemented. In October 2018, the County released a Request for Proposals (RFP) for a comprehensive update of the Glenn County General Plan, Glenn County Unified Development Code (Title 15 of the Glenn County Code), nuisance/violation codes, and the preparation of all necessary environmental documents for the plan and codified updates as required by the California Environmental Quality Act (CEQA). As part of the Glenn County Unified Development Code update, County staff will clarify the Development Code to allow residential care facilities in compliance with state law in residential and mixed use zoning designations, including review and modification of definitions and updates to the uses permitted and conditional permitted in each zoning designations</p>

Table VI-2: Description of Achievements from Previous 2014 – 2019 Housing Element	
Program	Accomplishments / Status
	<p><b>Status:</b> This program will be revised and combined with similar programs in the Housing Plan to reduce redundancy. Additionally, this program will be expanded to ensure that the County Code is consistent with State housing law to remove barriers to the production of a variety of housing types.</p>
<p><b>Program HE.O.44:</b></p> <p>Continue to conserve/preserve existing housing stock through the ‘weatherization program’ providing assistance to approximately 1,716 dwellings including 289 dwellings for extremely low income category, 563 dwellings for very low income category, 481 dwellings for low income category, 302 dwellings for moderate income category, and 81 dwellings for above moderate income category.</p> <p><b>Responsibility:</b> Health and Human Services - Community Action Department</p> <p><b>Time Frame:</b> On-going</p> <p><b>Funding:</b> LIHEAP, DOE, Energy Partners, local, state and federal grants</p> <p><b>Objective:</b> Continue to conserve and preserve existing housing stock</p>	<p><b>Accomplishments:</b> This is an ongoing program. The County continues to encourage the preservation and conservation of the existing housing stock through the ‘weatherization program’. However, no dwelling units were assisted during the 5<sup>th</sup> cycle due to a lack of funding availability.</p> <p><b>Status:</b> Program he.O.44 is an ongoing effort. This program continues to be appropriate and should be continued in the Housing Plan. This program will be revised and combined with similar programs in the Housing Plan aimed at encouraging the conservation and preservation of the existing housing stock by funding and publicizing the Weatherization Program and Housing Rehabilitation Program.</p>
<p><b>Program HE.O.45:</b></p> <p>Respond to complaints of discrimination and provide referral services for housing discrimination complaints to appropriate state and federal agencies.</p> <p><b>Responsibility:</b> Health and Human Services - Community Action Department</p> <p><b>Time Frame:</b> Continuous</p> <p><b>Funding:</b> State and Federal funding</p> <p><b>Objective:</b> Ensure fair housing</p>	<p><b>Accomplishments:</b> The County has not received any fair housing complaints during the 5<sup>th</sup> Cycle planning period.</p> <p><b>Status:</b> This program will be revised and combined with similar programs in the Housing Plan to reduce redundancy. Additionally, this program will be expanded to ensure that the County affirmatively furthers fair housing.</p>
<p><b>Program HE.O.46:</b></p> <p>Rental assistance to an annual average of 165 households through 2019 to include 68 very-low income category households, 97 low-income category households.</p> <p><b>Responsibility:</b> Health and Human Services - Community Action Department</p> <p><b>Time Frame:</b> Continuous</p>	<p><b>Accomplishments:</b> There are currently 87 Housing Choice vouchers allocated for use by Glenn County residents who may use their vouchers in either county, and on average, 65% of the allocated vouchers are used at any given time. The County also operates a Rental Assistance and Eviction Prevention Program. To be eligible for services under this program a client must meet income guidelines, have an eviction notice, and present photo identification. Clients must be able to demonstrate the ability to continue rental obligation.</p>



Table VI-2: Description of Achievements from Previous 2014 – 2019 Housing Element	
Program	Accomplishments / Status
<p><i>Funding:</i> State funding</p> <p><i>Objective:</i> Continued rental assistance</p>	<p><i>Status:</i> Program HE.O.46 has been partially implemented. This program will be revised and expanded to encourage the County to expand rental assistance programs.</p>
<p><b>Program HE.O.47:</b></p> <p>Demonstrate that processing procedures and standards are objective and encourage and facility development of emergency shelters by including a zoning designation that explicitly allows the use, promote the use through development and management standards, permit procedures and other applicable land-use regulations which are objective and predictable. These may include the following;</p> <ul style="list-style-type: none"> <li>• Maximum number of beds or persons permitted to be served nightly by the facility;</li> <li>• Off street parking based on demonstrated need, provided that the standards to not require more parking for emergency shelters than for other residential or commercial uses within the same zone;</li> <li>• Size and location of exterior and interior on-site waiting and client intake area;</li> <li>• Provision of on-site management;</li> <li>• Proximity to other emergency shelters provided that emergency shelters are not required to be more than 300 feet apart;</li> <li>• Length of stay;</li> <li>• Lighting; and</li> <li>• Security during hours of operation.</li> </ul> <p><i>Responsibility:</i> Planning Division</p> <p><i>Time Frame:</i> Within one year of adoption of the housing element</p> <p><i>Funding:</i> Local funding</p> <p><i>Objective:</i> Allow emergency shelters and transitional housing in appropriate residential and commercial zones</p>	<p><b>Accomplishments:</b> This has not been implemented. In October 2018, the County released a Request for Proposals (RFP) for a comprehensive update of the Glenn County General Plan, Glenn County Unified Development Code (Title 15 of the Glenn County Code), nuisance/violation codes, and the preparation of all necessary environmental documents for the plan and codified updates as required by the California Environmental Quality Act (CEQA). As part of the Glenn County Unified Development Code update, County staff will amend the County Code to define emergency shelters and identify a zoning designation that explicitly allows the use, promote the use through development and management standards, permit procedures and other applicable land-use regulations which are objective and predictable.</p> <p><i>Status:</i> This program will be revised and combined with similar programs in the Housing Plan to reduce redundancy. Additionally, this program will be expanded to ensure that the County Code is consistent with State housing law to remove barriers to the production of a variety of housing types.</p>
<p><b>Program HE.O.48:</b></p> <p>Continue to support the Housing Continuum of Care Plan which works with homeless services, resident homeless and housing provider organizations in each county; research and design a long-term strategy to end chronic homelessness in Glenn County; work with existing housing coalitions in Glenn County, develop a local and regional</p>	<p><b>Accomplishments:</b> In 2017, The Dos Rios Continuum of Care prepared the 2017-2026 Housing Strategic Plan, which was a collaborative model to prevent and end homelessness in Colusa, Glenn and Trinity Counties. The Plan recommends the use of available Continuum of Care, Emergency Solutions Grant and Housing Support Program funds to launch the housing plan efforts. As previously identified, the County has been</p>

**Table VI-2: Description of Achievements from Previous 2014 – 2019 Housing Element**

Program	Accomplishments / Status
<p>Continuum of Care Plan; enhance and stabilize the homeless services and housing providers in the County.</p> <p><i>Responsibility:</i> Health and Human Services – Community Action Department</p> <p><i>Time Frame:</i> Continuous</p> <p><i>Funding:</i> Federal funding</p> <p><i>Objective:</i> End homelessness in Glenn County</p>	<p>awarded a total of \$261,328 of funding through Emergency Solutions Grant for rapid rehousing services, homelessness prevention, a homeless management information system, and centralized or coordinated entry system between 2017 and 2019. Of the \$261,328, \$103,884 was awarded in 2017, \$92,835 was awarded in 2018, and \$64,609 was awarded in 2019.</p> <p>Additionally, in July 2019, Glenn County, through its Community Action Department (CAD), in partnership with the Glenn County Health and Human Services Agency (HHSA), has commissioned this 10-Year Plan to End Homelessness for the purpose of laying out a focused and practical strategy for addressing the issue of homelessness in Glenn County. The 10-Year Plan to End Homelessness builds and expands upon the previous work of the Dos Rios Continuum of Care (CoC) which previously adopted a 2017-2028 Housing Strategic Plan. Glenn County, as one of three counties in the CoC (Glenn, Colusa, Trinity), functions as the lead agency for the CoC through its Colusa-Glenn-Trinity Community Action Partnership. The 10-Year Plan to End Homelessness follows the HCD requirements in order to position Glenn County for receiving No Place Like Home funds (NPLH). Glenn, through its Community Action Department, in partnership with Glenn County Health and Human Services is responsible for applying for and administering the NPLH funds.</p> <p><i>Status:</i> Program HE.O.48 has been reviewed and implemented, as appropriate. This program will be revised and combined with similar programs in the Housing Plan aimed at assisting persons experiencing homelessness to reduce redundancy.</p>
<p><b>Program HE.O.49:</b></p> <p>Support the continued implementation of the Section 8 and Family Self-Sufficiency Existing rent subsidy program, which provides rent subsidies directly to participants landlords, and support attempts to secure additional funding for expanded programs.</p> <p><i>Responsibility:</i> Health and Human Services – Community Action Department</p> <p><i>Time Frame:</i> Continuous</p> <p><i>Funding:</i> State funding</p> <p><i>Objective:</i> Continued rental assistance</p>	<p><b>Accomplishments:</b> The Housing Authority of Butte County provides Section 8 Housing Choice Voucher Program to eligible residents of Glenn County, which reduces the tenant’s share of monthly rent. There are currently 87 Housing Choice vouchers allocated for use by Glenn County residents who may use their vouchers in either county, and on average, 65% of the allocated vouchers are used at any given time.</p> <p><i>Status:</i> Program HE.O.49 has been reviewed and implemented, as appropriate. This program will be revised and combined with similar programs in the Housing Plan to reduce redundancy and to expand the program to encourage the County explore avenues to expand rental assistance programs.</p>
<p><b>Program HE.O.50:</b></p>	<p><b>Accomplishments:</b> This is an ongoing program. While no applications have been received for construction of rental housing for senior citizens and the disabled, this program</p>

Table VI-2: Description of Achievements from Previous 2014 – 2019 Housing Element	
Program	Accomplishments / Status
<p>Encourage nonprofit sponsors to make application for HUD Section 202 allocations for construction of rental housing for senior citizens and the disabled by assisting sponsors in locating appropriate sites, and considering the use of CDBG funds, redevelopment funds, and/or other available resources to either write down the cost of the site or fund infrastructure improvements. Take all actions necessary and proper to expedite processing and approval of such projects.</p> <p><i>Responsibility:</i> Health and Human Services – Community Action Department</p> <p><i>Time Frame:</i> Continuous</p> <p><i>Funding:</i> Federal funding</p> <p><i>Objective:</i> Encourage use of federal funding for senior and disabled housing</p>	<p>remains applicable to ensure that special needs housing is prioritized by assisting sponsors with grant funding applications and providing an expedited review process.</p> <p><i>Status:</i> Program HE.O.50 is an ongoing program. This program will be revised and combined with similar programs in the Housing Plan to reduce redundancy. Additionally, this program will be expanded to ensure that the County prioritizes the development of affordable and special needs housing to provide a variety of housing types.</p>
<p><b>Program HE.O.51:</b></p> <p>Designate the Glenn County Community Action Department as the local referral agency to direct residents with discrimination complaints to the state Department of Fair Employment and Housing. Publicize this service through the local media, schools, libraries, the post office, and local housing advocacy groups.</p> <p><i>Responsibility:</i> Health and Human Services – Community Action Department</p> <p><i>Time Frame:</i> Continuous</p> <p><i>Funding:</i> Federal funding</p> <p><i>Objective:</i> Ensure fair employment and housing</p>	<p><b>Accomplishments:</b> This has not been fully implemented. No fair housing complaints were received during the 5<sup>th</sup> Cycle planning period.</p> <p><i>Status:</i> Program HE.O.51 has not been fully implemented. This program will be revised and combined with other fair housing related programs in the Housing Plan to ensure that the County affirmatively further fair housing for all residents by establishing a fair housing complaint process in the County and preparing fair housing educational materials to ensure residents understand their rights.</p>
<p><b>Program HE.O.52:</b></p> <p>Support and encourage nonprofit sponsors to make application, for FmHA 514/516 allocations for rentals which provide a combination of grants and loans to finance the construction of Migrant Farm Worker Rental Housing. Identify and support nonprofits with application sand assistance in the development of farm worker housing. Annually review opportunities to provide Migrant Farm Worker Rental Housing.</p> <p><i>Responsibility:</i> Health and Human Services – Community Action Department</p> <p><i>Time Frame:</i> Continuous</p> <p><i>Funding:</i> State funding</p>	<p><b>Accomplishments:</b> This is an ongoing program. While no applications have been received for Migrant Farm Worker Rental Housing, this program remains applicable to ensure that the County prioritizes the production of migrant farmworker rental housing by assisting sponsors with grant funding applications and providing an expedited review process.</p> <p><i>Status:</i> Program HE.O.52 is an ongoing program. This program will be revised and combined with similar programs in the Housing Plan to reduce redundancy. Additionally, this program will be expanded to ensure that the County prioritizes the development of affordable and special needs housing to provide a variety of housing types.</p>

Table VI-2: Description of Achievements from Previous 2014 – 2019 Housing Element	
Program	Accomplishments / Status
<p><i>Objective: Support migrant farm worker housing opportunities</i></p> <p><b>Program HE.0.53:</b> Continue to require the first floors of multi-family developments to accommodate access and use by the elderly and disabled.</p> <p><i>Responsibility: Planning and Public Works Agency</i></p> <p><i>Time Frame: Continuous</i></p> <p><i>Funding: Local funding</i></p> <p><i>Objective: Availability of adequate housing for elderly and disabled</i></p>	<p><b>Accomplishments:</b> This program is ongoing. No applications for multi-family residential development projects in the unincorporated area were received during the 5<sup>th</sup> Cycle planning period.</p> <p><b>Status:</b> Program HE.0.53 has been reviewed and implemented, as appropriate. This program will be revised and combined with similar programs in the Housing Plan to ensure the County Code contains provisions for reasonable accommodation in accordance with Government Code Sections 65583(a)(5) and (c)(3) that establishes reasonable accommodation provisions to overcome barriers to housing to comply with SB 520 and to meet the needs of persons with disabilities in accordance with the federal Fair Housing Amendments Act (FHAA) of 1988 and California Fair Employment and Housing Act, Government Code Section 1290.</p>
<p><b>Program HE.0.54:</b> Inspect housing upon receiving complaints regarding health and safety problems, and require compliance with applicable codes.</p> <p><i>Responsibility: Planning and Public Works Agency / Health and Human Services – Community Action Department</i></p> <p><i>Time Frame: Continuous</i></p> <p><i>Funding: Local &amp; State funding</i></p> <p><i>Objective: Insure safe and health housing where possible</i></p>	<p><b>Accomplishments:</b> This is an ongoing program. The Environmental Health Department and Code Enforcement Officer generally determine whether an existing structure meets Health and Safety Standards and is therefore suitable for living. County staff have not identified any neighborhoods or areas in the unincorporated County with substandard housing. Additionally, no complaints were received during the 5<sup>th</sup> Cycle regarding substandard housing.</p> <p><b>Status:</b> Program HE.0.54 is an ongoing program. This program will be revised and combined with similar programs in the Housing Plan to ensure the County continues to monitor the conditions of the existing housing stock and provide housing rehabilitation assistance, as applicable.</p>
<p><b>Program HE.0.55:</b> The County shall apply for state and federal monies for direct support of low-income housing construction and rehabilitation. The County shall continue to assess potential funding sources, such as, but not limited to, the Community Development Block Grant (CDBG), and HOME. The County shall also seek state and federal funding specifically targeted for the development of housing affordable to extremely low-income households, such as CDBG, HOME, and USDA funds. The County shall establish concessions and incentives to assist the development of housing for lower income households, contact non-profit developers at least annually to promote the benefits of this program to the development community.</p>	<p><b>Accomplishments:</b> This is an ongoing program. While no applications for affordable or special needs housing were received during the 5<sup>th</sup> Cycle planning period, the County continues to apply for CDBG, Home, USDA, and other State and Federal funding sources to fund programs to assist lower income and special needs households. As previously noted, the County provided financial assistance to 1 extremely low-income household, 2 very low-income households, and 1 low-income household for the renovation of their existing housing units utilizing CDBG/HOME funding. The County also utilized CalHOME funding to assist 1 very low-income household and 1 low-income household rehabilitate their existing housing units, resulting in a total of 6 lower income households assisted during the 2014-2019 planning period.</p>

Table VI-2: Description of Achievements from Previous 2014 – 2019 Housing Element	
Program	Accomplishments / Status
<p><i>Responsibility:</i> Planning and Public Works Agency / Health and Human Services – Community Action Department</p> <p><i>Time Frame:</i> Ongoing and at least annually depending on funding programs</p> <p><i>Funding:</i> Grant funding</p> <p><i>Objective:</i> To develop affordable housing for families and seniors</p>	<p><i>Status:</i> Program HE.O.55 has been reviewed and implemented, as appropriate. It continues to be appropriate to seek and identify potential funding sources and incentives for affordable and special needs housing. This program will be continued and will be combined with other similar programs in the Housing Plan to encourage the rehabilitation and production of affordable and special needs housing through financial assistance and development incentives.</p>
<p><b>Program HE.O.56:</b></p> <p>The County shall meet with non-profit developers and other stakeholders by June 2015 and bi-annually thereafter to establish and implement a strategy to assist the development of housing affordable to extremely low-income households. As part of this effort, the County shall also at least bi-annually seek and apply for state and federal funding specifically targeted for the development of housing affordable to extremely low-income households, such as CDBG, HOME, Local Housing Trust Fund program, Proposition 1-C funds and USDA funds. The County shall establish concessions and incentives by June 2015 to assist the development of housing for extremely low-income households such as increased densities, modifications to development standards, priority processing and fee deferrals.</p> <p><i>Responsibility:</i> Planning and Public Works Agency / Health and Human Services – Community Action Department</p> <p><i>Time Frame:</i> Incentives and Concessions and strategy by June 2015, Ongoing and at least bi-annual contact, depending on funding programs</p> <p><i>Funding:</i> Grant funding</p> <p><i>Objective:</i> To develop affordable housing for families and seniors</p>	<p><b>Accomplishments:</b> This is an ongoing program. While no applications for affordable or special needs housing were received during the 5<sup>th</sup> Cycle planning period, the County continues to apply for CDBG, Home, USDA, and other State and Federal funding sources to fund programs to assist lower income and special needs households.</p> <p><i>Status:</i> It continues to be appropriate to seek and identify potential funding sources and incentives for affordable and special needs housing. This program will be continued and will be combined with other similar programs in the Housing Plan to encourage the production of affordable and special needs housing through financial assistance and development incentives, such as increased densities, modified development standards, and development fee reductions.</p>

## VII OTHER REQUIREMENTS

### A. ENERGY CONSERVATION OPPORTUNITIES

Government Code Section 65583(a)(7) requires that a housing element contain an analysis of opportunities for energy conservation with respect to residential development. The purpose of this analysis is to ensure the locality has considered how energy conservation can be achieved in residential development and how energy conservation requirements may contribute to reducing overall development costs and, therefore, increasing the supply and affordability of units.

Glenn County does not operate, nor is it responsible for producing or operating, any electrical or other power sources to provide energy supplies to residential customers. However, the Building Division of is charged with the responsibility of enforcing State Energy Efficiency Standards for Residential and Non Residential Buildings (Government Code Title 24, Part 6) in addition to all applicable sections of the California Building Standards Code.

The California Green Building Standards Code, Title 24, Part 11 of the California Code of Regulations (CALGreen) is California's first green building code and the most recent version (2019) has been adopted by Glenn County. The purpose of CALGreen is to improve public health, safety, and general welfare through enhanced design and construction of buildings using concepts that reduce negative impacts and promote those principles which have a positive environmental impact and encourage sustainable construction practices. CALGreen addresses: planning and design, energy efficiency, water efficiency and conservation, and environmental quality. It is the responsibility of builders and homeowners to comply with Title 24 standards, and for the County to enforce those standards through plan check and code compliance inspections. CALGreen includes mandatory measures for new residential development that address electric vehicle charging equipment and spaces, indoor and outdoor water efficiency requirements, energy measures adopted by the California Energy Commission, material conservation and efficiency standards that address construction waste, durability of construction materials, and recycling, and environmental quality.

#### NEW DEVELOPMENT

There are many opportunities for conserving energy in new, as well as existing, homes. New buildings, by design, can easily incorporate energy efficient techniques into the construction. The building envelope, which is everything that separates the interior of the building from the outdoor environment: the doors, windows, walls, foundation, roof, and insulation, works to keep a building warm in the winter and cool in the summer.

Constructing new homes with energy conserving features, in addition to retrofitting existing structures, will result in a reduction in monthly utility costs. There are many ways to determine how energy efficient an existing building is and, if needed, what improvements can be made. Examples of energy conservation opportunities include installation of insulation or storm windows and doors, installation or retrofitting of more efficient appliances and mechanical or solar energy systems, and building design and orientation, which incorporates energy conservation considerations.

The County encourages energy conservation in residential projects. New subdivision and parcel reviews are considered in terms of street layout and lot design. Residential structures must meet the requirements of Title 24 (CalGreen) relating to energy conservation features of the California Building Standards Code.

#### RETROFIT

There are a number of methods available to improve conditions of existing structures and to decrease their energy demand, all of which fall under the general label of "retrofit." Among the most common techniques for increasing building efficiency are: insulation of ceilings, heating-ventilating-air conditioning ducts and hot water heaters; weather stripping and caulking; night setback thermostats; spark ignited pilot lights; low-flow shower heads; window treatment to provide shade; and furnace efficiency modifications. The Glenn County Building Divisions monitors such modifications on substantial rehabilitation projects pursuant to the California Building Codes.



### **COSTS AND PROGRAMS**

As nonrenewable energy resources have been progressively depleted and energy costs continue to rise, people have become increasingly aware of energy conservation measures, primarily as a means to offset and control rising costs. While the use of alternative energy sources is most advantageous in developing new housing, numerous energy-conserving measures can be retrofitted onto existing and older housing which conserve the use of nonrenewable fuels and save money.

Energy-related costs could directly impact the affordability of housing in Glenn County. Title 24 of the California Building Code sets forth mandatory energy standards for new development and requires the adoption of an “energy budget.” Subsequently, the housing industry must meet these standards and the County is responsible for enforcing the energy conservation regulations.

Pacific Gas and Electric Company (PG&E) provides electricity and natural gas service to Glenn County and the incorporated cities. PG&E is a privately owned utility company providing service to most of northern and central California. PG&E provides a variety of energy conservation services for residents, as well as energy assistance programs for lower income households to assist in energy conservation and controlling utility costs. These programs include the California Alternative Rates for Energy (CARE), Family Electric Rate Assistance (FERA), and the Relief for Energy Assistance through Community Help (REACH).

The CARE program provides a 15% monthly discount on gas and electric rates to households with qualified incomes, certain non-profit organizations, homeless shelters, hospices, and other qualified non-profit group living facilities.

The FERA program provides a monthly discount on electric bills for income-qualified households of three or more persons.

The REACH program provides one-time energy assistance to customers who have no other way to pay their energy bills. The intent of REACH is to assist low-income households, elderly, disabled, sick, working poor, and the unemployed, who experience hardships and are unable to pay for their necessary energy needs. PG&E has also sponsored rebate programs that encourage customers to purchase more energy-efficient appliances and heating and cooling systems.

The Low Income Home Energy Assistance Program (LIHEAP) is a federally funded assistance program overseen by the California Department of Community Services and Development (CSD) and administered by 48 action agencies throughout California. LIHEAP offers financial aid to help a customer offset the cost of heating or cooling their home and offers home weatherization.

In addition, the Community Action Department of the Glenn County Health & Human Services Agency administers a utility assistance program to eligible low-income persons to offset the costs of heating and/or cooling their housing unit. Assistance is given in the form of credit in a utility account or a wood voucher. This program applies to eligible persons in Glenn, Colusa, and Trinity counties. The Community Action Department also administers a weatherization program for low-income homes in Glenn County. Weatherization includes attic insulation and venting, door weather-stripping, glass replacement, low-flow showerheads, and gas appliance replacement

### **B. CONSISTENCY WITH OTHER GENERAL PLAN ELEMENTS**

State law requires that the Housing Element contain a statement of “the means by which consistency will be achieved with other general plan elements and community goals” (California Government Code, Section 65583[c][6][B]). There are 2 aspects of this analysis: 1) an identification of other General Plan goals, policies, and programs that could affect implementation of the Housing Element or that could be affected by the implementation of the Housing Element, and 2) an identification of actions to ensure consistency between the Housing Element and affected parts of other General Plan elements. The Countywide General Plan is currently undergoing a comprehensive update. The general plan includes Land Use, Circulation, Public Facilities and Services, Agriculture and Economic Development, Conservation and Open Space, Safety, Noise, and Housing Elements.

The Housing Element is primarily a housing program assistance document, the implementation of which will not directly impact policies in other General Plan elements. Revisions were made to the Housing Element goals, policies, and programs as a result of this update; however, none of the revisions represent a significant change in policy or direction from the previous Housing Element in the context of the General Plan. None of the revisions to the Housing Element will conflict with the community’s goals as reflected in the General Plan or with the specific policy guidance provided by the General Plan. The County has reviewed

policies in the other elements of the General Plan and has concluded that none of those policies will impede the County's achievement of, or be inconsistent with, the policies of the adopted General Plan. Housing Element policies primarily relate to housing assistance, housing rehabilitation, equal housing opportunity, residential energy conservation, and other topics not directly affected by policies in the other General Plan elements. Residential energy conservation policies contained in the Housing Element will help contribute to the achievement of General Plan policies for incorporating smart growth planning principles and green building standards for sustainable development.

