

GLENN COUNTY
Planning & Community Development Services Agency

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



Donald Rust, Director

STAFF REPORT

MEETING DATE: March 20, 2019

TO: Glenn County Planning Commission

FROM: Greg Conant, Assistant Planner

SUBJECT: Conditional Use Permit 2018-001, Church, Cemetery and School

Attachments:

1. Mitigation Measures and Conditions of Approval
2. Mitigated Negative Declaration and Initial Study
3. Application and Ancillary Documents

applicable Federal, State, and local laws and regulations. Therefore, a Mitigated Negative Declaration has been prepared for adoption by the Planning Commission.

2.2 GLENN COUNTY UNIFIED DEVELOPMENT CODE (TITLE 15)

2.2.1 “AE-40” Exclusive Agriculture Zone (Glenn County Code Chapter 15.330)

Uses Permitted With a Conditional Use Permit (Glenn County Code §15.330.040)

Glenn County Code §15.330.040.J. Public and private non-profit nursery schools, elementary schools, junior high schools, high schools and colleges

Glenn County Code §15.330.040.K. Churches, public playgrounds and parks;

The applicant has applied for a Conditional Use Permit for the proposed Church, Cemetery and School. The proposed Church, Cemetery and School are permitted uses only if a conditional use permit has first been secured

Maximum Building Height (Glenn County Code §15.330.060)

The maximum building height in the “AE” zone shall be Thirty-five (35) feet for residential structures; No structure shall exceed thirty-five feet.

Minimum Yard Requirements (Glenn County Code §15.330.080)

Plot plan depict front, side and rear yards for all proposed structures will exceeding 30 feet; therefore, minimum yard requirements will be met.

2.2.2 Performance Standards (Glenn County Code Chapter 15.560)

The performance standards contained in the following subsections are only an excerpt of the required minimum. They shall not be construed as preventing the review authority, as part of any approval, to require more restrictive standards as deemed necessary; including the operator/applicant's requirement to meet the corresponding performance standards that may not be specifically reviewed in this report.

Air Quality (Glenn County Code §15.560.040)

All uses shall comply with applicable local, state, and federal laws and regulations regarding contaminants and pollutants. This requirement includes, but is not limited to, emissions of suspended particles, carbon monoxide, hydrocarbons, odors, toxic or obnoxious gases and fumes. The Glenn County Air Pollution Control District (GCAPCD) is responsible for the planning and maintenance/attainment of these standards at the local level. Air quality impacts are further discussed in the Initial Study for the project.

Fire Protection Regulations:

This project lies within the Glenn-Codora Fire Protection District. The fire district was provided the application information regarding the proposal and no comments were received.

Public Works:

Glenn County Public Works Agency was provided the application information regarding the proposal and made no comments.

California State Water Resource Control Board – Division of Drinking Water

California State Water Resource Control Board – Division of Drinking Water was provided the application and provided comments. The Division of Drinking water have concluded that more than 52 gatherings per year and the proposal would be defined as a public water system and shall connect with Colusa County WWD#2 or follow SB1262.

Division of Drinking Water has determined, phase one (Church) is permitted to congregate one time per week (52 times per year) and not be defined as a public water system.

The Division of Drinking Water has also concluded that no gatherings such as weddings, funerals and parties shall be permitted until the project connects to Colusa County WWD#2 - Princeton or follow SB1263; additionally, Phase 3 of the proposal (School) would automatically meet the definition of a public water system defined by California State Water Resource Control Board. Based upon Division of Drinking water comments the following Condition of Approval has been established.

Condition of Approval

Prior to funeral services, the applicant shall provide Glenn County Planning evidence of connection to County WWD #2- Princeton or written conformation (by the Division of Drinking Water) that SB1263 has been followed..

Condition of Approval

Prior to Building Permit (Zone Clearance), for Phase 3 (School) the applicant shall provide Glenn County Planning evidence of connection to County WWD #2- Princeton or written conformation (by the Division of Drinking Water) that SB1263 has been followed.

3 OTHER REQUIREMENTS

There is a ten (10) calendar day appeal period following Planning Commission action on this conditional use permit (Glenn County Code §15.050.020).

The appeal made to the Glenn County Board of Supervisors must be made in accordance with Section 15.050.020 of the Glenn County Code. The Board of Supervisors will hear the appeal as outlined by this code. The decision of the Board of Supervisors may then be challenged in court.

Finding 4 (Biological Resources)

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

Finding 5 (Cultural Resources)

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

Finding 6 (Energy)

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

Finding 7 (Geology and Soils)

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

Finding 8 (Greenhouse Gas Emissions)

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

Finding 9 (Hazards and Hazardous Materials)

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

Finding 10 (Hydrology/Water Quality)

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

Finding 17 (Transportation)

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

Finding 18 (Tribal Cultural Resources)

The project will not have a significant impact on Tribal Cultural Resources. The Northeast Information Center of the California Historical Resources Information System states that there are no prehistoric or historic resources in the project area. Therefore, no significant adverse impacts are identified or anticipated.

Finding 19 (Utilities and Service Systems)

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

Finding 20 (Wildfire)

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

Finding 21 (Mandatory Findings of Significance)

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

4.2 FINDINGS FOR CONDITIONAL USE PERMIT

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

Finding 1

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

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

**MITIGATION MONITORING PROGRAM AND
CONDITIONS OF APPROVAL**

**Conditional Use Permit 2018-001,
Church of God in Christ, Mennonite
APN: 013-350-005**

Pursuant to the approval of the Glenn County Planning Commission, Church of God in Christ, Mennonite is hereby granted Conditional Use Permit 2018-001; for a Church, Cemetery and School. Conditional Use Permit 2018-001 is hereby granted subject to the Conditions of Approval set forth herein. Pending final approval by the Glenn County Planning Commission the applicant shall file a signed copy of the Conditions of Approval with the Glenn County Planning & Community Development Services Agency.

MITIGATION MONITORING PROGRAM

Mitigation Measure HA-1 Hazards and Hazardous Materials

Prior to Certificate of Occupancy for Phase 1 (church) the applicant shall provide Glenn County Planning Division written documentation from the Glenn County Air Pollution Control District or Environmental Protection Agency that Helena Chemical Company has resubmitted a Risk Management Plan which takes into account this proposal.

Timing/Implementation:

Prior to Certificate of Occupancy

Enforcement/Monitoring:

Glenn County Planning & Community Development Services Agency

Mitigation Measure TR-1 (Transportation)

Access to site shall be limited to two driveways; which, are depicted on Landscaping Plan Received on December 3, 2018. Prior to issuance of Building Permit landscaping shall be installed (and maintained in perpetuity) along all State Route 45 frontage approximately 900 feet, except for the proposed location of the driveway.

Timing/Implementation

Prior to Issuance of Building Permit/In Perpetuity

Enforcement/Monitoring:

Glenn County Planning & Community Development Services Agency

4. Prior to Building Permit (Zone Clearance), for Phase 3 (School), the applicant shall provide Glenn County Planning evidence of connection to County WWD #2- Princeton or written conformation (by the Division of Drinking Water) that SB1263 has been followed.
5. Prior to funeral services, the applicant shall provide Glenn County Planning Division written evidence or exemption from Glenn County Local Agency Formation Commission (LAFCo) that a cemetery district has been established for this proposal.
6. Prior to funeral services, the applicant shall provide Glenn County Planning Division copies of permits from all outside agencies regarding operation of cemetery.

I hereby declare under penalty of perjury that I have read the foregoing conditions, which are in fact the conditions that were imposed upon the granting of the Conditional Use Permit, and that I agree to abide fully by said conditions. Additionally, I have read the Staff Report and I am aware of codified county, state, and/or federal standards and regulations that shall be met with the granting of this permit. I have the proper legal authority to, and am signing on the behalf of, those with interest in Church of God in Christ, Mennonite.