It is noted that the County is currently undertaking a separate effort to amend the General Plan to comply with State laws and community visions that require various updates to General Plan elements. The General Plan, prior to adoption will be review in detail for internal consistency as part of the General Plan Update.

### **C. PRIORITY WATER AND SEWER SERVICE**

Government Code Section 65589.7(a) requires public agencies and private entities providing water or sewer services to grant a priority for provision of these services to proposed developments that include housing units affordable to lower income households. Within Glenn County, areas in which both water and sewer services are provided by either the County or non-County services districts exist only in the communities of Orland, Willows, Hamilton City, Northeast Willows, and Parkway Estates which are served by community systems for wastewater disposal and treatment. In addition, numerous water companies and community services districts oversee the provision and development of water supplies for urban uses in Glenn County.



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Appendix A  
Inventory of Residential Sites

Table A: Housing Element Sites Inventory, Table Starts in Cell A2

Jurisdiction Name	Site Address/Intersection	5 Digit ZIP Code	Assessor Parcel Number	Consolidated Sites	General Plan Designation (Current)	Zoning Designation (Current)	Minimum Density Allowed (units/acre)	Maximum Density Allowed (units/acre)	Parcel Size (Acres)	Existing Use/Vacancy	Infrastructure	Publicly-Owned	Site Status	Identified in Last/Last Two Planning Cycle(s)	Lower Income Capacity	Moderate Income Capacity	Above Moderate Income Capacity	Total Capacity	Map Lable	Optional Information 2	Optional Information 3
Glenn County	BIDWELL ST AND ELM ST	95939	022-030-019-000		Single Family Residential	R-1	1	6	0.85	VACANT		No	Available	Two Consecutive		2.4	1.6	4	1		
Glenn County	BIDWELL ST AND ELM ST	95939	022-030-017-000		Single Family Residential	R-1	1	6	0.78	VACANT		No	Available	Two Consecutive		2.4	1.6	4	2		
Glenn County	135 CHURCH ST	95939	022-042-015-000		Single Family Residential	R-1	1	6	0.25	VACANT		No	Available	Not Used		0.6	0.4	1	3		
Glenn County	OAK ST AND COUNTY RD 306	95939	022-052-005-000		Single Family Residential	R-1	1	6	0.62	O Improvement Value		No	Available	Not Used		1.8	1.2	3	4		
Glenn County	OAK ST AND COUNTY RD 306	95939	022-282-005-000		Single Family Residential	R-1	1	6	0.18	O Improvement Value		YES - County-Owned	Available	Two Consecutive		0.6	0.4	1	5		
Glenn County	OAK ST AND COUNTY RD 306	95939	022-282-006-000		Single Family Residential	R-1	1	6	0.22	VACANT		No	Available	Two Consecutive		0.6	0.4	1	6		
Glenn County	235 BIDWELL ST	95939	022-312-006-000		Single Family Residential	R-1	1	6	0.10	VACANT		No	Available	Two Consecutive		0.6	0.4	1	7		
Glenn County	150 GLENN DR	95939	022-311-007-000		Single Family Residential	R-1	1	6	0.28	VACANT		No	Available	Two Consecutive		0.6	0.4	1	8		
Glenn County	115 GLENN DR	95939	022-312-013-000		Single Family Residential	R-1	1	6	0.42	VACANT		No	Available	Two Consecutive		1.2	0.8	2	9		
Glenn County	COUNTY RD 306 AND COUNTY RD 309	95939	022-030-003-000		Single Family Residential	R-1	1	6	1.25	O Improvement Value		YES - State-Owned	Available	Not Used		3.6	2.4	6	10		
Glenn County	COUNTY RD 306 AND COUNTY RD 309	95939	022-071-006-000		Single Family Residential	R-1	1	6	0.21	O Improvement Value		YES - County-Owned	Available	Not Used		0.6	0.4	1	11		
Glenn County	COUNTY RD 306 AND COUNTY RD 309	95939	022-071-005-000		Single Family Residential	R-1	1	6	0.19	O Improvement Value		YES - County-Owned	Available	Not Used		0.6	0.4	1	12		
Glenn County	COUNTY RD 306 AND COUNTY RD 309	95939	022-071-004-000		Single Family Residential	R-1	1	6	0.17	O Improvement Value		YES - County-Owned	Available	Not Used		0.6	0.4	1	13		
Glenn County	COUNTY RD 306 AND COUNTY RD 309	95939	022-071-003-000		Single Family Residential	R-1	1	6	0.41	VACANT		No	Available	Two Consecutive		1.2	0.8	2	14		
Glenn County	COUNTY ROAD 306 AND UNNAMED ROAD	95939	022-090-041-000		Single Family Residential	R-1	1	6	0.31	VACANT		No	Available	Two Consecutive		0.6	0.4	1	15		
Glenn County	COUNTY ROAD 306 AND UNNAMED ROAD	95939	022-270-007-000		Single Family Residential	R-1	1	6	0.35	O Improvement Value		YES - County-Owned	Available	Not Used		0.6	0.4	1	16		
Glenn County	COUNTY ROAD 306 AND UNNAMED ROAD	95939	022-090-043-000		Single Family Residential	R-1	1	6	1.67	VACANT		No	Available	Two Consecutive		4.8	3.2	8	17		
Glenn County	MAIN ST AND THIRD ST	95913	020-093-003-000		Single Family Residential	R-1	1	6	0.22	VACANT		No	Available	Two Consecutive		0.6	0.4	1	24		
Glenn County	240 MAIN ST	95913	020-093-002-000		Single Family Residential	R-1	1	6	0.22	VACANT		No	Available	Two Consecutive		0.6	0.4	1	25		
Glenn County	MAIN ST AND THIRD ST	95913	020-093-001-000		Single Family Residential	R-1	1	6	0.44	VACANT		No	Available	Two Consecutive		1.2	0.8	2	26		
Glenn County	4TH ST AND ST JOHNS ST	95913	020-105-001-000		Single Family Residential	R-1	1	6	2.21	VACANT		No	Available	Two Consecutive		6.6	4.4	11	27		
Glenn County	5TH ST AND ST JOHNS ST	95913	020-103-008-000		Single Family Residential	R-1	1	6	0.22	VACANT		No	Available	Two Consecutive		0.6	0.4	1	28		
Glenn County	5TH ST AND ST JOHNS ST	95913	020-103-007-000		Single Family Residential	R-1	1	6	0.22	VACANT		No	Available	Two Consecutive		0.6	0.4	1	29		
Glenn County	6TH ST AND ST JOHNS ST	95913	020-132-002-000		Single Family Residential	R-1	1	6	1.09	O Improvement Value		No	Available	Not Used		3	2	5	31		
Glenn County	5TH ST AND MAIN ST	95913	020-111-007-000		Single Family Residential	R-1	1	6	0.22	VACANT		No	Available	Two Consecutive		0.6	0.4	1	32		
Glenn County	5TH ST AND MAIN ST	95913	020-111-008-000		Single Family Residential	R-1	1	6	0.22	VACANT		No	Available	Two Consecutive		0.6	0.4	1	33		
Glenn County	6TH ST AND ST JOHNS ST	95913	020-111-001-000		Single Family Residential	R-1	1	6	0.22	VACANT		No	Available	Two Consecutive		0.6	0.4	1	34		
Glenn County	COUNTY RD J AND COUNTY RD 35	95913	020-121-002-000		Single Family Residential	R-1	1	6	0.23	VACANT		No	Available	Two Consecutive		0.6	0.4	1	35		
Glenn County	740 MAIN ST	95913	020-122-011-000		Single Family Residential	R-1	1	6	0.66	O Improvement Value		YES - County-Owned	Available	Not Used		1.8	1.2	3	36		
Glenn County	COUNTY RD J AND COUNTY RD 35	95913	020-140-007-000		Single Family Residential	R-1	1	6	1.62	VACANT		No	Available	Not Used		4.2	2.8	7	40		
Glenn County	COUNTY RD J AND COUNTY RD 35	95913	020-140-006-000		Single Family Residential	R-1	1	6	1.38	VACANT		No	Available	Two Consecutive		3.6	2.4	6	41		
Glenn County	COUNTY RD J AND COUNTY RD 35	95913	020-140-009-000		Single Family Residential	R-1	1	6	1.09	VACANT		No	Available	Two Consecutive		3	2	5	42		
Glenn County	COUNTY RD J AND COUNTY RD 35	95913	020-350-026-000		Single Family Residential	R-1	1	6	0.60	O Improvement Value		YES - County-Owned	Available	Not Used		1.8	1.2	3	43		
Glenn County	COUNTY RD J AND COUNTY RD 35	95913	020-140-010-000		Single Family Residential	R-1	1	6	1.90	VACANT		No	Available	Two Consecutive		5.4	3.6	9	44		
Glenn County	799 MAIN ST	95913	020-350-023-000		Single Family Residential	R-1	1	6	2.16	VACANT		No	Available	Two Consecutive		6	4	10	45		
Glenn County	COUNTY RD 35 AND MAIN ST	95913	020-350-035-000		Single Family Residential	R-1	1	6	3.76	VACANT		No	Available	Not Used		10.8	7.2	18	46		
Glenn County	COUNTY RD 35 AND MAIN ST	95913	020-350-034-000		Single Family Residential	R-1	1	6	3.22	VACANT		No	Available	Not Used		9	6	15	47		
Glenn County	5TH ST AND E COUNTY RD 49 1/2	95988	005-222-025-000		Single Family Residential	R-1	1	6	0.41	O Improvement Value		No	Available	Two Consecutive		1.2	0.8	2	57		
Glenn County	GARDEN ST AND N COLUSA ST	95988	005-302-020-000		Single Family Residential	R-1	1	6	0.55	VACANT		No	Available	Two Consecutive		1.2	0.8	2	58		
Glenn County	510 FOURTH ST	95988	005-311-031-000		Single Family Residential	R-1	1	6	0.27	VACANT		No	Available	Not Used		0.6	0.4	1	62		
Glenn County	4TH ST AND CHERRY ST	95988	005-311-032-000		Single Family Residential	R-1	1	6	0.13	VACANT		No	Available	Two Consecutive		0.6	0.4	1	63		
Glenn County	453 FOURTH ST	95988	005-413-019-000		Single Family Residential	R-1	1	6	0.28	VACANT		No	Available	Not Used		0.6	0.4	1	65		
Glenn County	CHERRY ST AND N COLUSA ST	95988	005-412-004-000		Single Family Residential	R-1	1	6	0.10	VACANT		No	Available	Two Consecutive		0.6	0.4	1	66		
Glenn County	CHERRY ST AND 5TH ST	95988	005-412-025-000		Single Family Residential	R-1	1	6	0.21	VACANT		No	Available	Two Consecutive		0.6	0.4	1	67		
Glenn County	5TH ST AND E WOOD ST	95988	005-412-028-000		Single Family Residential	R-1	1	6	0.17	VACANT		No	Available	Two Consecutive		0.6	0.4	1	68		
Glenn County	5TH ST AND E WOOD ST	95988	005-412-029-000		Single Family Residential	R-1	1	6	0.21	VACANT		No	Available	Two Consecutive		0.6	0.4	1	69		
Glenn County	BIRCH ST AND S VILLA AVE	95988	001-081-028-000		Single Family Residential	R-1	1	6	1.88	VACANT		No	Available	Two Consecutive		5.4	3.6	9	70		
Glenn County	510 CAPAY AVE	95951	032-172-025-000		Single Family Residential	R-1	1	6	0.11	VACANT		No	Available	Not Used		0.6	0.4	1	71		
Glenn County	320 CAPAY AVE	95951	032-192-022-000		Single Family Residential	R-1	1	6	0.14	VACANT		No	Available	Not Used		0.6	0.4	1	72		
Glenn County	230 CAPAY AVE	95951	032-202-004-000		Single Family Residential	R-1	1	6	0.16	O Improvement Value		No	Available	Not Used		0.6	0.4	1	73		
Glenn County	220 CAPAY AVE	95951	032-202-003-000		Single Family Residential	R-1	1	6	0.16	O Improvement Value		No	Available	Not Used		0.6	0.4	1	74		
Glenn County	215 LOS ROBLES AVE	95951	032-202-025-000		Single Family Residential	R-1	1	6	0.16	VACANT		No	Available	Two Consecutive		0.6	0.4	1	75		
Glenn County	W 2ND ST AND CANAL ST	95951	032-211-023-000		Single Family Residential	R-1	1	6	0.16	O Improvement Value		No	Available	Two Consecutive		0.6	0.4	1	76		
Glenn County	515 MAIN ST	95951	032-122-020-000		Single Family Residential	R-1	1	6	0.16	VACANT		No	Available	Two Consecutive		0.6	0.4	1	77		
	480 BROADWAY AVE	95951	032-132-017-000		Single Family Residential	R-1	1	6	0.32	VACANT		No	Available	Two Consecutive		0.6	0.4	1	78		
	480 MAIN ST	95951	032-081-016-000		Single Family Residential	R-1	1	6	0.18	VACANT		No	Available	Two Consecutive		0.6	0.4	1	79		
Glenn County	435 MAIN ST	95951	032-132-021-000		Single Family Residential	R-1	1	6	0.16	VACANT		No	Available	Two Consecutive		0.6	0.4	1	80		
Glenn County	415 MAIN ST	95951	032-132-030-000		Single Family Residential	R-1	1	6	0.12	VACANT		No	Available	Two Consecutive		0.6	0.4	1	81		
Glenn County	370 BROADWAY AVE	95951	032-142-002-000		Single Family Residential	R-1	1	6	0.16	VACANT		No	Available	Two Consecutive		0.6	0.4	1	82		
Glenn County	520 SHASTA AVE	95951	032-021-006-000		Single Family Residential	R-1	1	6	0.32	O Improvement Value		No	Available	Not Used		0.6	0.4	1	87		
	505 SIERRA AVE	95951	032-021-014-000		Single Family Residential	R-1	1	6	0.16	O Improvement Value		No	Available	Two Consecutive		0.6	0.4	1	88		
Glenn County	485 SIERRA AVE	95951	032-031-019-000		Single Family Residential	R-1	1	6	0.16	VACANT		No	Available	Two Consecutive		0.6	0.4	1	89		
Glenn County	555 SACRAMENTO AVE	95951	032-022-010-000		Single Family Residential	R-1	1	6	0.16	VACANT		No	Available	Two Consecutive		0.6	0.4	1	90		
Glenn County	355 SIERRA AVE	95951	032-041-011-000		Single Family Residential	R-1	1	6	0.16	VACANT		No	Available	Two Consecutive		0.6	0.4	1	92		
Glenn County	295 SIERRA AVE	95951	032-051-016-000		Single Family Residential	R-1	1	6	0.16	VACANT		No	Available	Not Used		0.6	0.4	1	93		

Glenn County	250 SHASTA AVE
Glenn County	E 6TH ST AND PEBBLE BEACH DR
Glenn County	E 6TH ST AND PEBBLE BEACH DR
Glenn County	2ND ST AND CHERRY ST
Glenn County	2ND ST AND CHERRY ST
Glenn County	2ND ST AND CHERRY ST
Glenn County	2ND ST AND CHERRY ST

95951	032-051-023-000	Single Family Residential	R-1	1	6
95951	032-360-001-000	Single Family Residential	R-1	1	6
95951	032-363-041-000	Single Family Residential	R-1	1	6
95988	005-321-014-000	Multiple Family Residential	R-1	1	6
95988	005-321-015-000	Multiple Family Residential	R-1	1	6
95988	005-321-016-000	Multiple Family Residential	R-1	1	6
95988	005-321-017-000	Multiple Family Residential	R-1	1	6
95988	005-321-012-000	Multiple Family Residential	R-1	1	6

**Appendix A**  
**Inventory of Residential Sites**

0.16	VACANT	No	Available	Two Consecutive	0.6	0.4	1	94
1.57	VACANT	YES - County-Owned	Available	Two Consecutive	4.2	2.8	7	96
0.92	VACANT	YES - County-Owned	Available	Two Consecutive	2.4	1.6	4	97
0.48	VACANT	No	Available	Not Used	1.2	0.8	2	101
0.50	VACANT	No	Available	Not Used	1.2	0.8	2	102
0.44	VACANT	No	Available	Not Used	1.2	0.8	2	103
0.44	VACANT	No	Available	Not Used	1.2	0.8	2	104
0.22	VACANT	No	Available	Not Used	0.6	0.4	1	107



Appendix A  
Opportunity Sites

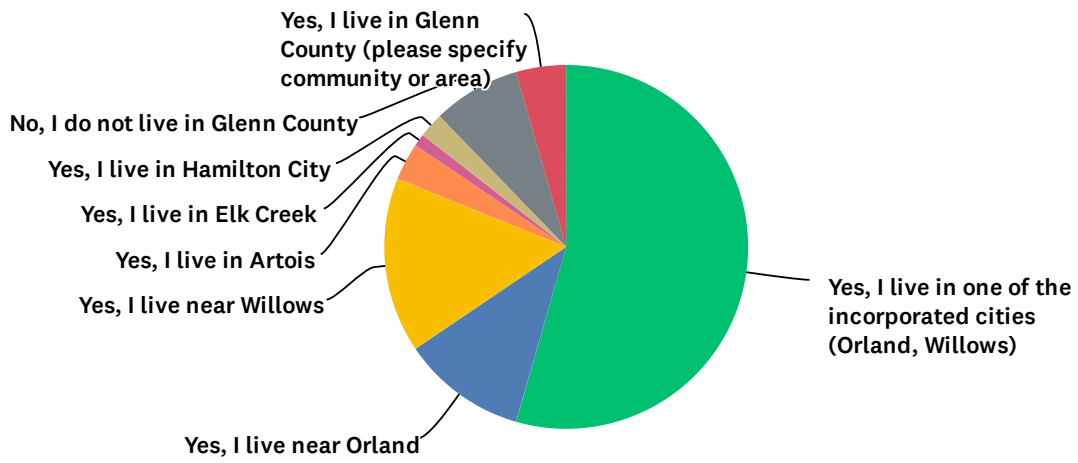
Table B: Candidate Sites Identified to be Rezoned to Accommodate Shortfall Housing Need, Table Starts in Cell A2

Jurisdiction Name	Site Address/Intersection	5 Digit ZIP Code	Assessor Parcel Number	Very Low-Income	Low-Income	Moderate-Income	Above Moderate-	Type of Shortfall	Parcel Size (Acres)	Current General Plan Designation	Current Zoning	Proposed General Plan (GP) Designation	Proposed Zoning	Minimum Density	Maximum Density	Total Capacity	Vacant/Nonvacant	Description of Existing Uses	map id	Optional Information2	Optional Information3
Glenn County	COUNTY RD 99 WEST AND JACQUELYN DR	95963	046-010-002-000	10	4			Shortfall of Sites	1.23	Highway and Visitor Service Commercial	HVC	Multiple Family Residential	RM	8	15	14	Vacant		19		
Glenn County	E 6TH ST AND WALSH AVE	95951	032-072-001-000	13	6			Shortfall of Sites	1.61	Service Commercial	SC	Mixed Use	MU	8	15	19	Vacant		83		
Glenn County	E 6TH ST AND SHASTA AVE	95951	032-073-001-000	13	6			Shortfall of Sites	1.61	Service Commercial	SC	Mixed Use	MU	8	15	19	Vacant		84		
Glenn County	W 5TH ST AND WALSH AVE	95951	032-082-002-000	5	2			Shortfall of Sites	0.64	Industrial	M	Multiple Family Residential	RM	8	15	7	Vacant		85		
Glenn County	E 5TH ST AND SHASTA AVE	95951	032-083-001-000	5	2			Shortfall of Sites	0.65	Industrial	M	Multiple Family Residential	RM	8	15	7	Vacant		86		
Glenn County	CARISTI CIR AND COUNTY ROAD 200	95963	045-140-025-000	10	4			Shortfall of Sites	1.22	Service Commercial	SC	Mixed Use	MU	8	15	14	Vacant		C		
Glenn County	CARISTI CIR AND COUNTY ROAD 200	95963	045-140-027-000	19	8			Shortfall of Sites	2.21	Suburban Residential	RE-2	Mixed Use	MU	8	15	26	Vacant		A		
Glenn County	CARISTI CIR AND COUNTY ROAD 200	95963	045-140-024-000	12	5			Shortfall of Sites	1.47	Service Commercial	SC	Mixed Use	MU	8	15	17	Vacant		B		
Glenn County	COUNTY RD 48 AND I-5	95988	017-130-042-000	45	19			Shortfall of Sites	5.39	Rural Residential	RE-5	Mixed Use	MU	8	15	64	Vacant		D		
Glenn County	W 6TH ST AND COUNTY RD 203	95963	032-230-022-000	17	7			Shortfall of Sites	2.06	Community Commercial	CC	Mixed Use	MU	8	15	24	Vacant		E		
Glenn County	W 6TH ST AND COUNTY RD 203	95963	032-230-020-000	9	4			Shortfall of Sites	1.04	Community Commercial	CC	Mixed Use	MU	8	15	12	Vacant		F		

APPENDIX B  
Glenn County Housing Needs and Priorities Survey

### Q1 Do you live in Glenn County?

Answered: 90 Skipped: 0



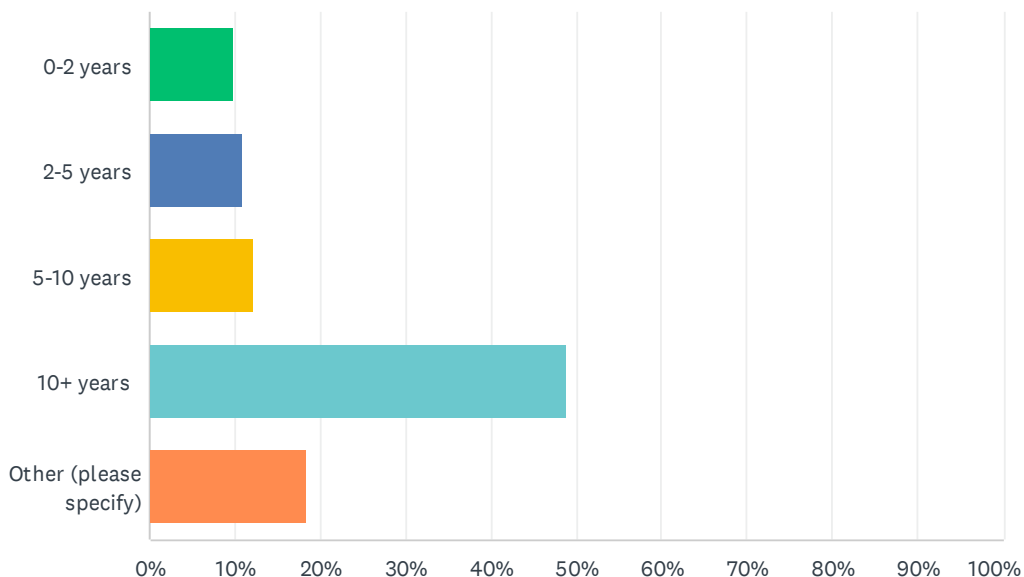
## Glenn County Housing Needs and Priorities Survey

ANSWER CHOICES	RESPONSES	
Yes, I live in one of the incorporated cities (Orland, Willows)	54.44%	49
Yes, I live near Orland	11.11%	10
Yes, I live near Willows	15.56%	14
Yes, I live near Winters	0.00%	0
Yes, I live in Artois	3.33%	3
Yes, I live in Butte City	0.00%	0
Yes, I live in Elk Creek	1.11%	1
Yes, I live in Hamilton City	2.22%	2
x	0.00%	0
No, I do not live in Glenn County	7.78%	7
x	0.00%	0
x	0.00%	0
x	0.00%	0
x	0.00%	0
x	0.00%	0
x	0.00%	0
x	0.00%	0
x	0.00%	0
x	0.00%	0
Yes, I live in Glenn County (please specify community or area)	4.44%	4
<b>TOTAL</b>		<b>90</b>

#	YES, I LIVE IN GLENN COUNTY (PLEASE SPECIFY COMMUNITY OR AREA)	DATE
1	Willows	9/26/2021 5:48 PM
2	County Road 23, Orland	9/23/2021 2:01 PM
3	Ord Bend	9/19/2021 1:50 PM
4	Capay	9/14/2021 2:23 PM

## Q2 How long have you lived in Glenn County

Answered: 82 Skipped: 8



ANSWER CHOICES	RESPONSES	
0-2 years	9.76%	8
2-5 years	10.98%	9
5-10 years	12.20%	10
10+ years	48.78%	40
Other (please specify)	18.29%	15
<b>TOTAL</b>		<b>82</b>

#	OTHER (PLEASE SPECIFY)	DATE
1	Since 1964. On & off for the 14 years before.	10/9/2021 6:42 PM
2	83 years	9/19/2021 8:19 PM
3	My whole life	9/19/2021 1:51 PM
4	Born and raised 52 years	9/18/2021 10:17 PM
5	70 years	9/18/2021 7:26 PM
6	40 years	9/17/2021 6:59 PM
7	60+ years	9/16/2021 2:23 PM
8	35-40 years	9/16/2021 2:07 PM
9	40 years	9/15/2021 9:47 PM
10	61 years	9/15/2021 6:52 PM
11	51 years	9/15/2021 6:47 PM

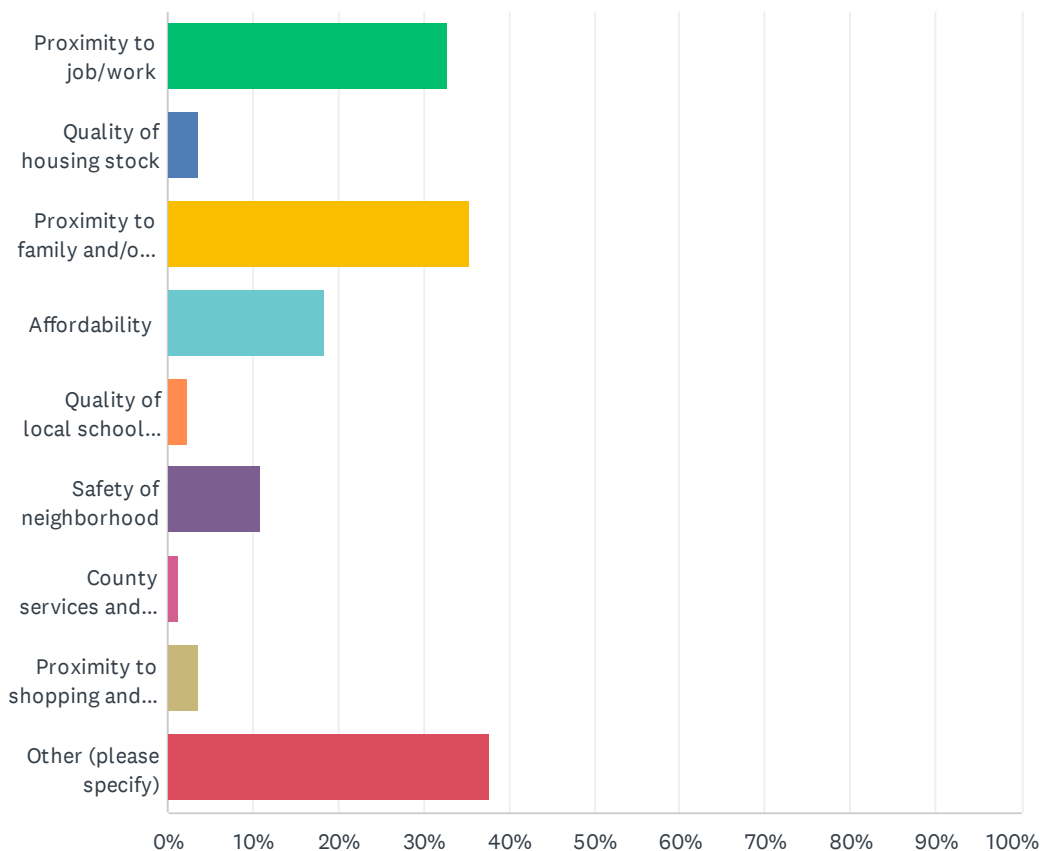


# Glenn County Housing Needs and Priorities Survey

12	62 years	9/14/2021 3:04 PM
13	20+ years	9/14/2021 1:01 PM
14	32	9/14/2021 11:09 AM
15	45	9/1/2021 8:30 PM

### Q3 What made you decide to live here? (Select all that apply)

Answered: 82 Skipped: 8



ANSWER CHOICES	RESPONSES	
Proximity to job/work	32.93%	27
Quality of housing stock	3.66%	3
Proximity to family and/or friends	35.37%	29
Affordability	18.29%	15
Quality of local school system	2.44%	2
Safety of neighborhood	10.98%	9
County services and programs	1.22%	1
Proximity to shopping and services	3.66%	3
Other (please specify)	37.80%	31
Total Respondents: 82		

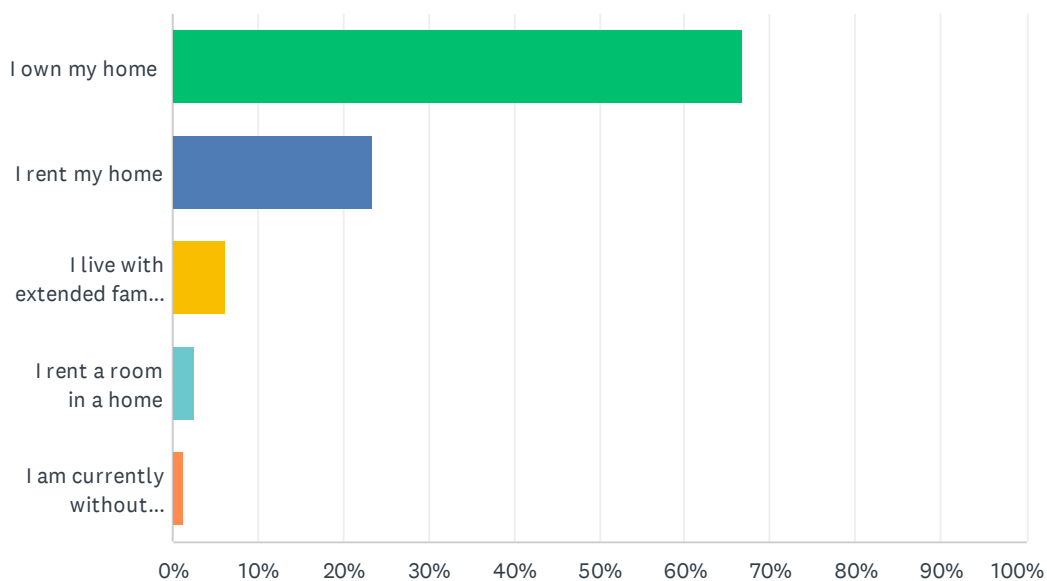
#	OTHER (PLEASE SPECIFY)	DATE
1	Born and raised in Glenn County	10/4/2021 7:13 AM

## Glenn County Housing Needs and Priorities Survey

2	Family	9/20/2021 8:50 PM
3	Born in Willows, and raised at Glenn. Raised my family in Willows.	9/19/2021 8:19 PM
4	Moved out here when I split up with my husband	9/19/2021 8:12 PM
5	Small town America	9/19/2021 6:05 PM
6	Can't afford to leave	9/19/2021 3:53 PM
7	I've lived here my whole life	9/19/2021 1:51 PM
8	Born here	9/18/2021 10:17 PM
9	to be closer to family	9/18/2021 4:38 PM
10	I applied and qualified for CHIP house 1992	9/18/2021 12:36 AM
11	My husband lived here when we met	9/17/2021 9:08 AM
12	Farming	9/16/2021 6:52 PM
13	Lost my home in the Camp Fire	9/16/2021 4:48 PM
14	Born and raised	9/16/2021 2:23 PM
15	When we bought here there were quite a few stores and places to shop Which it's almost a goat town now Thinking about moving !	9/16/2021 2:07 PM
16	Only place I can find a place to rent	9/16/2021 12:53 PM
17	To get out of the city.	9/16/2021 11:52 AM
18	Family	9/16/2021 6:38 AM
19	Lived here my entire life. Family is here.	9/16/2021 5:12 AM
20	I was born here	9/15/2021 9:47 PM
21	Born and raised in willows	9/15/2021 7:34 PM
22	Moved here with family at 6 years old	9/15/2021 6:47 PM
23	Moved back to care for my Mom	9/15/2021 6:26 PM
24	Lived here my whole life	9/15/2021 6:17 PM
25	my family moved here when I was young	9/14/2021 3:35 PM
26	Born & raised	9/14/2021 3:04 PM
27	Relocated after the 2018 Camp Fire	9/14/2021 1:30 PM
28	Fresh start	9/14/2021 1:14 PM
29	LIKE THE AREA	9/14/2021 11:09 AM
30	Ag community	8/15/2021 3:13 PM
31	generational living	8/9/2021 10:37 AM

## Q4 Do you currently own or rent your home?

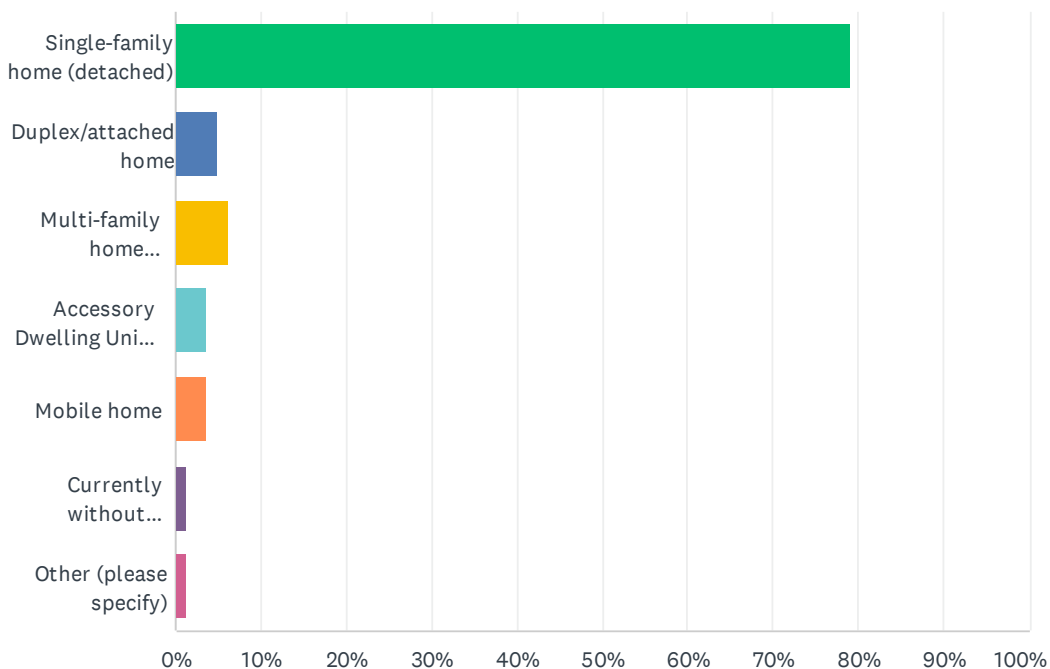
Answered: 81 Skipped: 9



ANSWER CHOICES	RESPONSES	
I own my home	66.67%	54
I rent my home	23.46%	19
I live with extended family or with another household	6.17%	5
I rent a room in a home	2.47%	2
I am currently without permanent shelter	1.23%	1
<b>TOTAL</b>		<b>81</b>

### Q5 Select the type of housing that best describes your current home.

Answered: 81 Skipped: 9

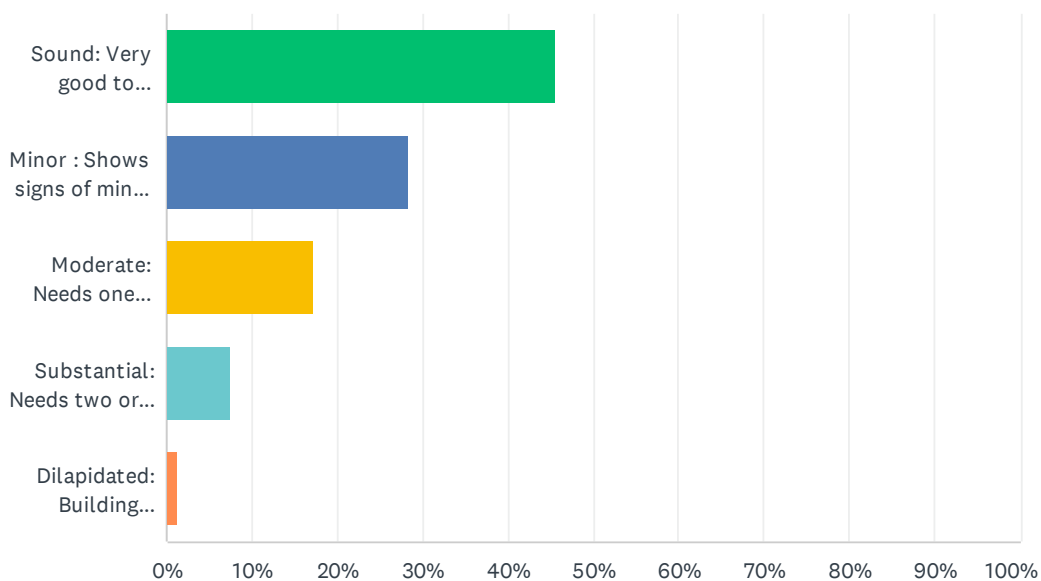


ANSWER CHOICES	RESPONSES	
Single-family home (detached)	79.01%	64
Duplex/attached home	4.94%	4
Multi-family home (apartment/condominium)	6.17%	5
Accessory Dwelling Unit, granny flat, guest house	3.70%	3
Mobile home	3.70%	3
Currently without permanent shelter	1.23%	1
Other (please specify)	1.23%	1
<b>TOTAL</b>		<b>81</b>

#	OTHER (PLEASE SPECIFY)	DATE
1	Farm	8/15/2021 3:13 PM

## Q6 How would you rate the physical condition of the residence you live in?

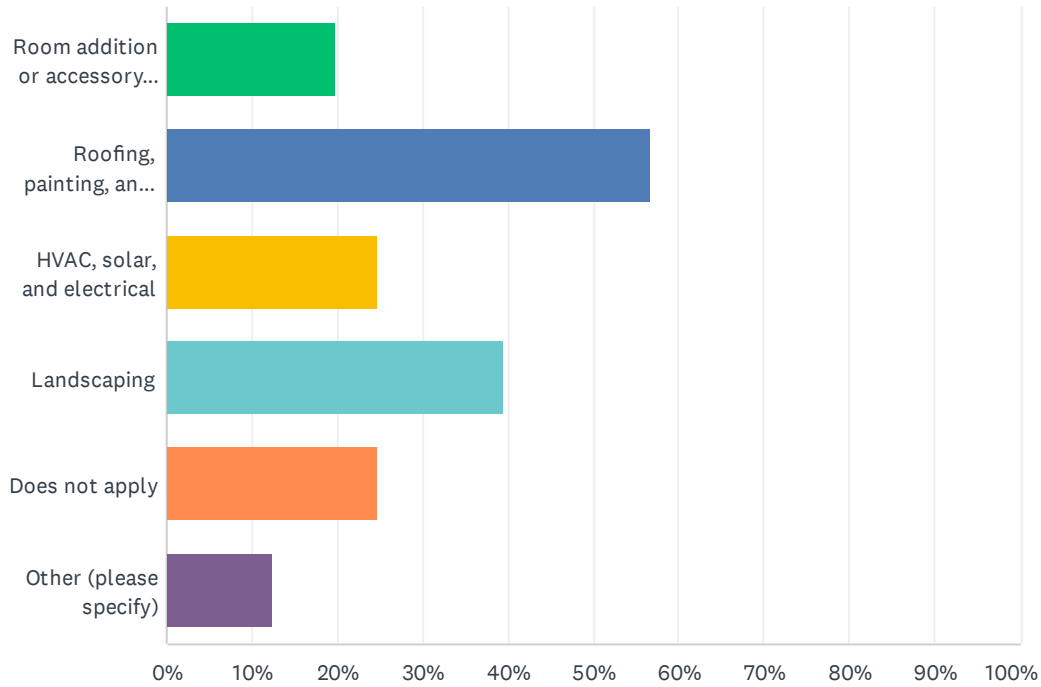
Answered: 81 Skipped: 9



ANSWER CHOICES	RESPONSES	
Sound: Very good to excellent condition and needs minimal repairs	45.68%	37
Minor : Shows signs of minor deferred maintenance (e.g., peeling paint, chipped stucco, missing shingles, etc.)	28.40%	23
Moderate: Needs one modest rehabilitation improvements (e.g., new roof, new wood siding, replacement of stucco, etc.)	17.28%	14
Substantial: Needs two or more major upgrades (e.g., new foundation, roof replacement, new plumbing, new electrical, etc.)	7.41%	6
Dilapidated: Building appears structurally unsound, unfit for human habitation in its current condition, and demolition or major rehabilitation is required	1.23%	1
<b>TOTAL</b>		<b>81</b>

## Q7 Which of the following housing upgrades or expansions have you considered making on your home?

Answered: 81 Skipped: 9



ANSWER CHOICES	RESPONSES
Room addition or accessory dwelling unit	19.75% 16
Roofing, painting, and general home repairs	56.79% 46
HVAC, solar, and electrical	24.69% 20
Landscaping	39.51% 32
Does not apply	24.69% 20
Other (please specify)	12.35% 10
Total Respondents: 81	

#	OTHER (PLEASE SPECIFY)	DATE
1	Siding, painting and general repairs	9/19/2021 8:22 PM
2	Kitchen renovations	9/19/2021 5:18 PM
3	New siding, Refurbished garage, New flooring, New appliances, Add a half Bath	9/19/2021 3:58 PM
4	Foundation is very bad	9/19/2021 2:35 PM
5	Foundation	9/16/2021 6:54 PM
6	Repair of walkways due to trees	9/15/2021 10:33 AM
7	Pest removal	9/15/2021 7:17 AM

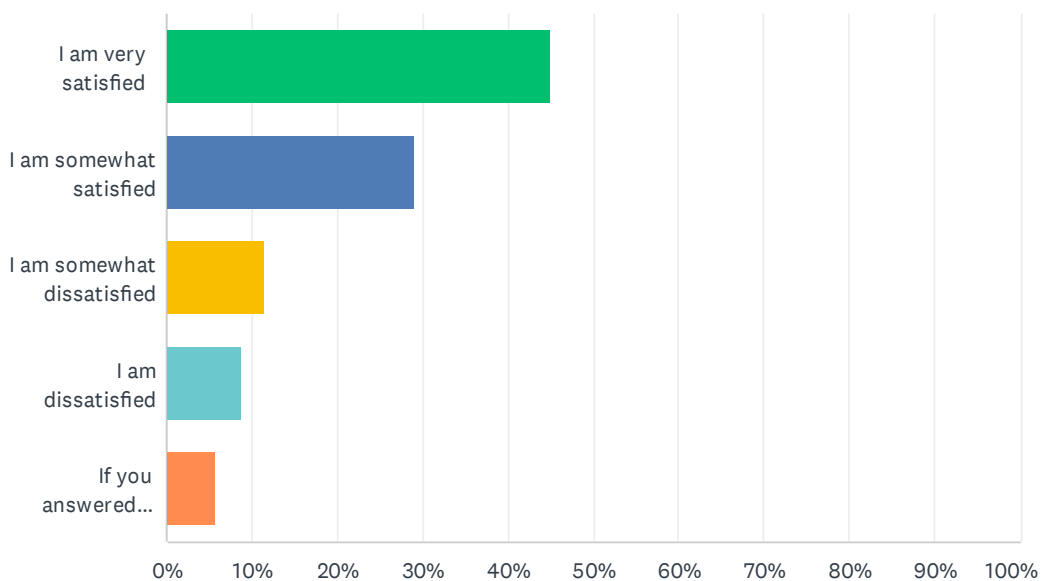
## Glenn County Housing Needs and Priorities Survey

8	New plumbing	9/14/2021 2:21 PM
9	Remodel and update master bath and kitchen	9/14/2021 1:31 PM
10	pool	9/14/2021 11:10 AM



## Q8 How satisfied are you with your current housing situation?

Answered: 69 Skipped: 21

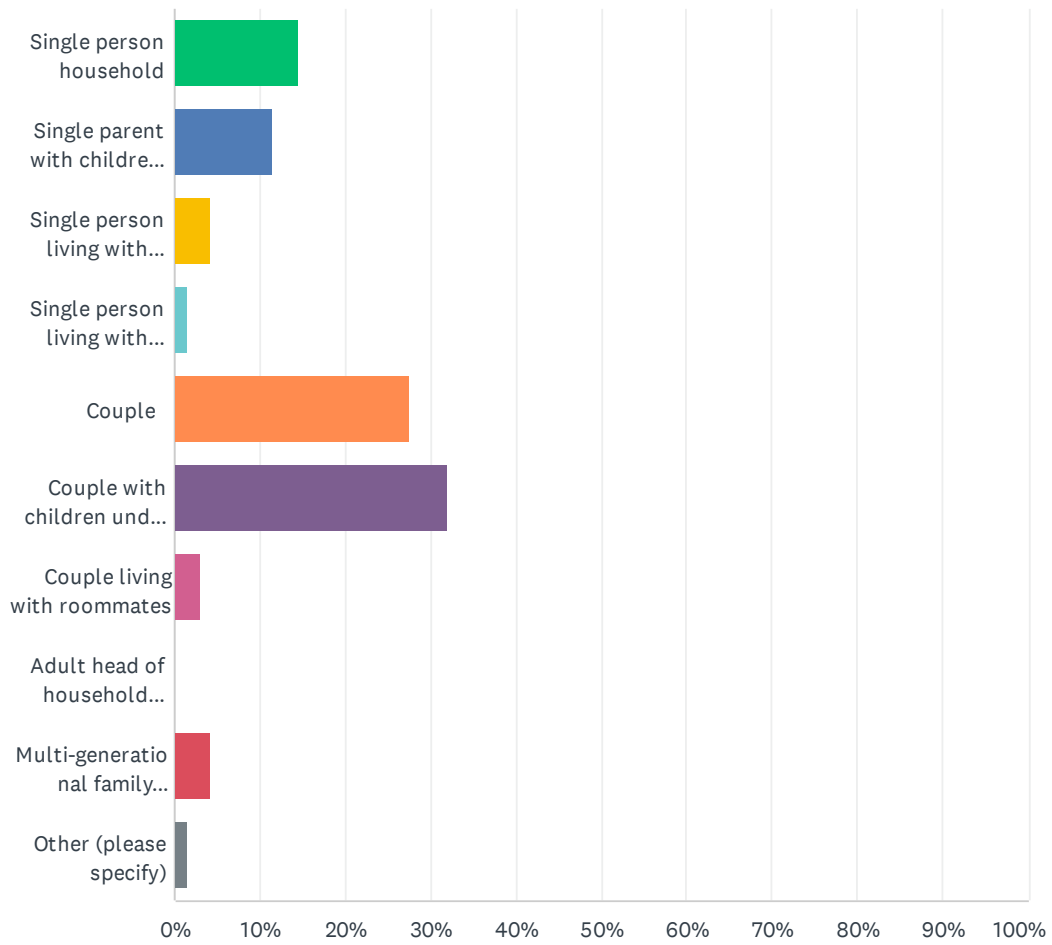


ANSWER CHOICES	RESPONSES	
I am very satisfied	44.93%	31
I am somewhat satisfied	28.99%	20
I am somewhat dissatisfied	11.59%	8
I am dissatisfied	8.70%	6
If you answered dissatisfied or somewhat dissatisfied please provide a reason below.	5.80%	4
<b>TOTAL</b>		<b>69</b>

#	IF YOU ANSWERED DISSATISFIED OR SOMEWHAT DISSATISFIED PLEASE PROVIDE A REASON BELOW.	DATE
1	Im disabled, and can not find affordable housing.sect.8 or subsidised rent. I have to find work I can do with my disabilities. and my previous job skills is not healthy for me. .	9/18/2021 4:56 PM
2	Realtor was a scammer	9/16/2021 7:08 PM
3	Way to expensive for a garage converted into a house	9/16/2021 1:04 PM
4	I would like to be in my own place but the lack of affordable housing in the area will not allow for that.	9/14/2021 12:55 PM

## Q9 Which of the following best describes your household type?

Answered: 69 Skipped: 21



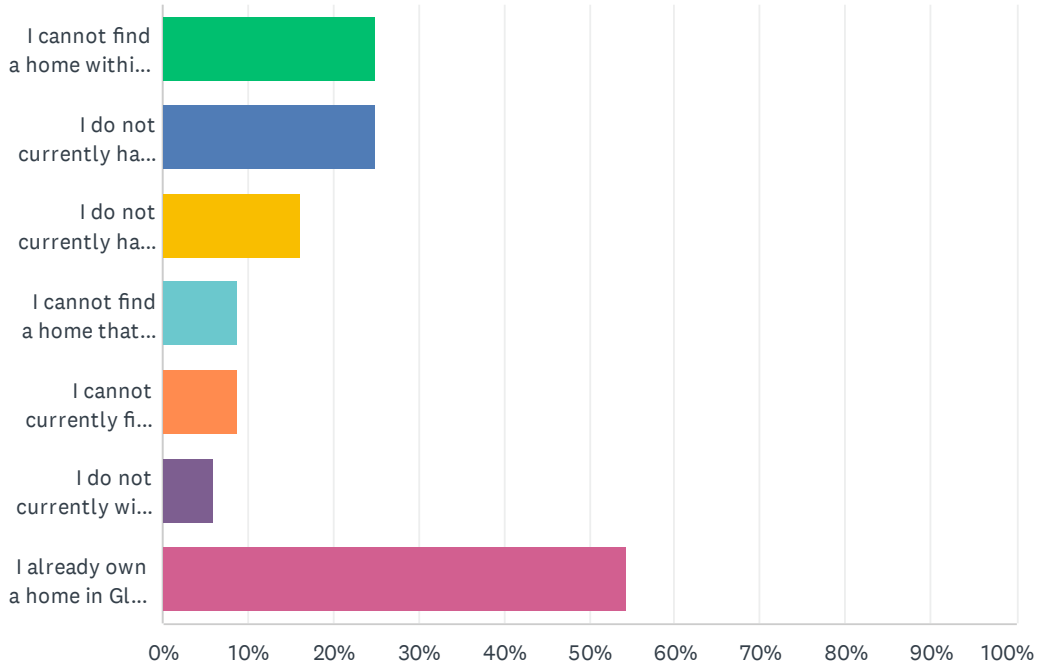
## Glenn County Housing Needs and Priorities Survey