Signature: _____
Carl Gisbrecht

Date: _____

Signature: _____
Jonathan Koehn

Date: _____

MITIGATED NEGATIVE DECLARATION

Date: March 20, 2019

Project Title: Conditional Use Permit 2018-001
Church, Cemetery and School

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

Contact Person: Greg Conant, Assistant Planner
(530) 934-6540
gconant@countyofglenn.net

Project Location: The project site is located at 1060 State Highway 45, approximately 3 miles north of Princeton. The site is located on the east of State Route 45, south side of State Route 162, north of County Road 62, and west the Sacramento River, in the unincorporated area of Glenn County, California, as shown on Figure 1.

APN: 013-350-005 (15.0± acres)

Applicant: Carl Giesbrecht
1200 County Road Y,
Butte City, CA 95920

Landowner: Carl Giesbrecht and Jonathan Koehn
Trustees – Church of God in Christ Mennonite
1060 HWY 45,
Princeton CA, 95970

Surveyor: Carl Giesbrecht
1200 County Road Y,
Butte City, CA 95920

General Plan: “Intensive Agriculture”

Zoning: “AE-40” Exclusive Agriculture (36-acre minimum parcel size).

Project Summary: Church of God in Christ, Mennonite has applied for a Conditional Use Permit for a 3 Phase project. Phase 1 includes the construction of an 18,000 square foot church as well as parking, a driveway and a storage building. Phase 2 is for the development of a 10,000 square foot cemetery and Phase 3 is for the construction of a 15,000 square foot private school, teacher housing and a play yard.

Finding 3 (Air Quality)

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

Finding 4 (Biological Resources)

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

Finding 5 (Cultural Resources)

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

Finding 6 (Energy)

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

Finding 7 (Geology and Soils)

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

Finding 8 (Greenhouse Gas Emissions)

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

Finding 15 (Public Services)

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

Finding 16 (Recreation)

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

Finding 17 (Transportation)

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

Finding 18 (Tribal Cultural Resources)

The project will not have a significant impact on Tribal Cultural Resources. The Northeast Information Center of the California Historical Resources Information System states that there are no prehistoric or historic resources in the project area. Therefore, no significant adverse impacts are identified or anticipated.

Finding 19 (Utilities and Service Systems)

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

Finding 20 (Wildfire)

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

Finding 21 (Mandatory Findings of Significance)

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

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

Greg Conant, Assistant Planner
Glenn County Planning & Community Development Services Agency
777 North Colusa Street, Willows, CA 95988
(530) 934-6540, gconant@countyofglenn.net

1.3 SUMMARY OF FINDINGS

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

In accordance with §15064(f) of the CEQA Guidelines, a Mitigated Negative Declaration (MND) shall be prepared if the proposed project will not have a significant effect on the environment after the inclusion of mitigation measures in the project. Based on the available project information and the environmental analysis presented in this document, there is no substantial evidence that, after the incorporation of mitigation measures, that the proposed project would have a significant effect on the environment. It is proposed that a MND be adopted in accordance with the CEQA Guidelines.

Table 1 identifies the existing uses, General Plan designation and Zoning designations for the subject property and neighboring properties. Parcel to the north is zoned Local Commercial all other of the surrounding parcels are zoned Exclusive Agriculture.

Table 1: Existing Uses and Land Use Designations			
	Existing Use	General Plan	Zoning Designations
Project Site	Vacant	Intensive Agriculture	AE-40
North	Local Commercial	Local Commercial	LC
East	Habitat Restoration	Intensive Agriculture	AE-40
South	Habitat Restoration	Intensive Agriculture	AE-40
West	Agriculture	Intensive Agriculture	AE-40

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

Signature

Greg Conant, Assistant Planner

March 20, 2019

Date

Transportation.¹ The project as proposed will not damage scenic resources in the area. Therefore, impacts would be less than significant.

c) In nonurbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings?

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

The existing visual scenario consisting of one residence and an empty field. The project will not substantially degrade the existing visual character or quality of the site or its surroundings. The existing visual character of the specific project location will change, but would not substantially be degraded. Therefore, it is concluded that there will be a less than significant impact on the existing visual character or quality of the site and its surroundings as a result of this project.