ANSWER CHOICES	RESPONSES	
Single person household	14.49%	10
Single parent with children under 18	11.59%	8
Single person living with family	4.35%	3
Single person living with roommates	1.45%	1
Couple	27.54%	19
Couple with children under 18	31.88%	22
Couple living with roommates	2.90%	2
Adult head of household (non-parent) with children under 18	0.00%	0
Multi-generational family household (grandparents, parents, children, and/or grandchildren all under the same roof)	4.35%	3
Other (please specify)	1.45%	1
<b>TOTAL</b>		<b>69</b>

#	OTHER (PLEASE SPECIFY)	DATE
1	Homeless with my puppy	9/19/2021 8:18 PM

### Q10 If you wish to own a home in the unincorporated portion of Glenn County but do not currently own one, what issues are preventing you from owning a home at this time? (Select all that apply)

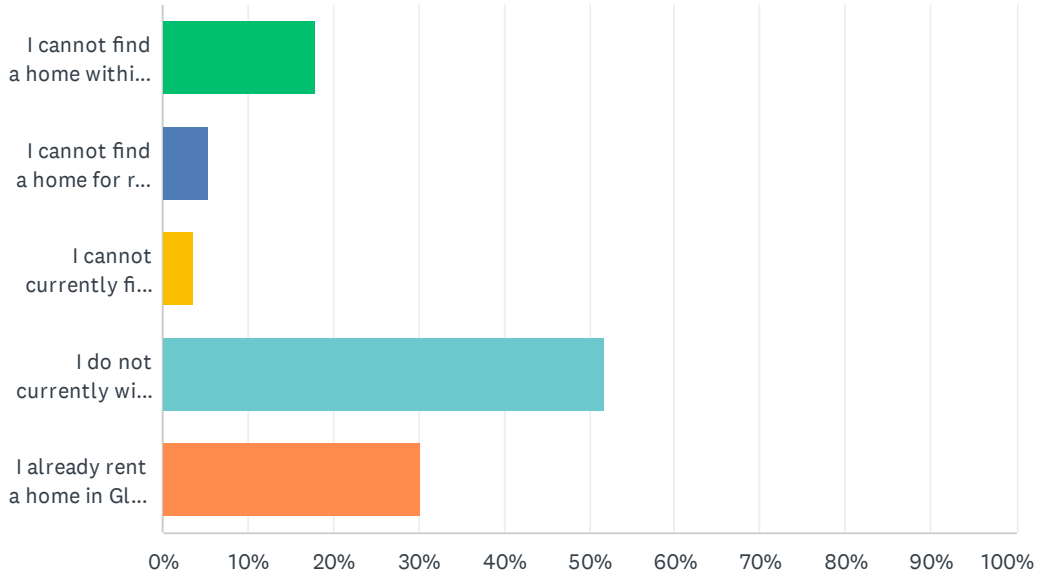
Answered: 68 Skipped: 22



ANSWER CHOICES	RESPONSES	
I cannot find a home within my target price range in Glenn County	25.00%	17
I do not currently have the financial resources for an appropriate down payment	25.00%	17
I do not currently have the financial resources for an adequate monthly mortgage payment	16.18%	11
I cannot find a home that suits my living needs in Glenn County (housing size, disability accommodations)	8.82%	6
I cannot currently find a home that suits my quality standards in Glenn County	8.82%	6
I do not currently wish to own a home in Glenn County	5.88%	4
I already own a home in Glenn County	54.41%	37
Total Respondents: 68		

### Q11 If you wish to rent a home in the unincorporated portion of Glenn County but do not currently own one, what issues are preventing you from owning a home at this time? (Select all that apply)

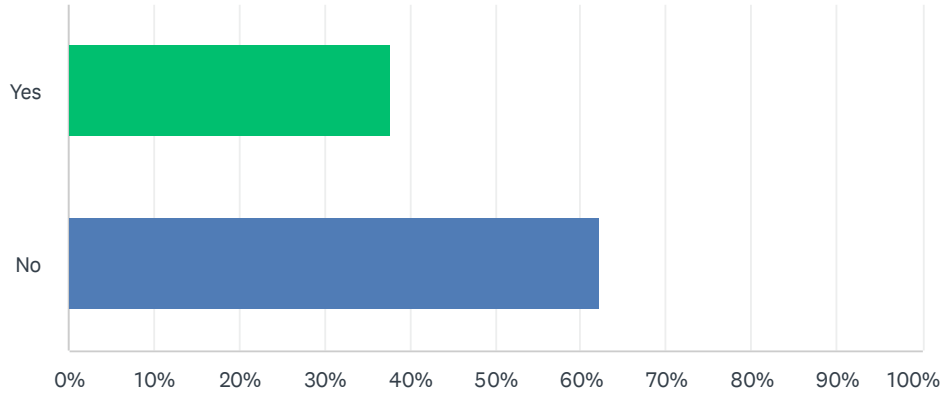
Answered: 56 Skipped: 34



ANSWER CHOICES	RESPONSES	
I cannot find a home within my target rental cost in Glenn County	17.86%	10
I cannot find a home for rent that suits my living needs in Glenn County (housing size, disability accommodations)	5.36%	3
I cannot currently find a home for rent that suits my quality standards in Glenn County	3.57%	2
I do not currently wish to rent a home in Glenn County	51.79%	29
I already rent a home in Glenn County	30.36%	17
Total Respondents: 56		

### Q12 Do you think that the range of housing options currently available in unincorporated Glenn County meet your needs?

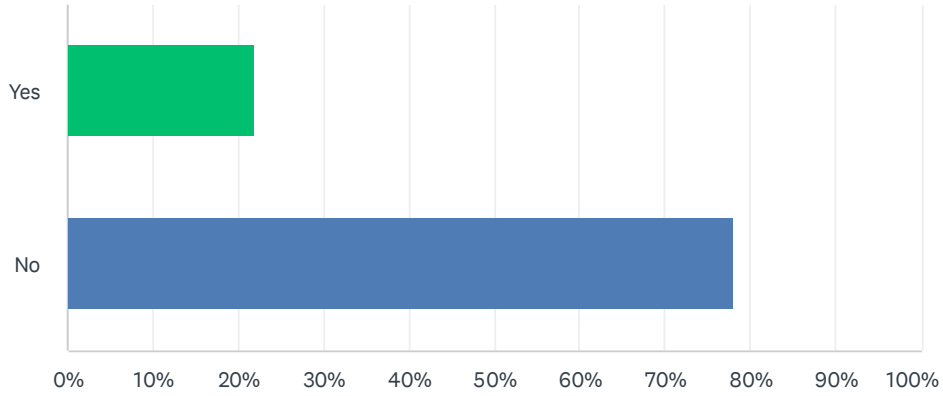
Answered: 69 Skipped: 21



ANSWER CHOICES	RESPONSES	
Yes	37.68%	26
No	62.32%	43
TOTAL		69

### Q13 Do you think that the range of housing options currently available in the unincorporated County meet the needs of the community?

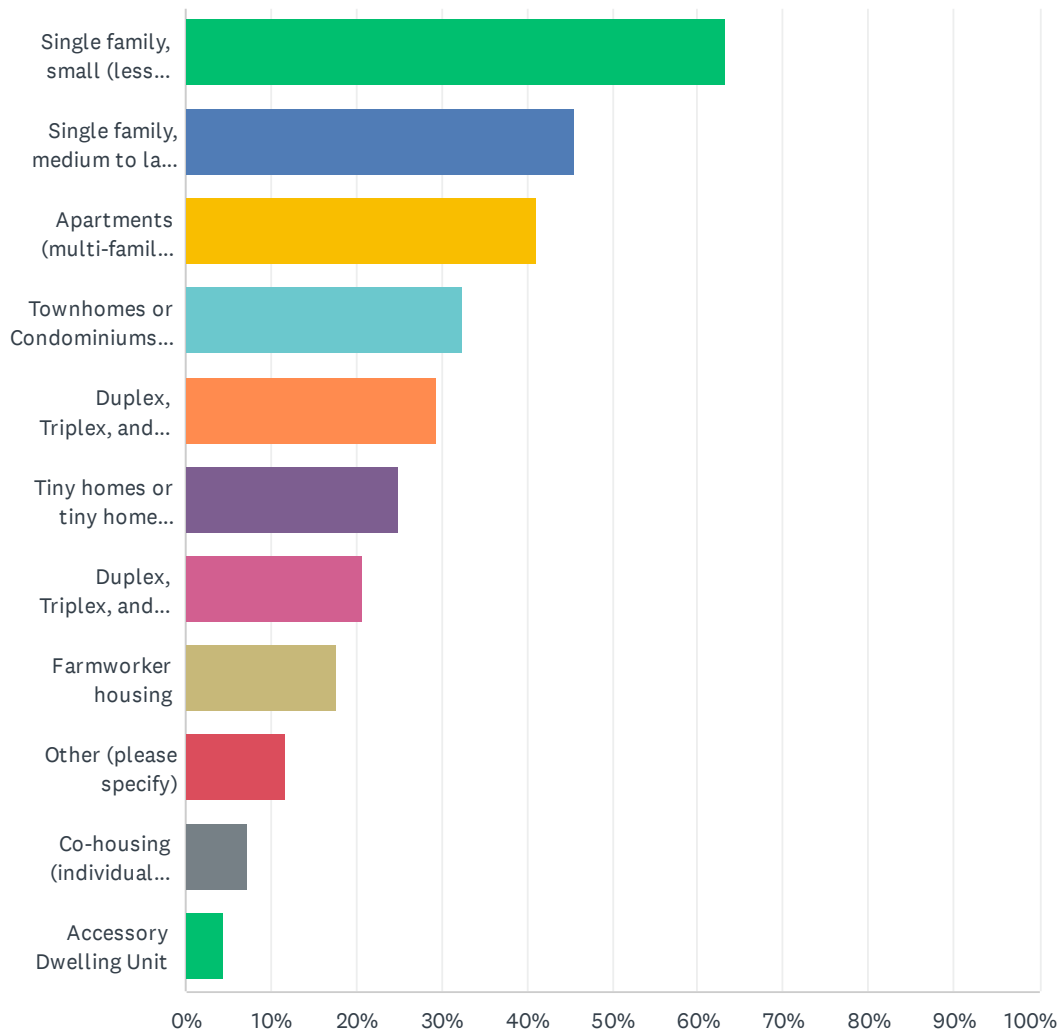
Answered: 68 Skipped: 22



ANSWER CHOICES	RESPONSES	
Yes	22.06%	15
No	77.94%	53
TOTAL		68

### Q14 What types of housing are most needed in unincorporated Glenn County? (Select all that apply)

Answered: 68 Skipped: 22





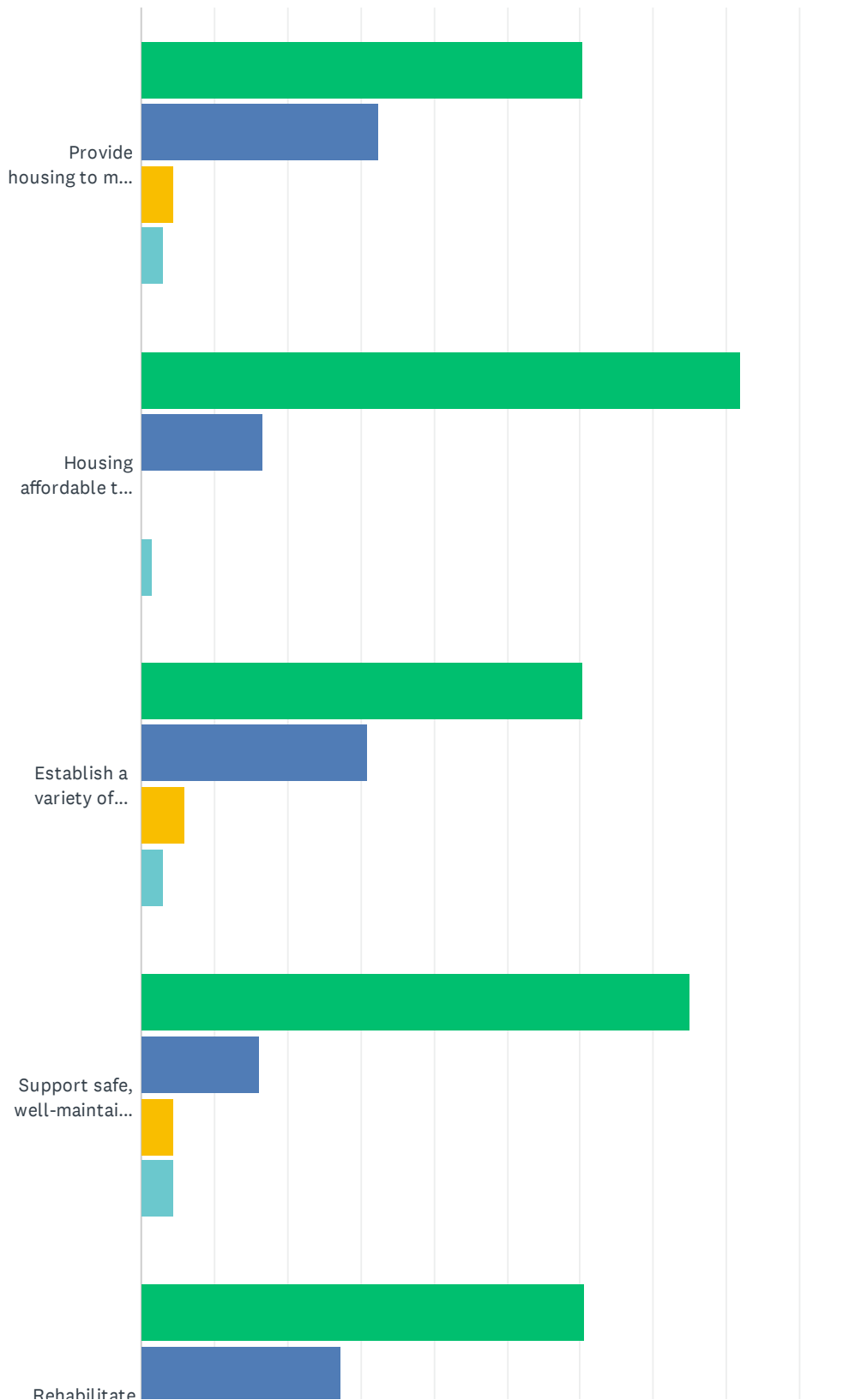
## Glenn County Housing Needs and Priorities Survey

ANSWER CHOICES	RESPONSES	
Single family, small (less than 2,000 square foot home)	63.24%	43
Single family, medium to large (2,000 square foot home or larger)	45.59%	31
Apartments (multi-family rental homes)	41.18%	28
Townhomes or Condominiums (multi-family ownership homes)	32.35%	22
Duplex, Triplex, and Fourplex	29.41%	20
Tiny homes or tiny home villages	25.00%	17
Duplex, Triplex, and Fourplex	20.59%	14
Farmworker housing	17.65%	12
Other (please specify)	11.76%	8
Co-housing (individual homes that are part of larger development with shared common space, such as kitchen, living, recreation, and garden areas)	7.35%	5
Accessory Dwelling Unit	4.41%	3
Total Respondents: 68		

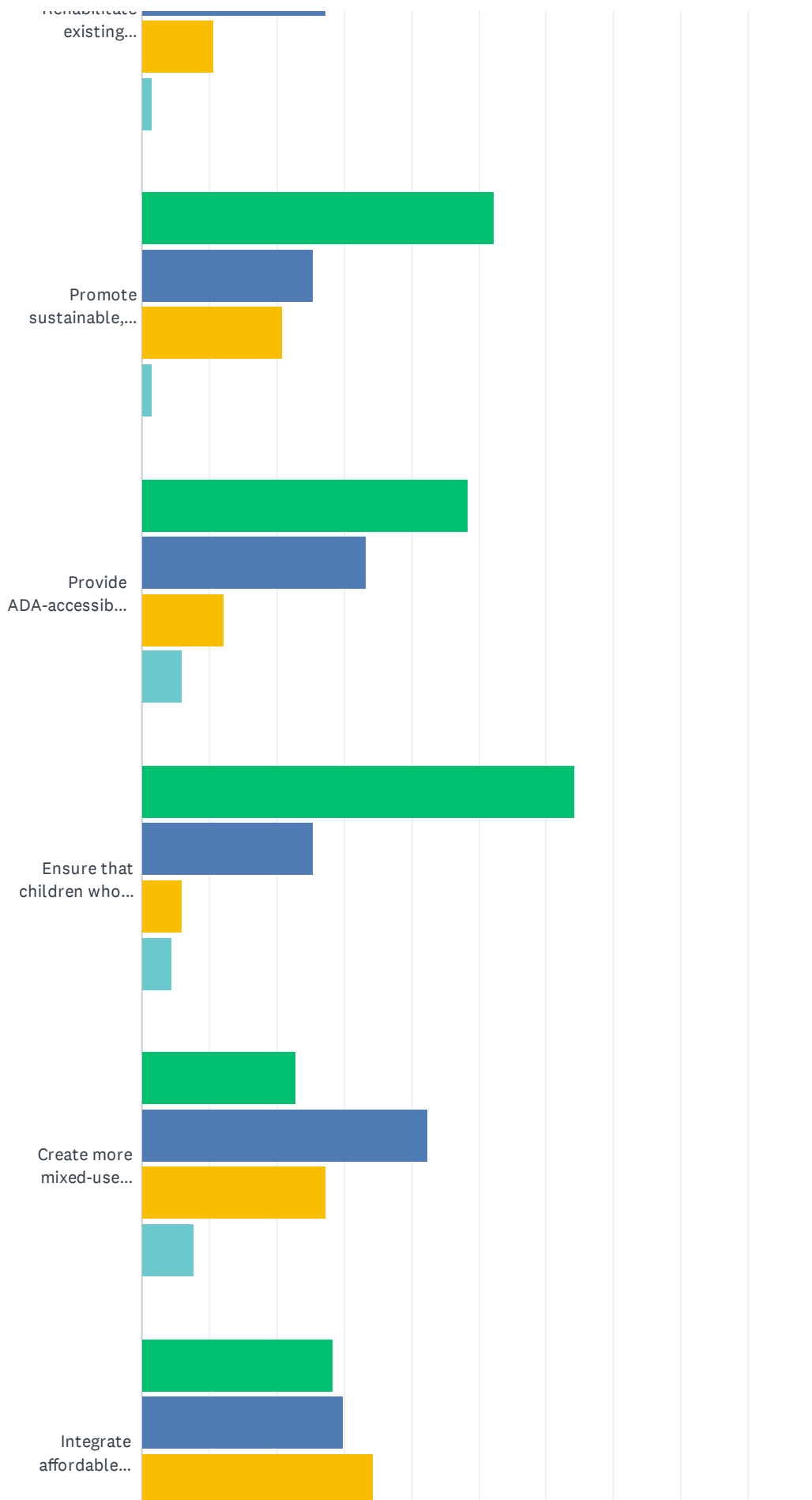
#	OTHER (PLEASE SPECIFY)	DATE
1	Small acreage from 1 to 5 acres (country type living)	10/9/2021 7:02 PM
2	low income housing	9/22/2021 8:40 AM
3	N/A	9/19/2021 6:16 PM
4	Country living	9/19/2021 5:25 PM
5	low income or senior living	9/18/2021 4:56 PM
6	None	9/16/2021 7:08 PM
7	Housing is not needed in unincorporated areas!	9/16/2021 12:24 PM
8	Affordable housing for those on fixed incomes	9/14/2021 1:42 PM

# Q15 How important are the following housing priorities to you and your family?

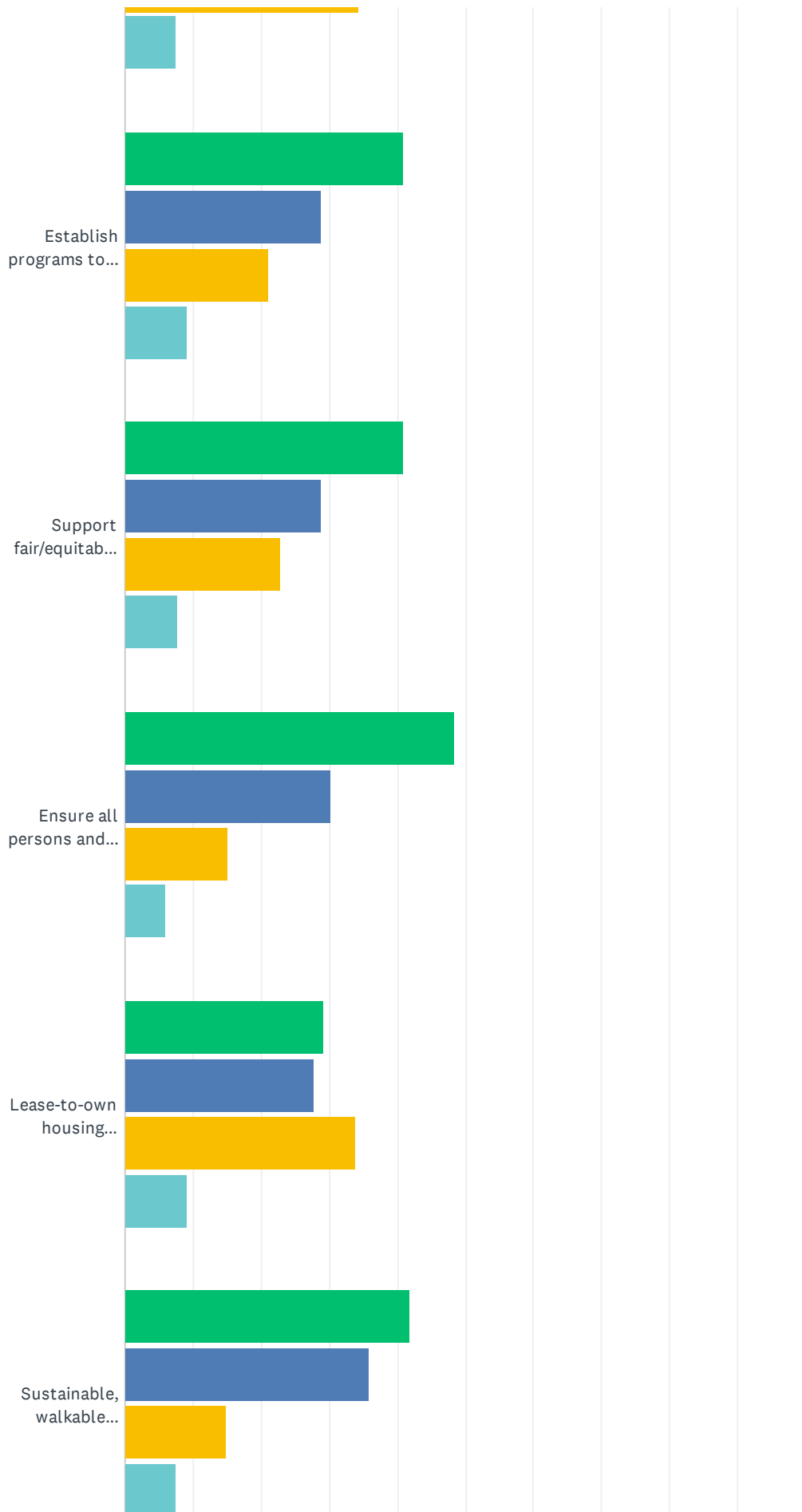
Answered: 68 Skipped: 22



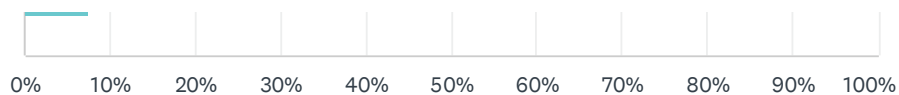
# Glenn County Housing Needs and Priorities Survey



# Glenn County Housing Needs and Priorities Survey



## Glenn County Housing Needs and Priorities Survey

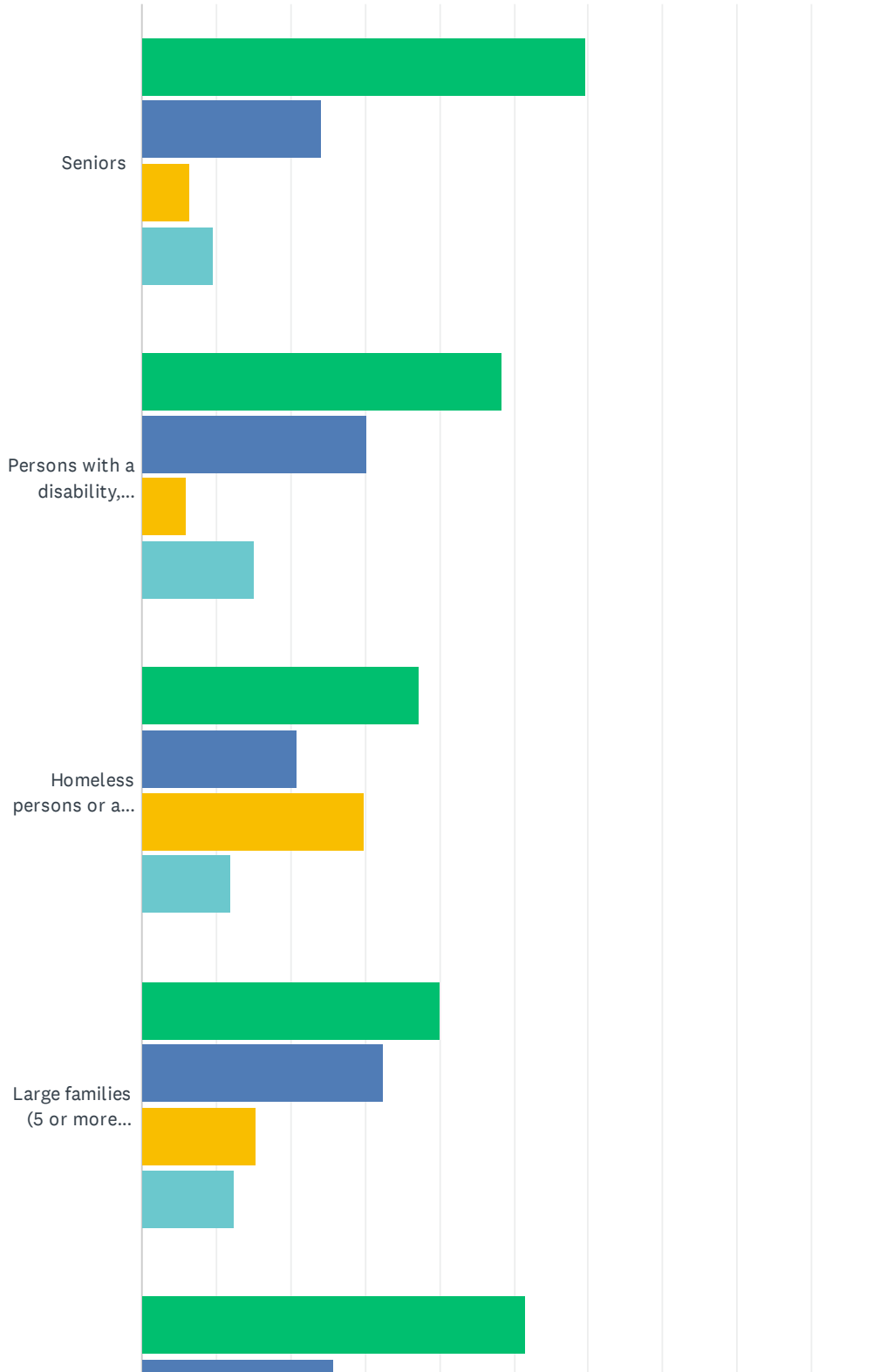


■ Very Import...   
 ■ Somewhat I...   
 ■ Not Import...   
 ■ Don't Know

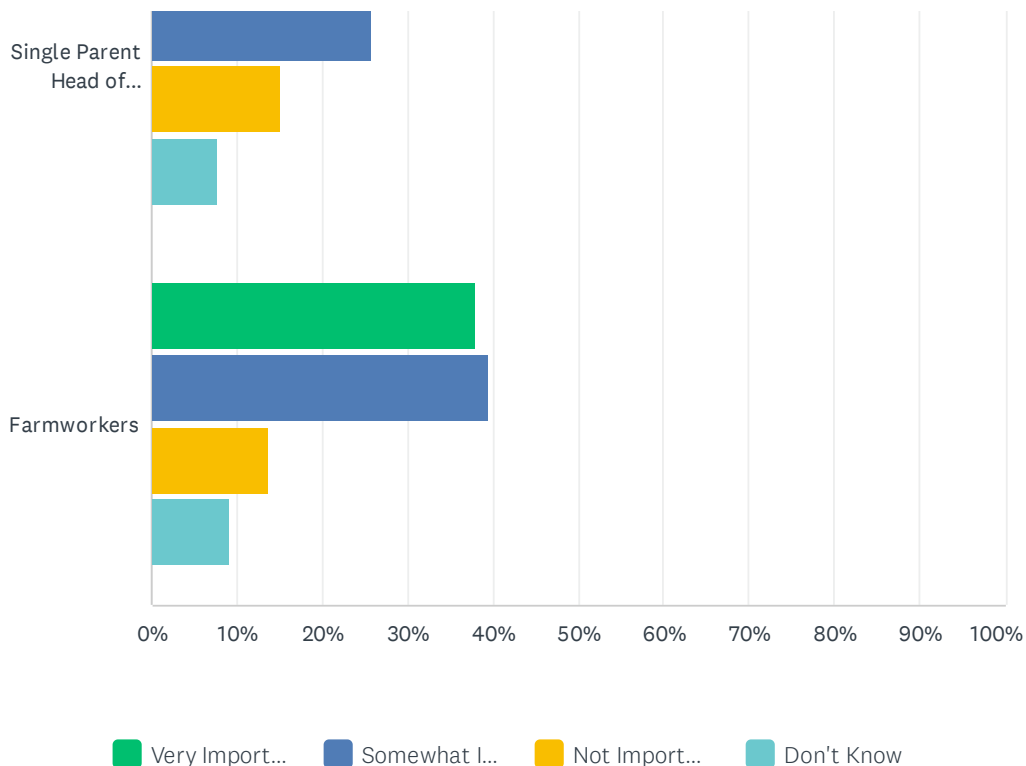
	VERY IMPORTANT	SOMEWHAT IMPORTANT	NOT IMPORTANT	DON'T KNOW	TOTAL
Provide housing to meet the social and economic needs of each community, including both existing and future residents, as well as employers	60.29% 41	32.35% 22	4.41% 3	2.94% 2	68
Housing affordable to working families	81.82% 54	16.67% 11	0.00% 0	1.52% 1	66
Establish a variety of housing types and services to accommodate the diversity of special needs households (elderly, disabled, large families, agricultural workers, female heads of family, and homeless)	60.29% 41	30.88% 21	5.88% 4	2.94% 2	68
Support safe, well-maintained and well-designed housing as a way of strengthening existing and new neighborhoods	75.00% 51	16.18% 11	4.41% 3	4.41% 3	68
Rehabilitate existing housing	60.61% 40	27.27% 18	10.61% 7	1.52% 1	66
Promote sustainable, efficient, and fire-safe housing to address safety, energy, and climate change impacts	52.24% 35	25.37% 17	20.90% 14	1.49% 1	67
Provide ADA-accessible housing	48.48% 32	33.33% 22	12.12% 8	6.06% 4	66
Ensure that children who grow up in Glenn County can afford to live here	64.18% 43	25.37% 17	5.97% 4	4.48% 3	67
Create more mixed-use (commercial/office and residential) projects to bring different land uses closer together	22.73% 15	42.42% 28	27.27% 18	7.58% 5	66
Integrate affordable housing throughout the community to create mixed-income neighborhoods	28.36% 19	29.85% 20	34.33% 23	7.46% 5	67
Establish programs to help at-risk homeowners keep their homes, including mortgage loan programs	40.91% 27	28.79% 19	21.21% 14	9.09% 6	66
Support fair/equitable housing opportunities and programs to help maintain and secure neighborhoods that have suffered foreclosures	40.91% 27	28.79% 19	22.73% 15	7.58% 5	66
Ensure all persons and households have fair and equitable access to housing and housing opportunities	48.48% 32	30.30% 20	15.15% 10	6.06% 4	66
Lease-to-own housing (condominiums, apartments)	29.23% 19	27.69% 18	33.85% 22	9.23% 6	65
Sustainable, walkable development (housing within walking distance to services, schools, and/or the downtown)	41.79% 28	35.82% 24	14.93% 10	7.46% 5	67

# Q16 Are there any populations or persons that need additional housing types or dedicated policies and programs to ensure they can access housing in Glenn County?

Answered: 67 Skipped: 23



## Glenn County Housing Needs and Priorities Survey

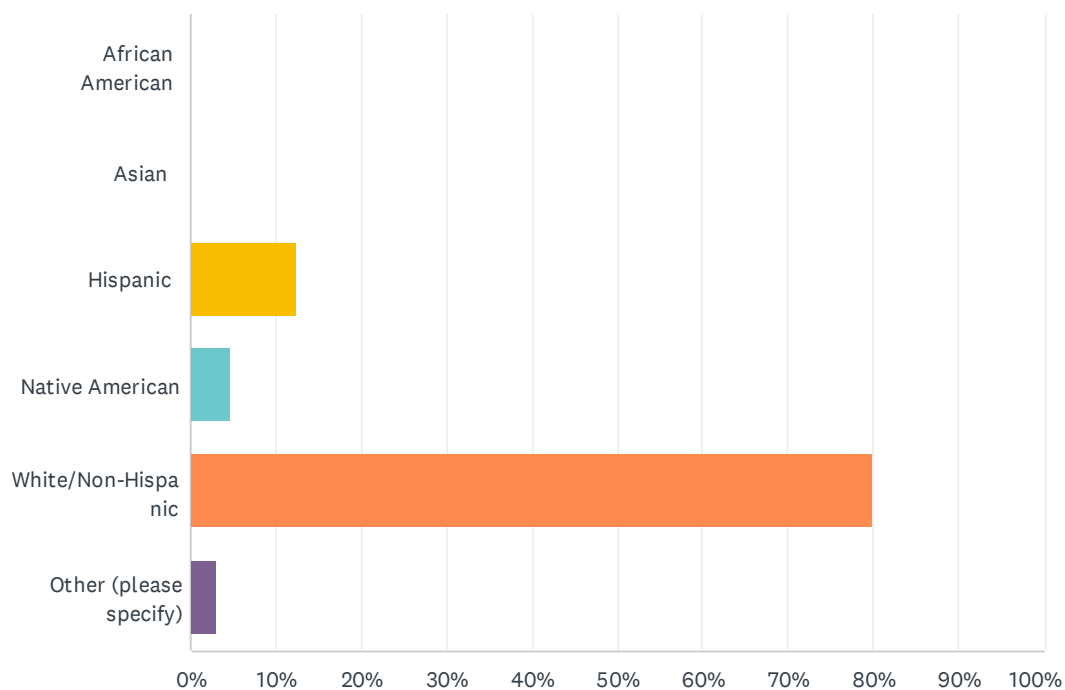


	VERY IMPORTANT	SOMEWHAT IMPORTANT	NOT IMPORTANT	DON'T KNOW	TOTAL	WEIGHTED AVERAGE
Seniors	59.68% 37	24.19% 15	6.45% 4	9.68% 6	62	1.66
Persons with a disability, including developmental	48.48% 32	30.30% 20	6.06% 4	15.15% 10	66	1.88
Homeless persons or at risk of homelessness	37.31% 25	20.90% 14	29.85% 20	11.94% 8	67	2.16
Large families (5 or more persons)	40.00% 26	32.31% 21	15.38% 10	12.31% 8	65	2.00
Single Parent Head of Households	51.52% 34	25.76% 17	15.15% 10	7.58% 5	66	1.79
Farmworkers	37.88% 25	39.39% 26	13.64% 9	9.09% 6	66	1.94

#	OTHER (PLEASE SPECIFY)	DATE
1	Young adults leaving parents homes	9/15/2021 10:37 AM
2	We need places for multi generational households. As in can house a family and grandparents. So 4 plus bedrooms and 2 plus bathrooms.	8/15/2021 3:16 PM

## Q17 What is your race/ethnicity?

Answered: 65 Skipped: 25



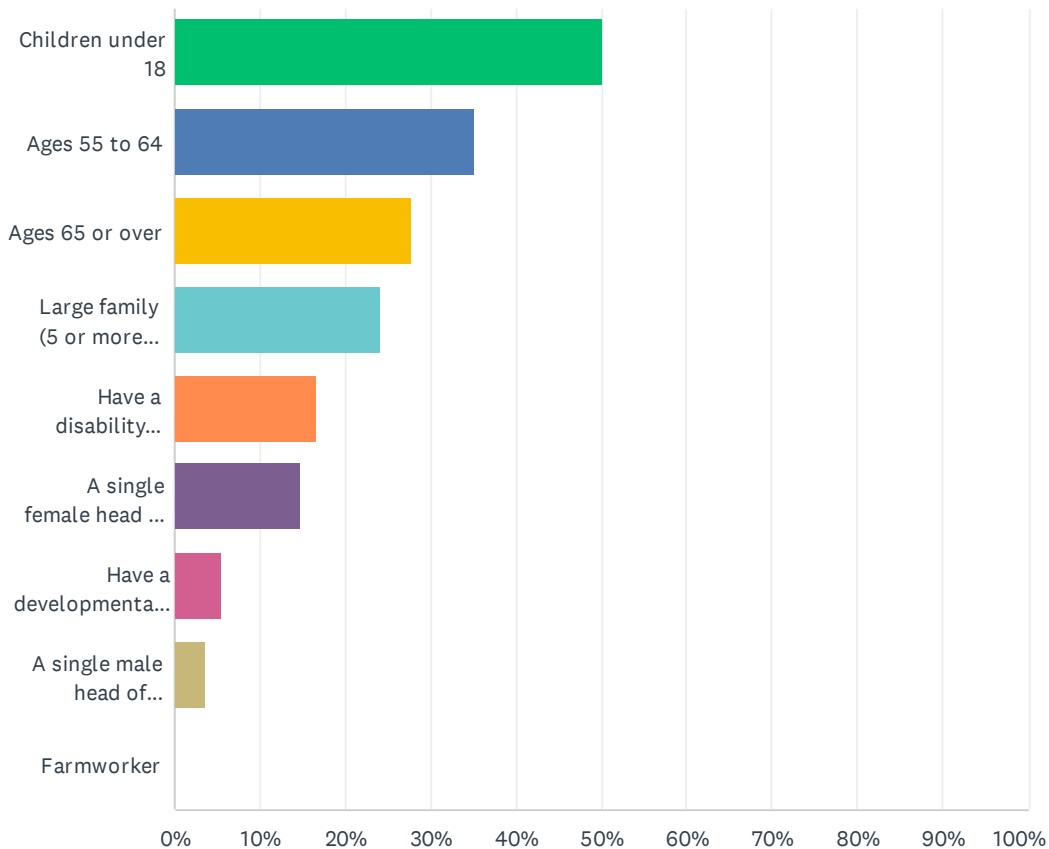
ANSWER CHOICES	RESPONSES
African American	0.00% 0
Asian	0.00% 0
Hispanic	12.31% 8
Native American	4.62% 3
White/Non-Hispanic	80.00% 52
Other (please specify)	3.08% 2
<b>TOTAL</b>	<b>65</b>

#	OTHER (PLEASE SPECIFY)	DATE
1	Decline to state	9/16/2021 12:24 PM
2	Na	9/16/2021 6:43 AM



### Q18 Do any of the following apply to you or someone in your household (check all that apply):

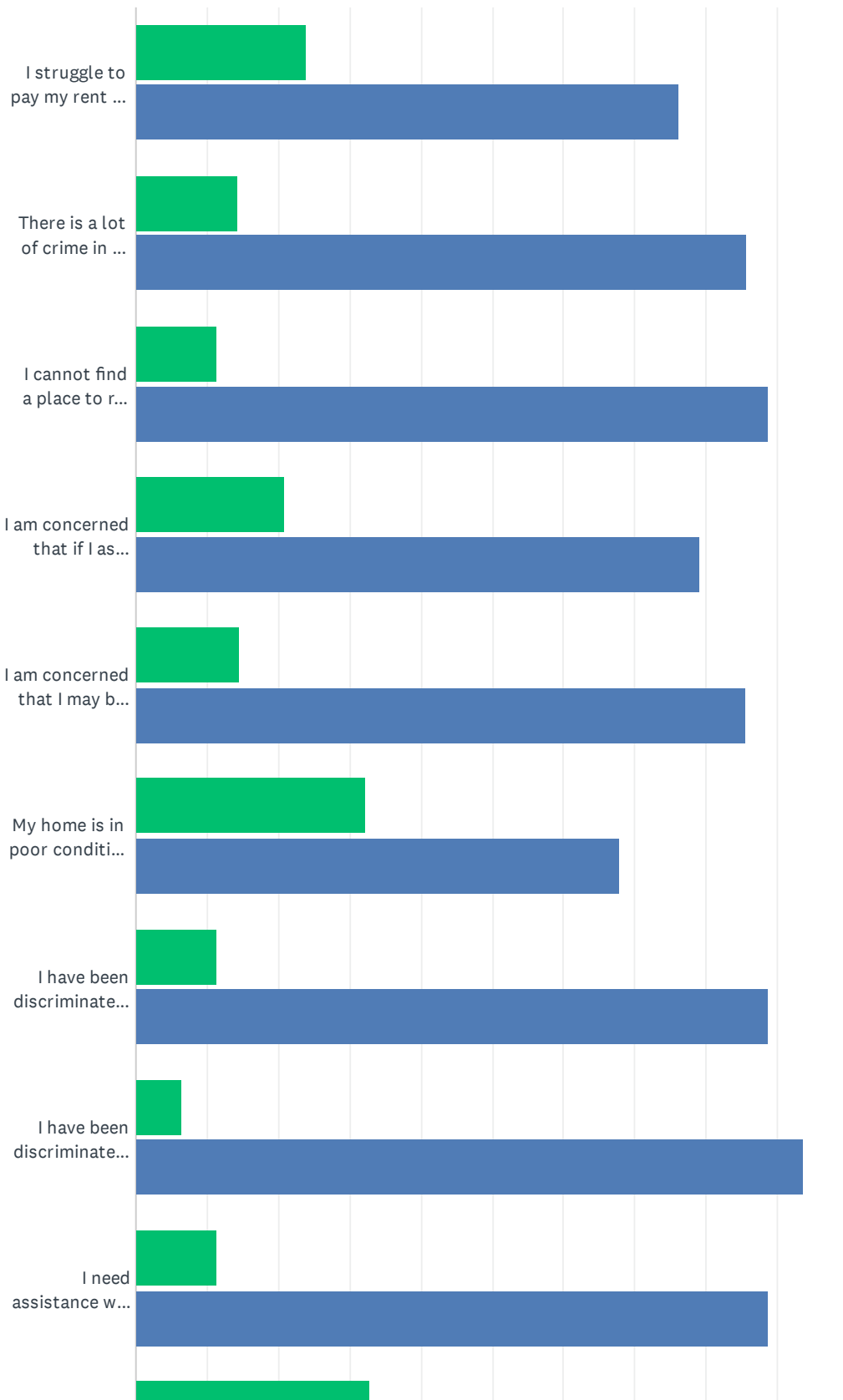
Answered: 54 Skipped: 36



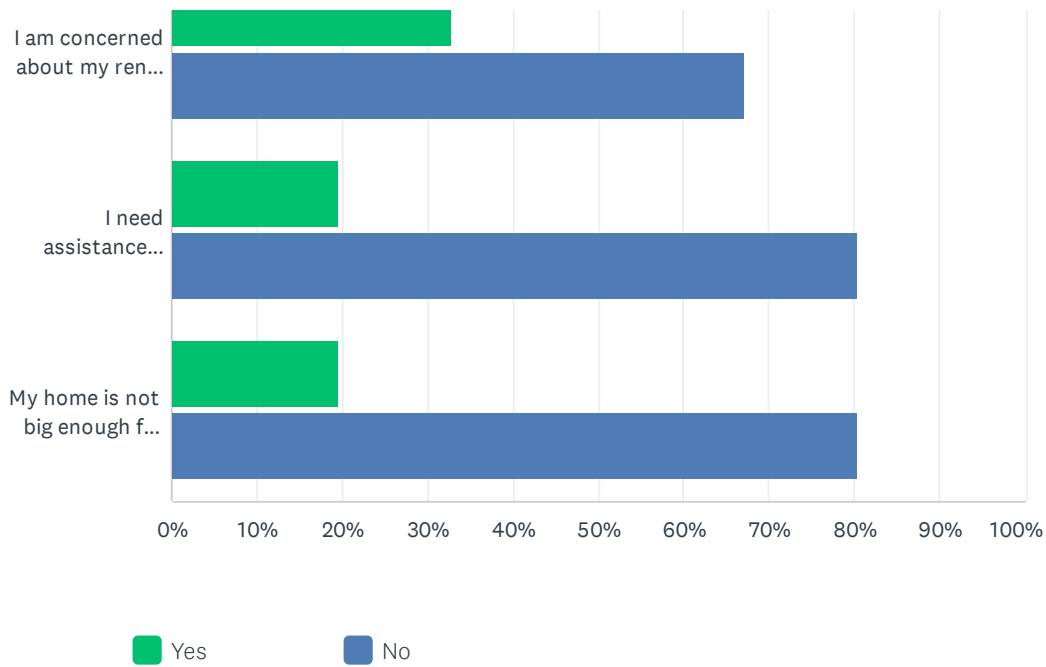
ANSWER CHOICES	RESPONSES	
Children under 18	50.00%	27
Ages 55 to 64	35.19%	19
Ages 65 or over	27.78%	15
Large family (5 or more people)	24.07%	13
Have a disability (non-developmental)	16.67%	9
A single female head of household with children	14.81%	8
Have a developmental disability	5.56%	3
A single male head of household with children	3.70%	2
Farmworker	0.00%	0
Total Respondents: 54		

## Q19 What housing challenges have you experienced?

Answered: 63 Skipped: 27



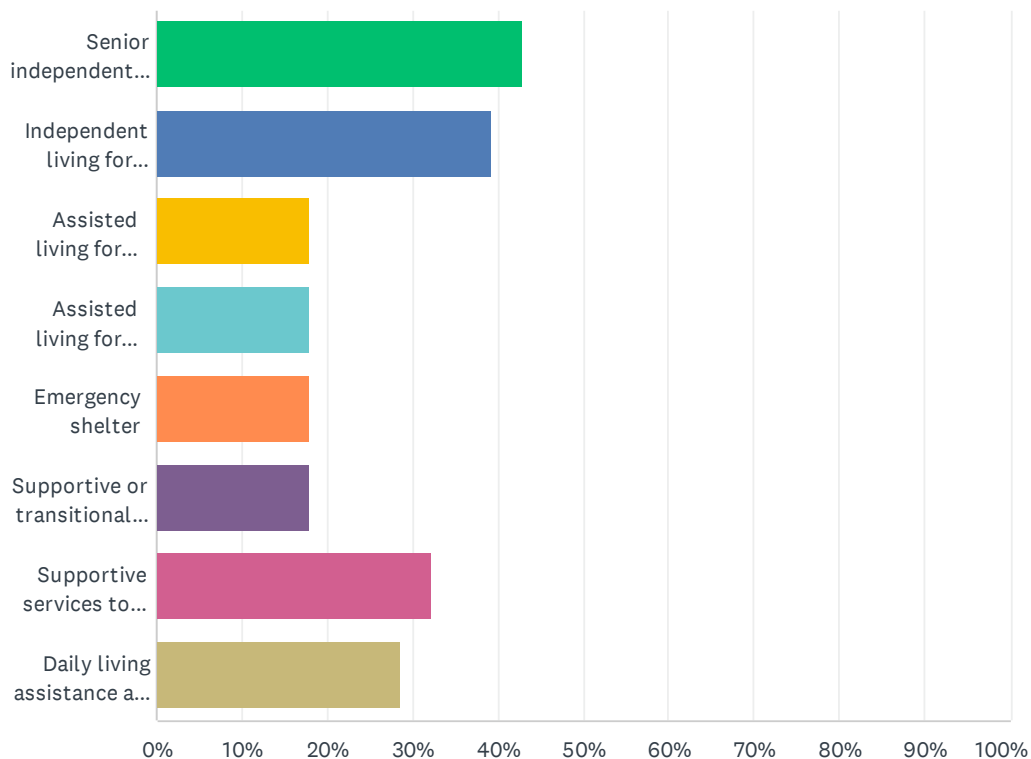
## Glenn County Housing Needs and Priorities Survey



	YES	NO	TOTAL
I struggle to pay my rent or mortgage payment.	23.81% 15	76.19% 48	63
There is a lot of crime in my neighborhood.	14.29% 9	85.71% 54	63
I cannot find a place to rent due to bad credit, previous evictions, or foreclosure.	11.29% 7	88.71% 55	62
I am concerned that if I ask my property manager or landlord to repair my home that my rent will go up or I will be evicted.	20.97% 13	79.03% 49	62
I am concerned that I may be evicted.	14.52% 9	85.48% 53	62
My home is in poor condition and needs repair.	32.26% 20	67.74% 42	62
I have been discriminated against when trying to rent housing.	11.29% 7	88.71% 55	62
I have been discriminated against when trying to purchase housing.	6.45% 4	93.55% 58	62
I need assistance with understanding my rights related to fair housing.	11.29% 7	88.71% 55	62
I am concerned about my rent going up to an amount I can't afford.	32.79% 20	67.21% 41	61
I need assistance finding rental housing.	19.67% 12	80.33% 49	61
My home is not big enough for my family or household.	19.67% 12	80.33% 49	61

## Q20 Do you or someone in your family have any of the following specific housing needs? Please check all that apply.

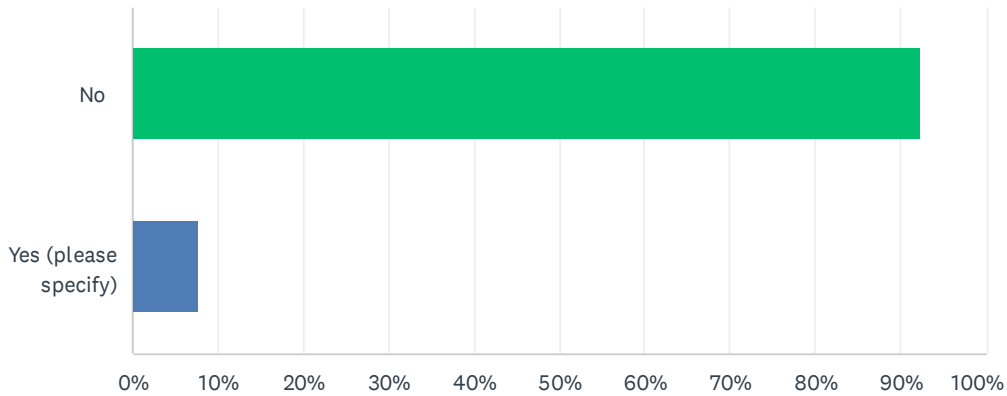
Answered: 28 Skipped: 62



ANSWER CHOICES	RESPONSES	
Senior independent living (senior single family community or senior apartments)	42.86%	12
Independent living for someone with a disability	39.29%	11
Assisted living for senior (55 and over) that provides assistance with daily tasks and has increasing levels of care (from assisted living to skilled nursing)	17.86%	5
Assisted living for disabled persons that provides assistance with daily tasks and has increasing levels of care (from assisted living to skilled nursing)	17.86%	5
Emergency shelter	17.86%	5
Supportive or transitional housing that provides services and support to avoid homelessness	17.86%	5
Supportive services to find and obtain housing.	32.14%	9
Daily living assistance and services to be able to live independently.	28.57%	8
Total Respondents: 28		

**Q21 Have encountered discrimination or other issues that have affected your ability to live in safe, decent housing of your choice? If so, please explain any discrimination or fair housing issues you have encountered.**

Answered: 65 Skipped: 25

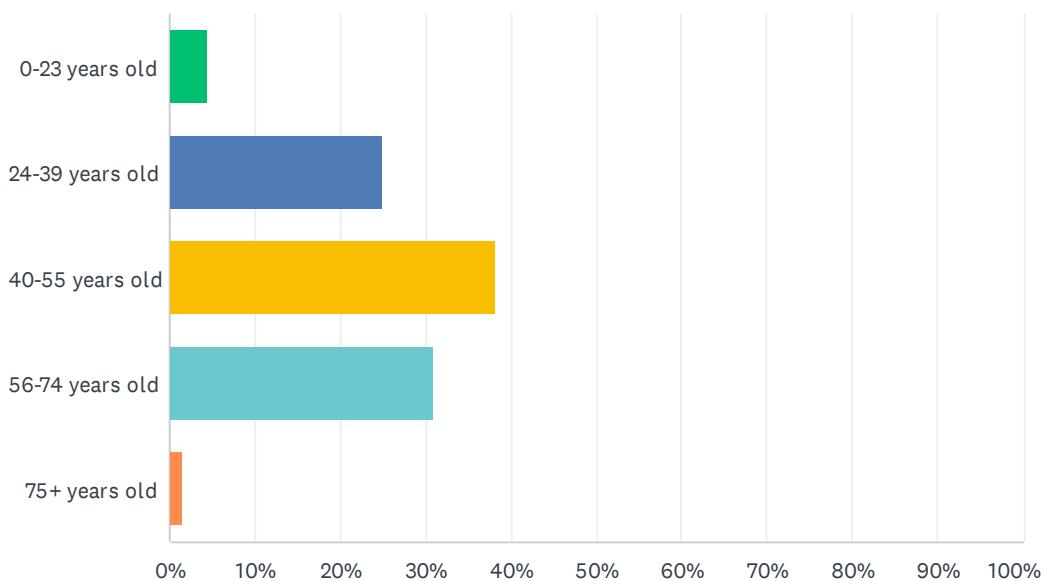


ANSWER CHOICES	RESPONSES
No	92.31% 60
Yes (please specify)	7.69% 5
<b>TOTAL</b>	<b>65</b>

#	YES (PLEASE SPECIFY)	DATE
1	Ageism for being a young, college age female.	9/22/2021 8:25 AM
2	Eviction due to sec 8, enforcement of repairs	9/19/2021 8:38 PM
3	Mental illness leading to homelessness	9/18/2021 12:49 AM
4	No comment	9/16/2021 2:32 PM
5	I went to apply at the low income apartments and was told no because I was single. I felt that was discrimination being that a single person can be low income and in need of housing just as much as a family	9/14/2021 6:34 PM

## Q22 What age range most accurately describes you?

Answered: 68 Skipped: 22



ANSWER CHOICES	RESPONSES	
0-23 years old	4.41%	3
24-39 years old	25.00%	17
40-55 years old	38.24%	26
56-74 years old	30.88%	21
75+ years old	1.47%	1
<b>TOTAL</b>		<b>68</b>

## Q23 Please describe any additional housing comments or concerns you would like to share with the County.

Answered: 28 Skipped: 62

#	RESPONSES	DATE
1	Need more small acreage. Quit worrying about becoming another San Jose. I've heard that for over 50 years.	10/9/2021 7:02 PM
2	No mega apartment complexes. Keep small.	9/26/2021 5:56 PM
3	No affordable housing for younger generations in Glenn County making <\$70k/year	9/23/2021 8:23 AM
4	Affordable housing is greatly needed	9/19/2021 8:40 PM
5	There is slot of homeless people including myself as nd no one wants to help us to get into housing	9/19/2021 8:19 PM
6	n/a	9/19/2021 6:16 PM
7	Crime is getting out of control as well as a homeless problem	9/19/2021 9:31 AM
8	I am concerned with the lack of transitional housing when inmates are released from jail, where do they go in Glenn County? They are only given 3 day emergency shelter in local hotel. And then what? Most are homeless or go back to situations that aren't healthy	9/18/2021 12:54 AM
9	Willows needs to make it a priority to rehab housing that exists here in town. Provide better county infrastructure so businesses can come in to town. Provide healthy options for children after school at a rec center or after school program. Other towns in Glenn county are flourishing while willows is stagnant and decaying.	9/17/2021 9:03 AM
10	Realtor in town is a liar and scammers	9/16/2021 7:09 PM
11	Apartments like Cedar Hills need major help. It's unsafe and very ghetto.	9/16/2021 6:44 AM
12	There are not a lot of options in the Willows community. As a homeowner since 2004 looking for and considering purchasing an upgraded or larger home purchase there just is not a lot available. Most homes for sale are the same size or smaller and in worse condition than I would consider purchasing. Our home is in an older established neighborhood. When I view homes for sale it makes me think we are better off staying where we are at and trying to upgrade our current home.	9/16/2021 5:23 AM
13	My biggest concern is that not alot of people can afford paying the exorbitant monthly cost of renting in Glenn County. Not many people can qualify to rent because not everyone has a credit score high enough and/ or their income is not 3 times the monthly rent. We need to have affordable rent options. This includes seniors as well has families.	9/15/2021 7:04 PM
14	Permit processes are complicated, take too long and are far too expensive for most that need to build or repair their homes in Glenn County	9/15/2021 6:58 PM
15	None	9/15/2021 6:23 PM
16	Need more rental units!!	9/15/2021 6:22 PM
17	Affordable rentals for young adults	9/15/2021 10:38 AM
18	There is no housing here :( I will likely have to move out of the County soon for this reason. My current apartment rental is becoming dilapidated and uninhabitable and there are no other options. The only apartments here are affordable housing (which I don't qualify for) and I hear even those properties have huge waiting lists). The house rentals are gone as they appear and are so few and far between.	9/15/2021 7:25 AM
19	PROPERTY TAXES ARE TOO HIGH!! PERMIT FEES ARE TOO HIGH! SCHOOL FEES ARE TOO HIGH! IT COSTS WAY TOO. UCH FOR NEW CONSTRUCTION IN THE COUNTY.	9/14/2021 5:44 PM

## Glenn County Housing Needs and Priorities Survey

20	Orland city services should be extended to outlining areas to reduce the number of wells and septic lines. Glenn county should not be made an inviting area to the homeless population. This just encourages more homeless people to move to our are and increases crime, litter and drug use.	9/14/2021 3:47 PM
21	Need more new apartment buildings and more homes built. Current apartments like cedar are in severe conditions	9/14/2021 3:39 PM
22	Need "next step" housing - above entry level	9/14/2021 3:09 PM
23	I feel like to buy I would have to have a house with a lot of maintenance. It isn't right to feel doomed when it comes to buying a house. New houses, especially a 3bedroom, should not be over \$400,000 in Orland.	9/14/2021 2:34 PM
24	Many of the subdivisions offer fine first home options but not many options for those who want to move into something nicer.	9/14/2021 1:44 PM
25	We need housing for single elderly men women and or couples that would like to down size from their larger home. Also housing for young college kids that can afford and live on their own. New families that aren't ready to buy a home. We desperately need Affordable condos, apartments, and homes.	9/14/2021 1:19 PM
26	Having a variety of housing types would be best to meet the needs of all residents.	9/14/2021 12:13 PM
27	I would like to push for streamlining the building process for the empty lots in town. Why would anyone want to do a new build when, on top of solar and sprinklers, the city will hold a property owner hostage over the size of plants in the yard. A yard across from a dude with a broken car on the lawn. It's ridiculous. If it was more builder friendly, I would gladly build a duplex myself. The demand is there we just need the city and county to get out of the way. The builders don't want to do work here because of the corruption in the building inspectors. How have we had an inspector who is also a builder and is conveniently difficult to his competitors? Streamline it and the investors will build. Or copy Chico and supply some pre approved plans and help and you will see construction start.	8/15/2021 3:21 PM
28	5	8/9/2021 10:40 AM



**Q24 If you would like to be added to the County's contact list for the Housing Element Update, please enter your contact information below. Note: This information will be kept separate from the remainder of the survey responses in order to ensure responses are published anonymously.**

Answered: 10 Skipped: 80

ANSWER CHOICES	RESPONSES	
Name	100.00%	10
Company	20.00%	2
Address	70.00%	7
Address 2	0.00%	0
City/Town	70.00%	7
State/Province	70.00%	7
ZIP/Postal Code	80.00%	8
Country	0.00%	0
Email Address	90.00%	9
Phone Number	0.00%	0

#	NAME	DATE
1		10/9/2021 7:02 PM
2		9/19/2021 8:31 PM
3		9/18/2021 8:35 PM
4		9/18/2021 12:54 AM
5		9/16/2021 12:24 PM
6		9/15/2021 10:38 AM
7		9/14/2021 3:39 PM
8		9/14/2021 2:34 PM
9		9/14/2021 2:34 PM
10		8/15/2021 3:21 PM

#	COMPANY	DATE
1		9/18/2021 8:35 PM
2		9/18/2021 12:54 AM

#	ADDRESS	DATE
1		10/9/2021 7:02 PM
2		9/19/2021 8:31 PM

Glenn County Housing Needs and Priorities Survey

3	<b>ADDRESS 2</b>	9/18/2021 8:35 PM
4	There are no responses.	9/18/2021 12:54 AM
5		9/14/2021 2:34 PM
6		9/14/2021 2:34 PM
7		8/15/2021 3:21 PM

#	CITY/TOWN	DATE
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#		DATE
1		10/9/2021 7:02 PM
2		9/19/2021 8:31 PM
3		9/18/2021 8:35 PM
4		9/18/2021 12:54 AM
5		9/14/2021 2:34 PM
6		9/14/2021 2:34 PM
7		8/15/2021 3:21 PM

#	STATE/PROVINCE	DATE
1	CA	10/9/2021 7:02 PM
2	CA	9/19/2021 8:31 PM
3	CA	9/18/2021 8:35 PM
4	Ca	9/18/2021 12:54 AM
5	Ca	9/14/2021 2:34 PM
6	CA	9/14/2021 2:34 PM
7	Ca	8/15/2021 3:21 PM

#	ZIP/POSTAL CODE	DATE
1		10/9/2021 7:02 PM
2		9/19/2021 8:31 PM
3		9/18/2021 8:35 PM
4		9/18/2021 12:54 AM
5		9/15/2021 10:38 AM
6		9/14/2021 2:34 PM
7		9/14/2021 2:34 PM
8		8/15/2021 3:21 PM

#	COUNTRY	DATE
	There are no responses.	

#	EMAIL ADDRESS	DATE
1		10/9/2021 7:02 PM
2		9/19/2021 8:31 PM
3		9/18/2021 8:35 PM
4		9/18/2021 12:54 AM

# Glenn County Housing Needs and Priorities Survey

5	<b>PHONE NUMBER</b>	9/16/2021 12:24 PM
6	There are no responses.	9/15/2021 10:38 AM
7		9/14/2021 2:34 PM
8		9/14/2021 2:34 PM
9		8/15/2021 3:21 PM
#		<b>DATE</b>

## APPENDIX C

### Glenn County Housing Element Stakeholders Survey

**Q1 Contact Information.** Please provide your name, organization you are affiliated with, and contact information.

Answered: 12 Skipped: 0

ANSWER CHOICES	RESPONSES	
Name	100.00%	12
Organization	100.00%	12
Address	100.00%	12
Address 2	0.00%	0
City	100.00%	12
State	100.00%	12
ZIP Code	100.00%	12
Country	0.00%	0
Email Address	100.00%	12
Phone Number	100.00%	12

#	NAME	DATE
1	Cindy Holley	11/4/2021 11:46 AM
2	Patricia Loera	10/25/2021 3:32 PM
3	kevin triance	10/25/2021 2:15 PM
4	victor Perry	10/25/2021 12:58 PM
5	Marcie Skelton	10/25/2021 12:01 PM
6	Sarah Yerman	10/25/2021 11:48 AM
7	Jared Garrison	10/25/2021 10:49 AM
8	Janelle Kelly	10/24/2021 6:45 PM
9	Glenn Dale Myers	10/23/2021 10:22 AM
10	LeeAnn Grigsby	10/21/2021 3:52 PM
11	Stephanie Rust	10/21/2021 1:27 PM
12	Erica Amaya	10/21/2021 1:15 PM

#	ORGANIZATION	DATE
1	Glenn County	11/4/2021 11:46 AM
2	First 5 Glenn County	10/25/2021 3:32 PM
3	SCJUSD	10/25/2021 2:15 PM
4	Orland Unified School District	10/25/2021 12:58 PM
5	Glenn Co. Department of Agriculture	10/25/2021 12:01 PM
6	Butte County Office of Education	10/25/2021 11:48 AM
7	GCPH	10/25/2021 10:49 AM
8	Glenn County HHSA	10/24/2021 6:45 PM
9	Unity House's	10/23/2021 10:22 AM
10	RD2140	10/21/2021 3:52 PM
11	Glenn County Behavioral Health	10/21/2021 1:27 PM
12	Nations Finest	10/21/2021 1:15 PM

#	ADDRESS	DATE
1		11/4/2021 11:46 AM
2		10/25/2021 3:32 PM
3		10/25/2021 2:15 PM
4		10/25/2021 12:58 PM
5		10/25/2021 12:01 PM
6		10/25/2021 11:48 AM
7		10/25/2021 10:49 AM
8		10/24/2021 6:45 PM

## Glenn County Housing Element Stakeholders Survey

9		10/23/2021 10:22 AM
10		10/21/2021 3:52 PM
11		10/21/2021 1:27 PM
12		10/21/2021 1:15 PM
#	ADDRESS 2	DATE
	There are no responses.	
#	CITY	DATE
1	Willows	11/4/2021 11:46 AM
2	Willows	10/25/2021 3:32 PM
3	Elk Creek	10/25/2021 2:15 PM
4	Orland	10/25/2021 12:58 PM
5	Willows	10/25/2021 12:01 PM
6	Oroville	10/25/2021 11:48 AM
7	Orland	10/25/2021 10:49 AM
8	Willows	10/24/2021 6:45 PM
9	Orland	10/23/2021 10:22 AM
10	Hamilton City	10/21/2021 3:52 PM
11	Willows	10/21/2021 1:27 PM
12	Chico	10/21/2021 1:15 PM
#	STATE	DATE
1	US	11/4/2021 11:46 AM
2	CA	10/25/2021 3:32 PM
3	California	10/25/2021 2:15 PM
4	CA	10/25/2021 12:58 PM
5	CA	10/25/2021 12:01 PM
6	CA	10/25/2021 11:48 AM
7	CA	10/25/2021 10:49 AM
8	CA	10/24/2021 6:45 PM
9	CA	10/23/2021 10:22 AM
10	Ca	10/21/2021 3:52 PM
11	CA	10/21/2021 1:27 PM
12	ca	10/21/2021 1:15 PM
#	ZIP CODE	DATE
1	95988	11/4/2021 11:46 AM
2	95988	10/25/2021 3:32 PM
3	95939	10/25/2021 2:15 PM
4	95963-1426	10/25/2021 12:58 PM
5	95988	10/25/2021 12:01 PM
6	95965	10/25/2021 11:48 AM
7	95963	10/25/2021 10:49 AM
8	95988	10/24/2021 6:45 PM
9	95963	10/23/2021 10:22 AM
10	95951	10/21/2021 3:52 PM
11	96055	10/21/2021 1:27 PM
12	95926	10/21/2021 1:15 PM
#	COUNTRY	DATE
	There are no responses.	
#	EMAIL ADDRESS	DATE

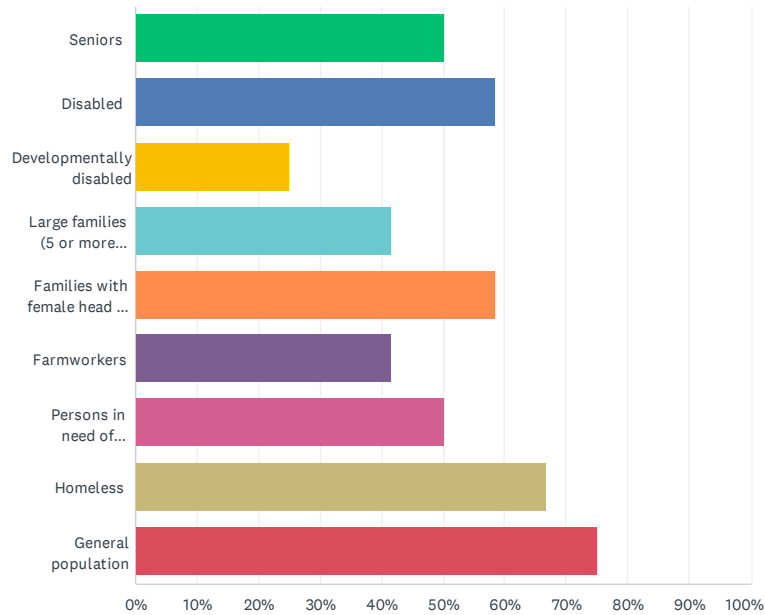
# Glenn County Housing Element Stakeholders Survey

#	PHONE NUMBER	DATE
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# Glenn County Housing Element Stakeholders Survey

**Q2 Service Population.** Which community population(s) does your organization serve? Please note that the populations identified below are based on populations identified as having special housing needs in State Housing Element Law.

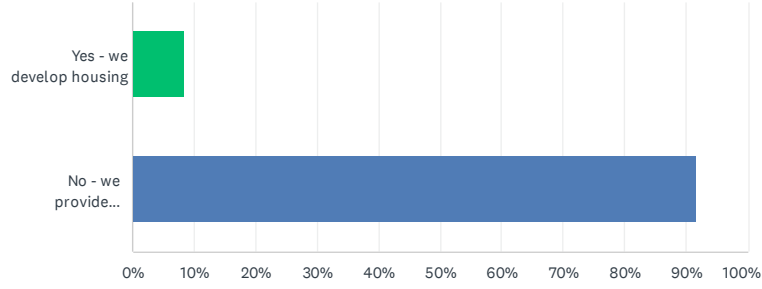
Answered: 12 Skipped: 0



ANSWER CHOICES	RESPONSES	
Seniors	50.00%	6
Disabled	58.33%	7
Developmentally disabled	25.00%	3
Large families (5 or more persons)	41.67%	5
Families with female head of household	58.33%	7
Farmworkers	41.67%	5
Persons in need of emergency shelter	50.00%	6
Homeless	66.67%	8
General population	75.00%	9
Total Respondents: 12		

### Q3 Does your organization develop housing?

Answered: 12 Skipped: 0



ANSWER CHOICES	RESPONSES	
Yes - we develop housing	8.33%	1
No - we provide supportive services, advocacy, or other human services but do not develop housing	91.67%	11
<b>TOTAL</b>		<b>12</b>



Q4 Housing Types. What are the primary housing types needed by the population your organization services? Please check all that apply.

Answered: 0 Skipped: 12

 No matching responses.

## Glenn County Housing Element Stakeholders Survey

	GENERAL POPULATION	SENIORS/ELDERLY	DISABLED	DEVELOPMENTALLY DISABLED	FEMALE HEADS OF HOUSEHOLD WITH FAMILY	FARMWORKERS	PERSONS IN NEED OF EMERGENCY SHELTER	OTHER
Single family housing - affordable to extremely low, very low, and low income households	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0
Single family housing - small format (less than 2,000 s.f. per unit)	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0
Single family housing - medium to large format (2,000 s.f. per unit or larger)	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0
Duplex, triplex, or fourplex	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0
Multifamily - market rate	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0
Multifamily housing - affordable to extremely low, very low, and low income households	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0
Multifamily housing - senior	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0
Multifamily housing - senior, affordable to extremely low, very low, and low income households	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0
Lease-to-own housing (condominiums, townhomes, or single family)	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0
Townhomes or condominiums (individually-owned units with common landscaping, parking, and community amenities)	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0
Accessory dwelling unit	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0
Co-housing (individual homes that are part of larger development with shared common space, such as kitchen, living, recreation, and garden areas)	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0
Tiny homes or tiny home villages	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0
Emergency shelter	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0
Transitional or supportive housing	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0

## Glenn County Housing Element Stakeholders Survey

Housing with features for a disabled person (ramp, grab bars, low counters and cabinets, assistive devices for hearing- or visually-impaired persons)	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0
Housing close to services (grocery stores, financial, personal, and social services, etc.)	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0
Housing with on-site child daycare	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0
Permanent farmworker housing	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0
Seasonal or temporary farmworker housing	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0

**Q5 Housing Needs and Services.** What are the primary housing needs of the population(s) that your organization serves? Please check all that apply.

Answered: 0 Skipped: 12

 No matching responses.

## Glenn County Housing Element Stakeholders Survey

	GENERAL POPULATION	SENIORS/ELDERLY	DISABLED	DEVELOPMENTALLY DISABLED	FEMALE HEADS OF HOUSEHOLD WITH FAMILY	FARMWORKERS	PERSONS IN NEED OF EMERGENCY SHELTER	OTHEI
General assistance with renting a home	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00%
General assistance with purchasing a home	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00%
Assistance finding housing affordable to extremely low income (<30% of median income) households	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00%
Assistance finding housing affordable to lower income (<30% of median income) households	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00%
Assistance with being housed in an emergency shelter	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00%
Assistance with being housed in transitional or supportive housing	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00%
Grants or loans to make modifications to make a home accessible to a disabled resident	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00%
Occasional financial assistance to pay rent, mortgage, and/or utilities	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00%
Housing close to public transportation	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00%
Housing close to services (grocery stores, financial, personal, and social services, etc.)	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00%
Housing close to daycare	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00%
Assistance with addressing discrimination, legal rent or mortgage practices, tenant/landlord mediation, or other fair	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00%

# Glenn County Housing Element Stakeholders Survey

housing  
issues

Translation assistance for non-english speaking persons	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00%
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Q6 What are the primary barriers your organization and/or service population encounter related to finding or staying in housing?

Answered: 0 Skipped: 12

#	RESPONSES	DATE
	There are no responses.	

Q7 What services or actions are needed to provide or improve housing or human services in unincorporated Glenn County?

Answered: 0 Skipped: 12

#	RESPONSES	DATE
	There are no responses.	



Q8 What services or actions are needed to improve access to regional services?

Answered: 0 Skipped: 12

#	RESPONSES	DATE
	There are no responses.	

### Q9 Have your clients experienced fair housing issues?

Answered: 0 Skipped: 12

 No matching responses.

ANSWER CHOICES	RESPONSES	
No	0.00%	0
Yes	0.00%	0
TOTAL		0

# Glenn County Housing Element Stakeholders Survey

**Q10 If you clients or service population have experienced fair housing issues, please identify the reason(s) for discrimination.**

Answered: 0 Skipped: 12

⚠ No matching responses.

ANSWER CHOICES	RESPONSES
Race	0.00% 0
Ethnicity	0.00% 0
Age	0.00% 0
Disability	0.00% 0
Familial Status	0.00% 0
Gender	0.00% 0
Other (please specify)	0.00% 0
Total Respondents: 0	

#	OTHER (PLEASE SPECIFY)	DATE
	There are no responses.	

**Q11 What type of discrimination have your clients or service population experienced? You may select multiple answers.**

Answered: 0 Skipped: 12

 No matching responses.

ANSWER CHOICES	RESPONSES	
Property manager or landlord not negotiating a rent or lease of an available unit.	0.00%	0
Difficulty obtaining financing for a home purchase.	0.00%	0
Real estate agent or seller not negotiate a sale of an available home.	0.00%	0
Property manager or landlord not addressing repairs or other livability issues.	0.00%	0
Providing inferior housing.	0.00%	0
Cancellation or termination of a lease or rental agreement.	0.00%	0
Cancellation or termination of a sales agreement.	0.00%	0
Other (please specify)	0.00%	0
Total Respondents: 0		

#	OTHER (PLEASE SPECIFY)	DATE
	There are no responses.	

Q12 Are there any other housing priorities, issues, or concerns that you would like to identify to assist the County in identifying housing needs and developing appropriate programs to address housing needs?

Answered: 0 Skipped: 12

#	RESPONSES	DATE
	There are no responses.	

**Q13 In your experience, what are typical costs of single family development in Glenn County or the greater region?**

Answered: 0 Skipped: 12

ANSWER CHOICES	RESPONSES	
Land cost (per acre)	0.00%	0
Site improvements (grading, access, utilities, etc.) (per acre)	0.00%	0
Building Construction (per square foot)	0.00%	0
Other Costs	0.00%	0

#	LAND COST (PER ACRE)	DATE
	There are no responses.	

#	SITE IMPROVEMENTS (GRADING, ACCESS, UTILITIES, ETC.) (PER ACRE)	DATE
	There are no responses.	

#	BUILDING CONSTRUCTION (PER SQUARE FOOT)	DATE
	There are no responses.	

#	OTHER COSTS	DATE
	There are no responses.	

**Q14 In your experience, what are typical costs of multifamily development in Glenn County or the greater region?**

Answered: 0 Skipped: 12

ANSWER CHOICES	RESPONSES	
Land cost (per acre)	0.00%	0
Site improvements (grading, access, utilities, etc.) (per acre)	0.00%	0
Building Construction (per square foot)	0.00%	0
Other Costs	0.00%	0

#	LAND COST (PER ACRE)	DATE
	There are no responses.	
#	SITE IMPROVEMENTS (GRADING, ACCESS, UTILITIES, ETC.) (PER ACRE)	DATE
	There are no responses.	
#	BUILDING CONSTRUCTION (PER SQUARE FOOT)	DATE
	There are no responses.	
#	OTHER COSTS	DATE
	There are no responses.	

Q15 What is the preferred minimum parcel size for an affordable (lower income) multifamily development project?

Answered: 0 Skipped: 12

#	RESPONSES	DATE
	There are no responses.	



Q16 What is the preferred maximum parcel size for an affordable (lower income) multifamily development project?

Answered: 0 Skipped: 12

#	RESPONSES	DATE
	There are no responses.	

Q17 What is the minimum desirable density (units per acre) for an affordable (lower income) housing development project?

Answered: 0 Skipped: 12

#	RESPONSES	DATE
	There are no responses.	

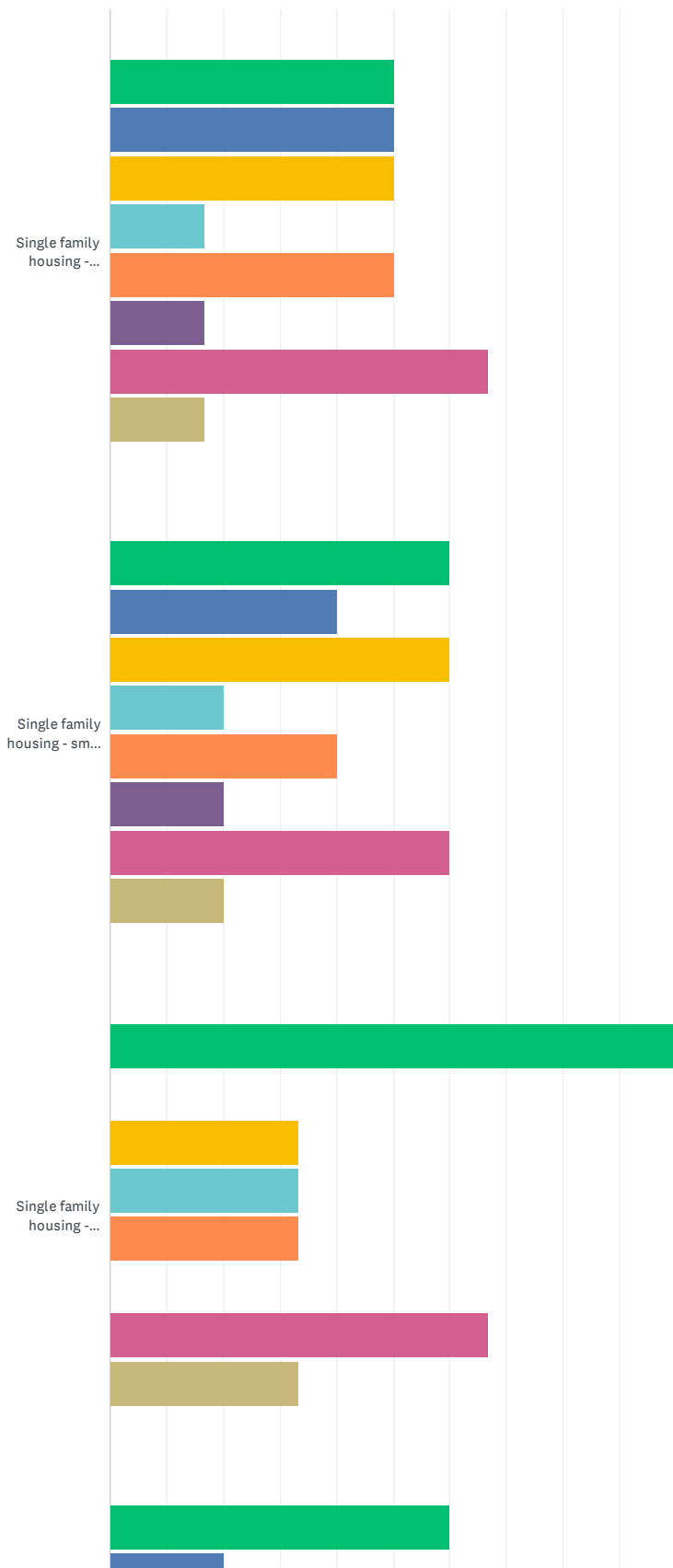
Q18 Have you encountered any specific impediments to developing housing in the unincorporated area of Glenn County? If yes, please describe.

Answered: 0 Skipped: 12

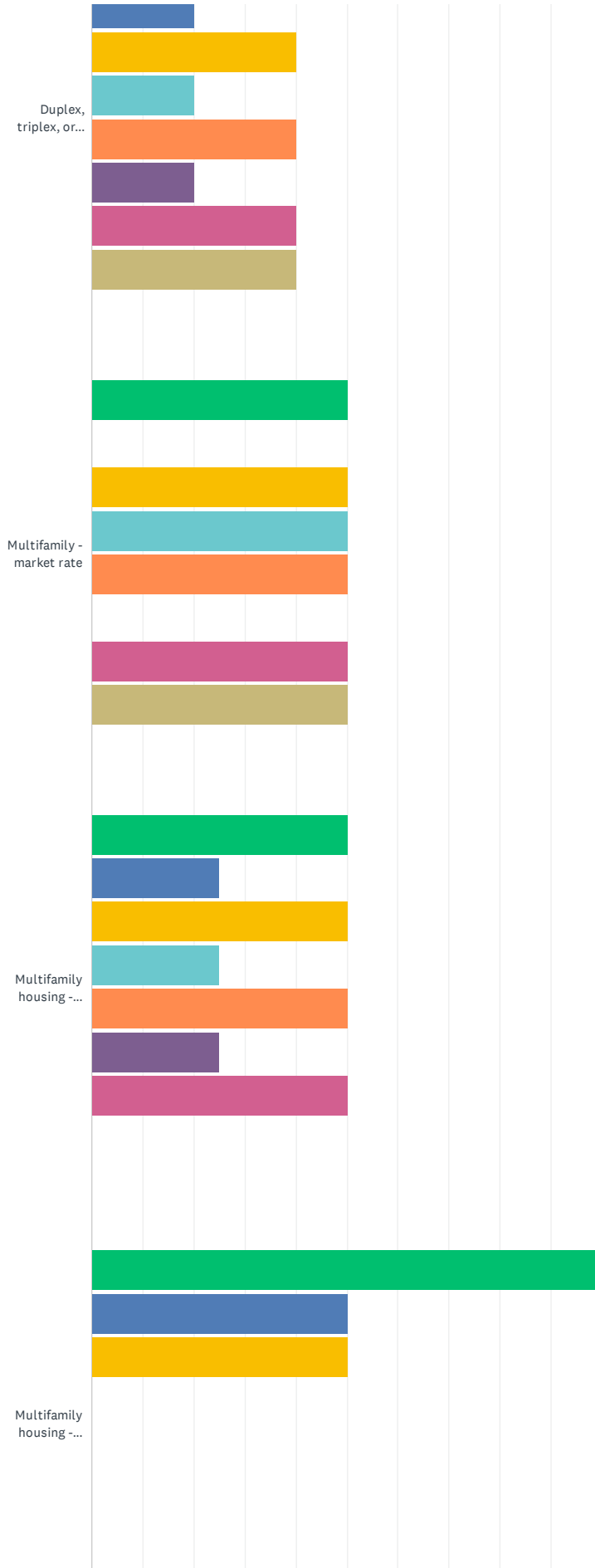
#	RESPONSES	DATE
	There are no responses.	

Q19 Housing Types. What are the primary housing types needed by the population your organization services? Please check all that apply.

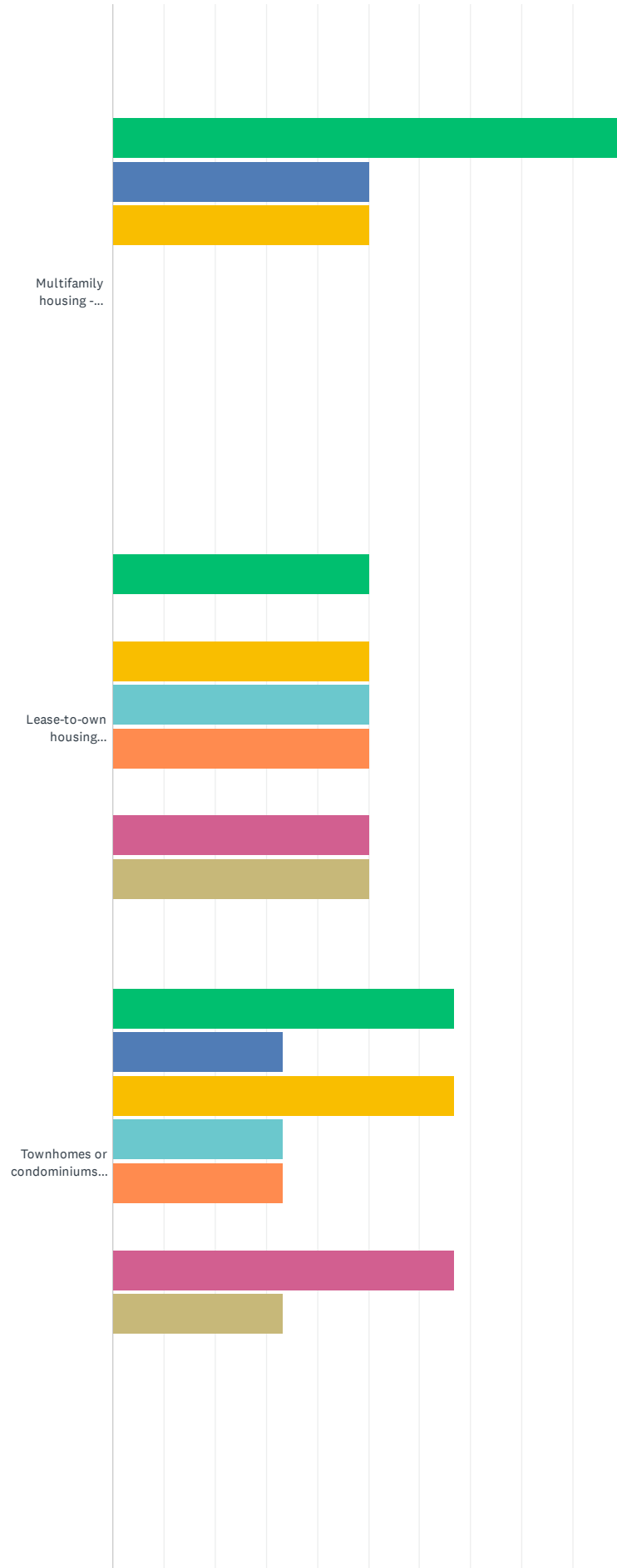
Answered: 6 Skipped: 6



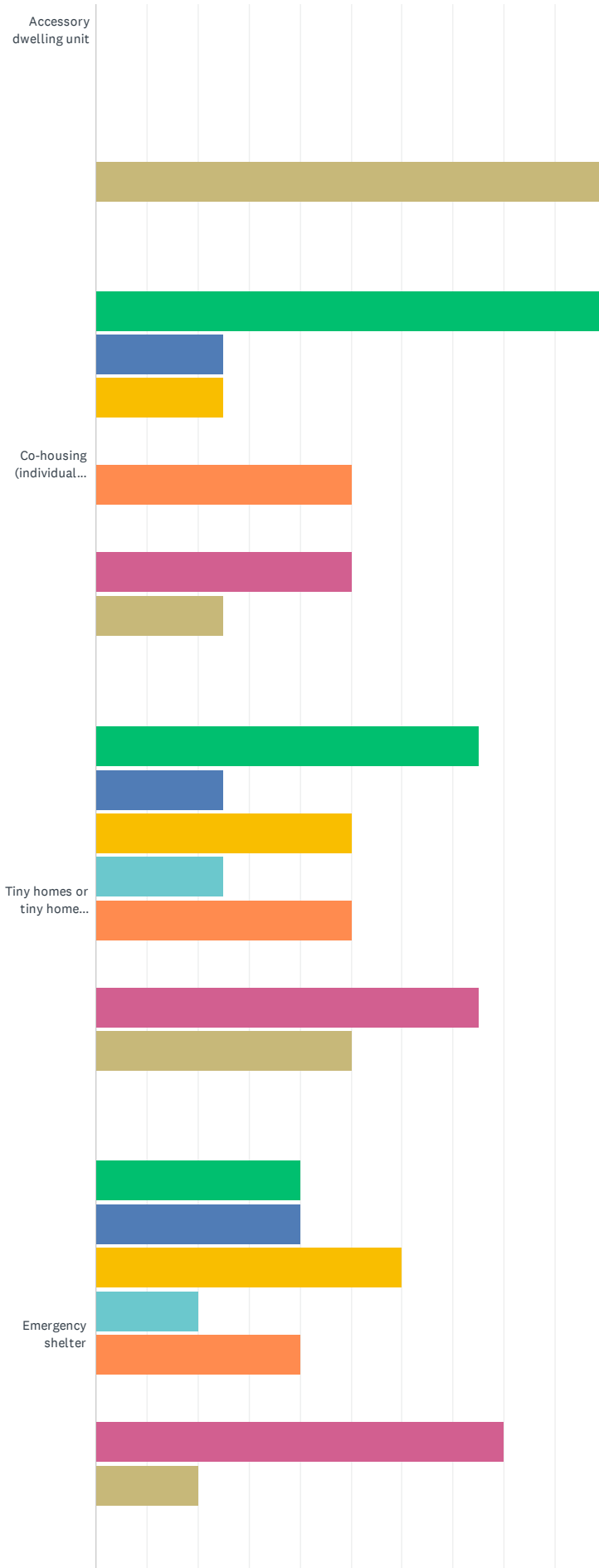
# Glenn County Housing Element Stakeholders Survey



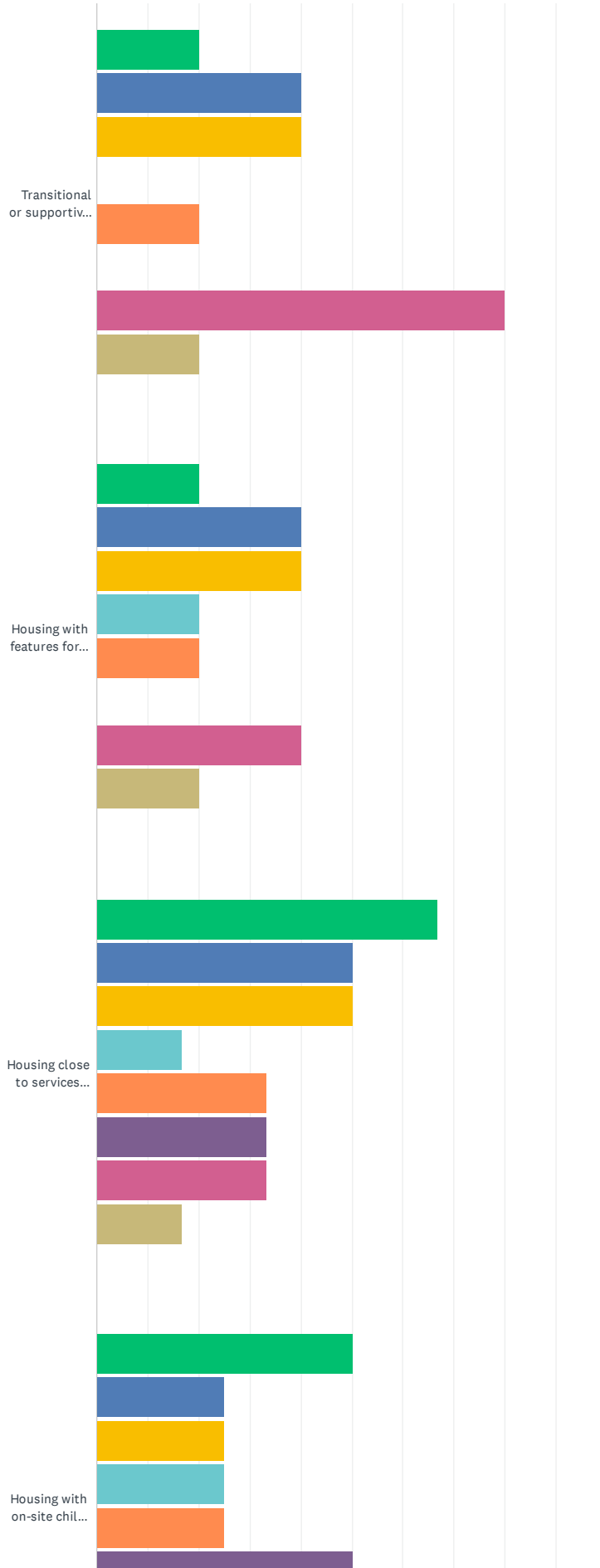
# Glenn County Housing Element Stakeholders Survey



# Glenn County Housing Element Stakeholders Survey

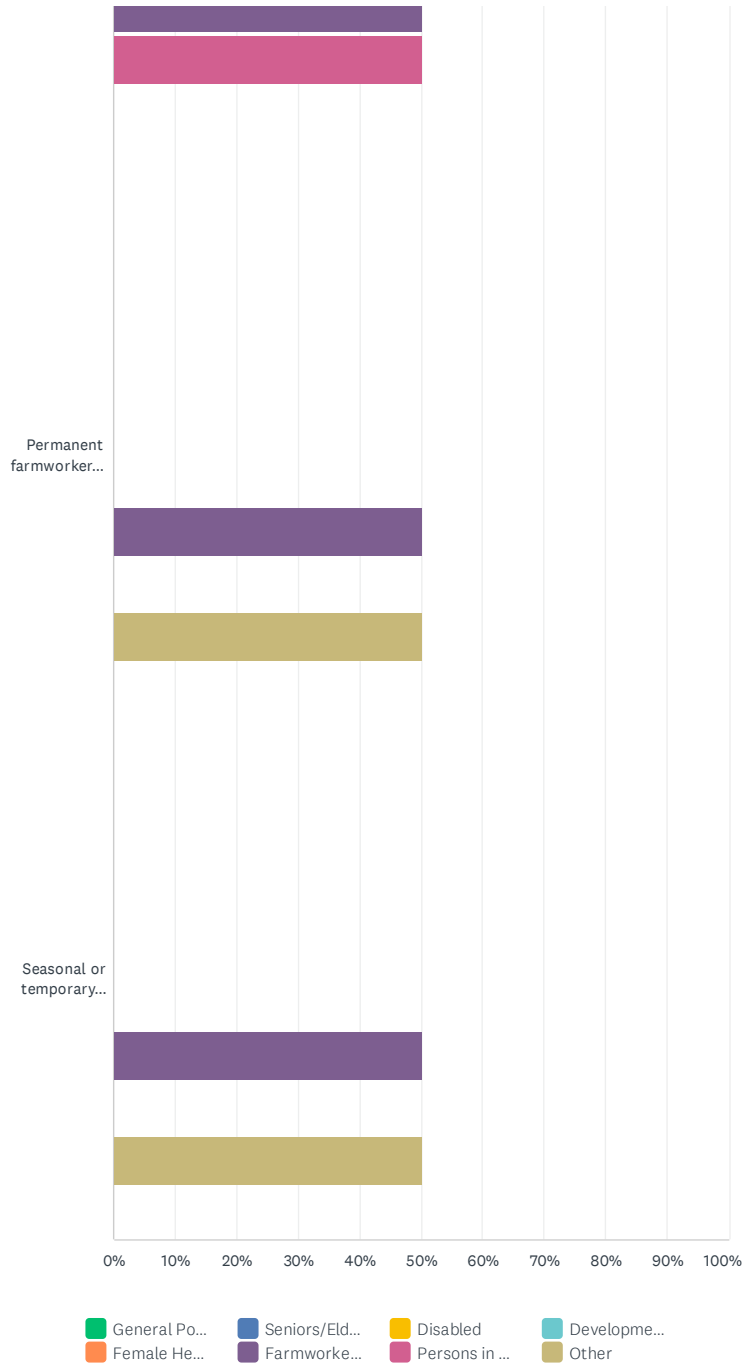


# Glenn County Housing Element Stakeholders Survey





# Glenn County Housing Element Stakeholders Survey



## Glenn County Housing Element Stakeholders Survey

	GENERAL POPULATION	SENIORS/ELDERLY	DISABLED	DEVELOPMENTALLY DISABLED	FEMALE HEADS OF HOUSEHOLD WITH FAMILY	FARMWORKERS	PERSONS IN NEED OF EMERGENCY SHELTER	OTI
Single family housing - affordable to extremely low, very low, and low income households	50.00% 3	50.00% 3	50.00% 3	16.67% 1	50.00% 3	16.67% 1	66.67% 4	16.
Single family housing - small format (less than 2,000 s.f. per unit)	60.00% 3	40.00% 2	60.00% 3	20.00% 1	40.00% 2	20.00% 1	60.00% 3	20.
Single family housing - medium to large format (2,000 s.f. per unit or larger)	100.00% 3	0.00% 0	33.33% 1	33.33% 1	33.33% 1	0.00% 0	66.67% 2	33.
Duplex, triplex, or fourplex	60.00% 3	20.00% 1	40.00% 2	20.00% 1	40.00% 2	20.00% 1	40.00% 2	40.
Multifamily - market rate	50.00% 1	0.00% 0	50.00% 1	50.00% 1	50.00% 1	0.00% 0	50.00% 1	50.
Multifamily housing - affordable to extremely low, very low, and low income households	50.00% 2	25.00% 1	50.00% 2	25.00% 1	50.00% 2	25.00% 1	50.00% 2	0.
Multifamily housing - senior	100.00% 2	50.00% 1	50.00% 1	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.
Multifamily housing - senior, affordable to extremely low, very low, and low income households	100.00% 2	50.00% 1	50.00% 1	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.
Lease-to-own housing (condominiums, townhomes, or single family)	50.00% 1	0.00% 0	50.00% 1	50.00% 1	50.00% 1	0.00% 0	50.00% 1	50.
Townhomes or condominiums (individually-owned units with common landscaping, parking, and community amenities)	66.67% 2	33.33% 1	66.67% 2	33.33% 1	33.33% 1	0.00% 0	66.67% 2	33.
Accessory dwelling unit	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	100.
Co-housing (individual homes that are part of larger development with shared common space, such as kitchen, living, recreation, and garden areas)	100.00% 4	25.00% 1	25.00% 1	0.00% 0	50.00% 2	0.00% 0	50.00% 2	25.
Tiny homes or tiny home villages	75.00% 3	25.00% 1	50.00% 2	25.00% 1	50.00% 2	0.00% 0	75.00% 3	50.
Emergency shelter	40.00% 2	40.00% 2	60.00% 3	20.00% 1	40.00% 2	0.00% 0	80.00% 4	20.
Transitional or supportive housing	20.00% 1	40.00% 2	40.00% 2	0.00% 0	20.00% 1	0.00% 0	80.00% 4	20.

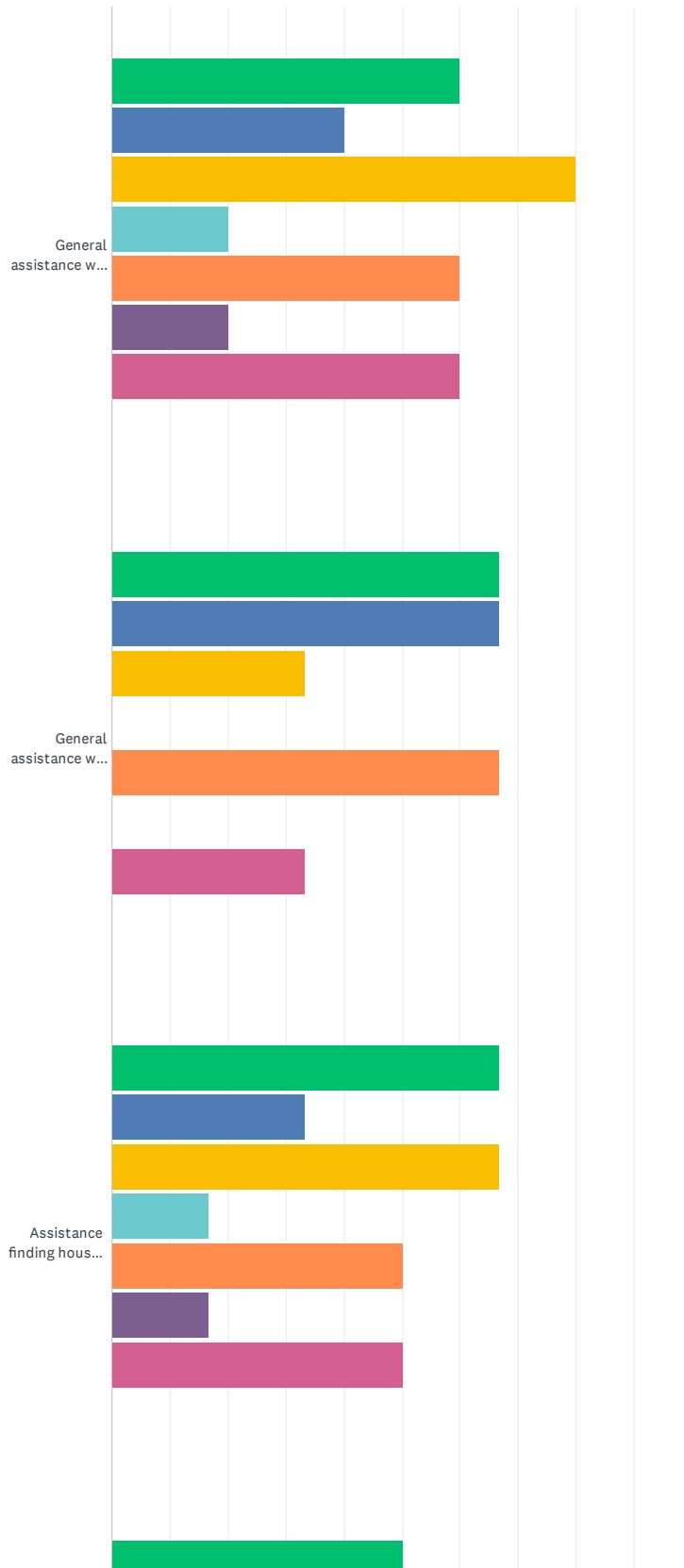
## Glenn County Housing Element Stakeholders Survey

Housing with features for a disabled person (ramp, grab bars, low counters and cabinets, assistive devices for hearing- or visually-impaired persons)	20.00% 1	40.00% 2	40.00% 2	20.00% 1	20.00% 1	0.00% 0	40.00% 2	20.
Housing close to services (grocery stores, financial, personal, and social services, etc.)	66.67% 4	50.00% 3	50.00% 3	16.67% 1	33.33% 2	33.33% 2	33.33% 2	16.
Housing with on-site child daycare	50.00% 2	25.00% 1	25.00% 1	25.00% 1	25.00% 1	50.00% 2	50.00% 2	0.
Permanent farmworker housing	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	50.00% 1	0.00% 0	50.
Seasonal or temporary farmworker housing	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	50.00% 1	0.00% 0	50.

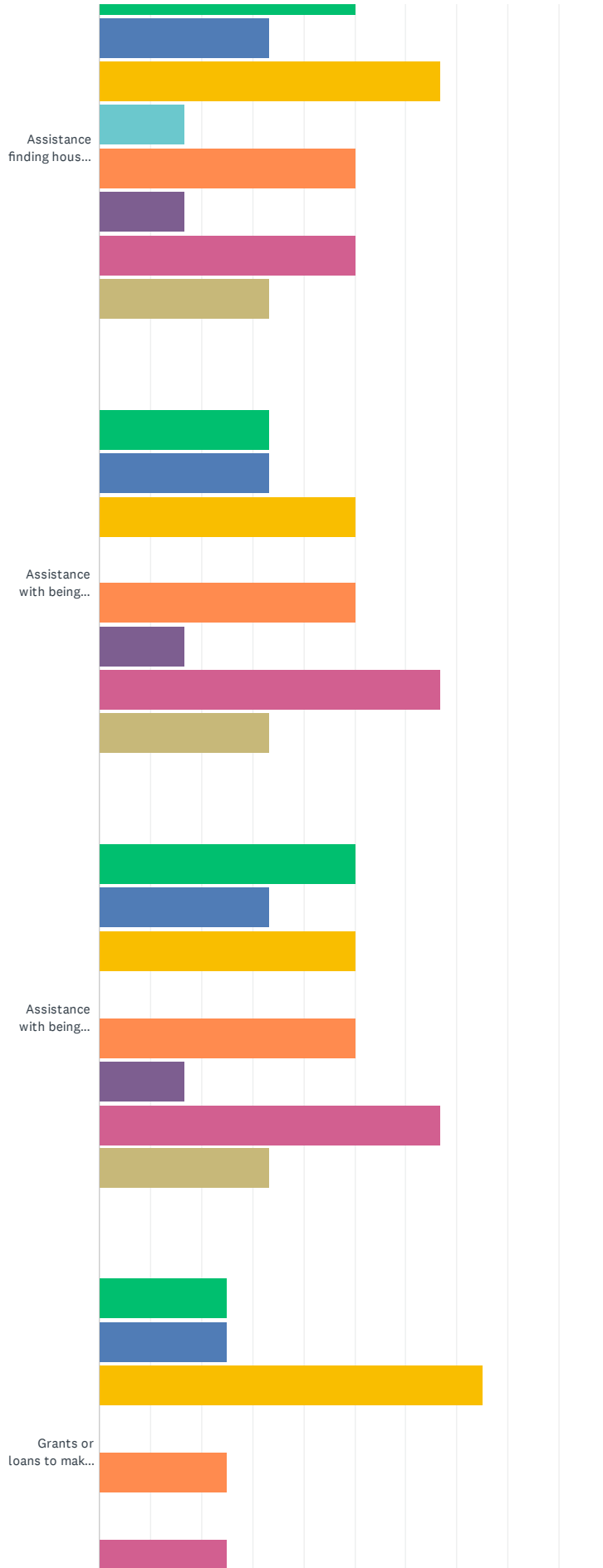
#	OTHER (PLEASE SPECIFY)	DATE
1	Veterans	11/4/2021 11:59 AM
2	I assume the residents we work with, live in all types of housing. Housing is not an element of our work.	10/25/2021 12:12 PM

Q20 Housing Needs and Services. What are the primary housing needs of the population(s) that your organization serves? Please check all that apply.

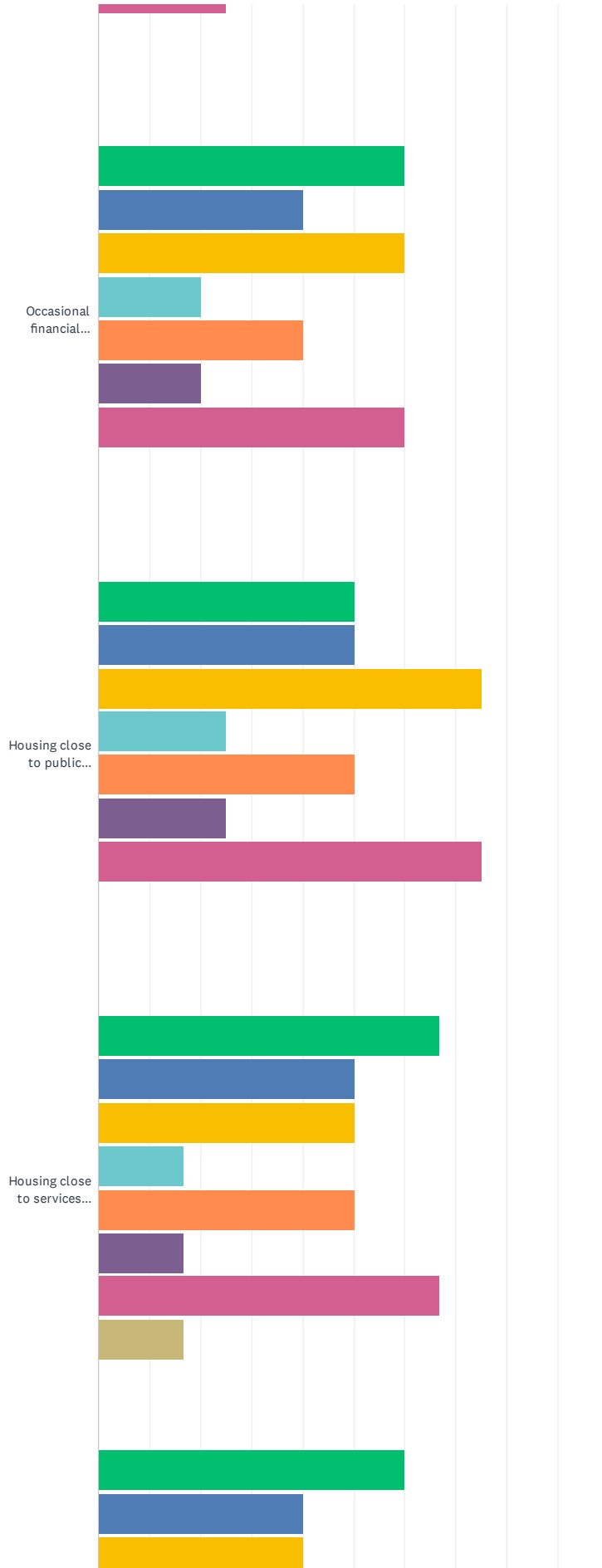
Answered: 6 Skipped: 6



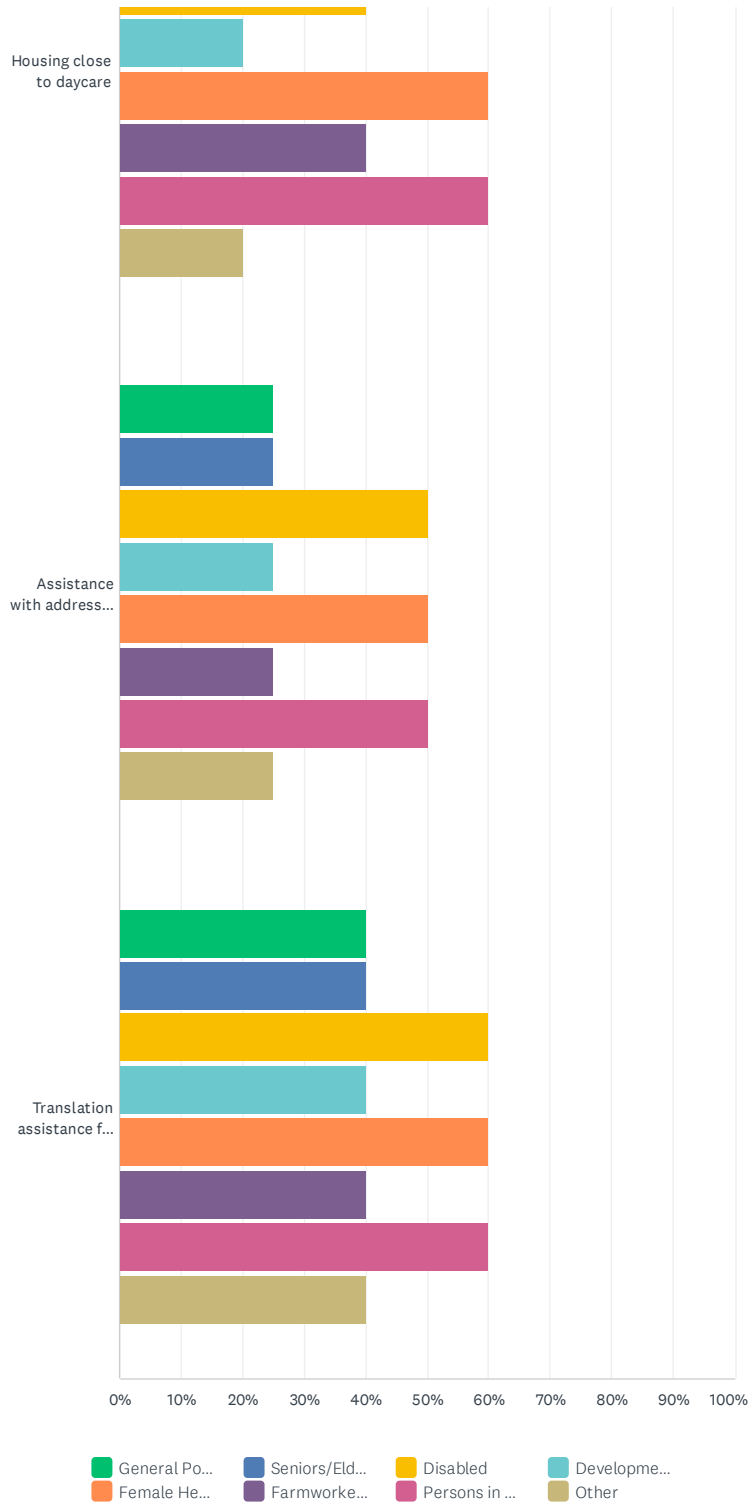
# Glenn County Housing Element Stakeholders Survey



# Glenn County Housing Element Stakeholders Survey



# Glenn County Housing Element Stakeholders Survey



## Glenn County Housing Element Stakeholders Survey

	GENERAL POPULATION	SENIORS/ELDERLY	DISABLED	DEVELOPMENTALLY DISABLED	FEMALE HEADS OF HOUSEHOLD WITH FAMILY	FARMWORKERS	PERSONS IN NEED OF EMERGENCY SHELTER	OTHER
General assistance with renting a home	60.00% 3	40.00% 2	80.00% 4	20.00% 1	60.00% 3	20.00% 1	60.00% 3	0.00%
General assistance with purchasing a home	66.67% 2	66.67% 2	33.33% 1	0.00% 0	66.67% 2	0.00% 0	33.33% 1	0.00%
Assistance finding housing affordable to extremely low income (<30% of median income) households	66.67% 4	33.33% 2	66.67% 4	16.67% 1	50.00% 3	16.67% 1	50.00% 3	0.00%
Assistance finding housing affordable to lower income (<30% of median income) households	50.00% 3	33.33% 2	66.67% 4	16.67% 1	50.00% 3	16.67% 1	50.00% 3	33.33%
Assistance with being housed in an emergency shelter	33.33% 2	33.33% 2	50.00% 3	0.00% 0	50.00% 3	16.67% 1	66.67% 4	33.33%
Assistance with being housed in transitional or supportive housing	50.00% 3	33.33% 2	50.00% 3	0.00% 0	50.00% 3	16.67% 1	66.67% 4	33.33%
Grants or loans to make modifications to make a home accessible to a disabled resident	25.00% 1	25.00% 1	75.00% 3	0.00% 0	25.00% 1	0.00% 0	25.00% 1	0.00%
Occasional financial assistance to pay rent, mortgage, and/or utilities	60.00% 3	40.00% 2	60.00% 3	20.00% 1	40.00% 2	20.00% 1	60.00% 3	0.00%
Housing close to public transportation	50.00% 2	50.00% 2	75.00% 3	25.00% 1	50.00% 2	25.00% 1	75.00% 3	0.00%
Housing close to services (grocery stores, financial, personal, and social services, etc.)	66.67% 4	50.00% 3	50.00% 3	16.67% 1	50.00% 3	16.67% 1	66.67% 4	16.67%
Housing close to daycare	60.00% 3	40.00% 2	40.00% 2	20.00% 1	60.00% 3	40.00% 2	60.00% 3	20.00%
Assistance with addressing discrimination, legal rent or mortgage practices, tenant/landlord mediation, or other fair	25.00% 1	25.00% 1	50.00% 2	25.00% 1	50.00% 2	25.00% 1	50.00% 2	25.00%



# Glenn County Housing Element Stakeholders Survey

housing  
issues

Translation assistance for non-english speaking persons	40.00% 2	40.00% 2	60.00% 3	40.00% 2	60.00% 3	40.00% 2	60.00% 3	40.00%
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#	OTHER (PLEASE SPECIFY)	DATE
1	Veterans	11/4/2021 11:59 AM
2	Housing is not an element of our work. I assume the residents we work with, may have a variety of needs related to housing, but it's not related to our work.	10/25/2021 12:12 PM

## Glenn County Housing Element Stakeholders Survey

### Q21 What are the primary barriers your organization and/or service population encounter related to finding or staying in housing?

Answered: 5 Skipped: 7

#	RESPONSES	DATE
1	Money Service Connected Veterans Disabled Veterans (Physically and Mentally Challenged)	11/4/2021 11:59 AM
2	Most of our supportive services are in the way of referrals only. However, we hear all the stories of those searching for their families. Barriers are many times "lack of housing" = not enough housing within the county for the # of families in the county. Also, we find that references for applicants are needed and housing through Realtor rentals is not conducive to the nature of some of the demographics of some folks which essentially makes them homeless. Supportive grants and loans are sometimes considered too restrictive and displaces many families out of the competition for housing. Some families with disabled children cannot work and therefore one income is considered insufficient income. Many housing sites are very old and not habitable but continue to be rented out to the poorest of folks, thus putting them in unsanitary and dangerous environments. Mini homes for those without shelter would be absolutely amazing! Mental Health is a true obstacle for many and they just need a place to be dry, safely locked in and warm :( Single mom's seem to express a sense of judgement against their ability to maintain a home without a spouse/partner. This is another serious type of "ism" of its own. So happy to see efforts on housing	10/25/2021 3:57 PM
3	Access to affordable day care; groceries, fuel	10/25/2021 2:23 PM
4	Low barrier housing for individuals who struggle with mental health and addiction. Most of these individuals have had multiple evictions.	10/21/2021 1:42 PM
5	There is not enough housing developments to assist our homeless population.	10/21/2021 1:30 PM

## Glenn County Housing Element Stakeholders Survey

### Q22 What services or actions are needed to provide or improve housing or human services in unincorporated Glenn County?

Answered: 5 Skipped: 7

#	RESPONSES	DATE
1	More transportation	11/4/2021 11:59 AM
2	Efficient water, electrical and gas services. Qualifications to meet the ability of folks without multi-faculties and education. Support services that maintain communication and guidance through the application processes for proper housing. Single parent advocacy, parenting children with disabilities advocates for proper accommodations.	10/25/2021 3:57 PM
3	services for affordable day care, groceries and emergency services	10/25/2021 2:23 PM
4	We continue to see a need for low barrier housing.	10/21/2021 1:42 PM
5	More housing developments.	10/21/2021 1:30 PM

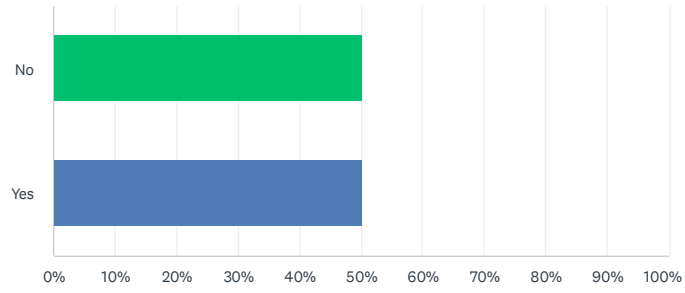
Q23 What services or actions are needed to improve access to regional services?

Answered: 5 Skipped: 7

#	RESPONSES	DATE
1	More low cost housing More intermediate emergency housing More transportation	11/4/2021 11:59 AM
2	Transportation at times. Direct phone contacts w/out prolonged delays. Interactive programs for those less capable of high tech. machinery.	10/25/2021 3:57 PM
3	Gas station; grocery store, concern with emergency services: ambulance, sheriff. Elk Creek time frame 20-25 minutes.	10/25/2021 2:23 PM
4	None	10/21/2021 1:42 PM
5	More recourse offices.	10/21/2021 1:30 PM

### Q24 Have your clients experienced fair housing issues?

Answered: 6 Skipped: 6

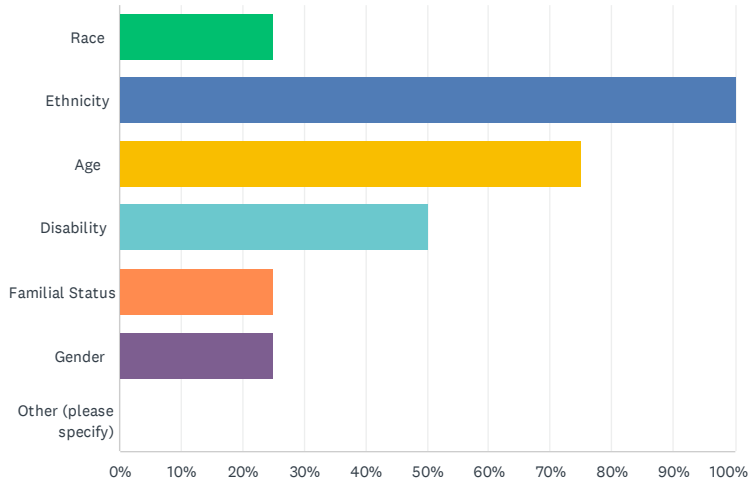


ANSWER CHOICES	RESPONSES	
No	50.00%	3
Yes	50.00%	3
TOTAL		6

## Glenn County Housing Element Stakeholders Survey

**Q25 If you clients or service population have experienced fair housing issues, please identify the reason(s) for discrimination.**

Answered: 4 Skipped: 8

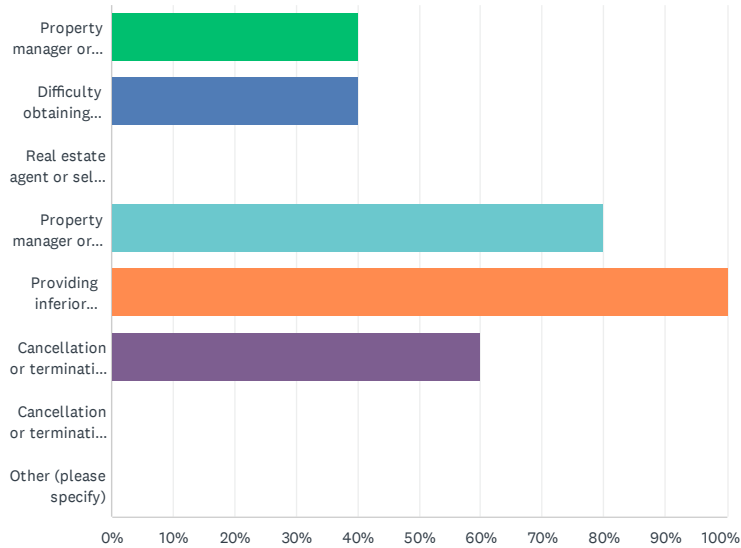


ANSWER CHOICES	RESPONSES	
Race	25.00%	1
Ethnicity	100.00%	4
Age	75.00%	3
Disability	50.00%	2
Familial Status	25.00%	1
Gender	25.00%	1
Other (please specify)	0.00%	0
Total Respondents: 4		

#	OTHER (PLEASE SPECIFY)	DATE
	There are no responses.	

Q26 What type of discrimination have your clients or service population experienced? You may select multiple answers.

Answered: 5 Skipped: 7



ANSWER CHOICES	RESPONSES
Property manager or landlord not negotiating a rent or lease of an available unit.	40.00% 2
Difficulty obtaining financing for a home purchase.	40.00% 2
Real estate agent or seller not negotiate a sale of an available home.	0.00% 0
Property manager or landlord not addressing repairs or other livability issues.	80.00% 4
Providing inferior housing.	100.00% 5
Cancellation or termination of a lease or rental agreement.	60.00% 3
Cancellation or termination of a sales agreement.	0.00% 0
Other (please specify)	0.00% 0
Total Respondents: 5	

#	OTHER (PLEASE SPECIFY)	DATE
	There are no responses.	

Q27 Are there any other housing priorities, issues, or concerns that you would like to identify to assist the County in identifying housing needs and developing appropriate programs to address housing needs?

Answered: 2 Skipped: 10

#	RESPONSES	DATE
1	Water is a major issue in Elk Creek;	10/25/2021 2:23 PM
2	On rare occasions we have received complaints about a pesticide application from renters, that live in a home in an orchard. They may not have been properly informed that pesticide applications would be taking place on the same property. Better communication between land/home owner and tenant would avoid much of this issue.	10/25/2021 12:12 PM