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

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

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

¹ California Department of Transportation. *Officially Designated State Scenic Highways*.
<http://www.dot.ca.gov/hq/LandArch/scenic/schwy.htm>.

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

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

The FMMP maps for each county are generally updated every two years; the 2016 map for Glenn County is the latest published version. The designation of Prime Farmland or Farmland of Statewide Importance covers the majority of the valley portion of Glenn County.

The 2016 FMMP map designates the property as 'Prime Farmland'. California Department of Conservation defines 'Prime Farmland' as "prime farmland has the best combination of physical and chemical features able to sustain long-term agricultural production. This land has the soil quality, growing season, and moisture supply needed to produce sustained high yields. Land must have been used for irrigated agricultural production at some time during the four years prior to the mapping date."

The project site is not ideal for agriculture uses, several of the surrounding properties are being utilized for industrial and/or commercial uses. Additionally, the project site is not ideal for intensive agriculture uses due to the property previously being developed (single family residence), the relatively small size of the property (15 acres) and the irregular shape of the parcel.

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

No Impact. The project site is not subject to an agricultural contract under the Williamson Act. The project site is zoned for Exclusive Agriculture; the proposed use is a permitted use with a Conditional Use Permit. It is concluded that there will be no impact on existing zoning for agricultural use or a Williamson Act contract.

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

No Impact. The proposed project will not conflict with existing zoning for, or cause rezoning of, forestland, timberland, or timberland zoned Timberland Production. The

III. AIR QUALITY

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

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

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

a) Conflict with or obstruct implementation of the applicable air quality plan?

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

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

Less Than Significant Impact.

See Section III a) above.

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

The pollutants in Glenn County for which standards have been established include ozone and particulates (PM₁₀). Glenn County has been designated as an attainment area for ozone; while particulates (PM₁₀) are designated nonattainment by the state. An "Attainment" area is defined as a geographic area that meets or does better than the level of a criteria air pollutant allowed by the federal standards; a "Nonattainment" area is defined as a geographic area in which the level of a criteria air pollutant is higher than the level allowed by the federal standards. This project is not anticipated to increase Vehicle Miles Traveled nor is it anticipated to increase population both of which are major contributors to pollutants including (PM₁₀); it is concluded that the impact from the proposal is less than significant.

c) Expose sensitive receptors to substantial pollutant concentrations?

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

There are existing facilities within the vicinity of the project that contain potential pollutants. To the north of the project site there is an agriculture supplement distributor. Facilities such as this are monitored by Local, State and Federal Agencies including the Glenn County Certified Unified Program Agency (CUPA) and Environmental Protection Agency (EPA). A huller is located across the highway from the project site; approximately 750 feet northwest of the project site.

The proposed project would not expose sensitive receptors to substantial pollutant concentrations, because the project would not include any features that have the potential to substantially increase pollutant concentrations. Uses at the site will be required to comply with applicable local, state and federal laws and regulations regarding contaminants and pollutants during construction (Glenn County Code §15.560.040). Impacts are anticipated to be less than significant.

IV. BIOLOGICAL RESOURCES

Would the project:		Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a)	Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b)	Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Wildlife or US Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c)	Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d)	Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e)	Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f)	Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Regulatory Background

Special-Status Species

Special-status species include those plants and wildlife species that have been formally listed, are proposed as endangered or threatened, or are candidates for such listing under the federal Endangered Species Act (ESA) or California Endangered Species Act (CESA). These acts afford protection to both listed and proposed species. In addition, California Department of Fish and Wildlife (CDFW) Species of Special Concern, which are species that face extirpation in California

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

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

Less Than Significant Impact.

Site Conditions

This site is located approximately 1.5 miles southwest of the unincorporated community of Butte City. The project site has previously been used for agriculture; however, the site is currently barren with one vacant residence. The site is zoned for Exclusive Agriculture and is designated Intensive Agriculture in the Glenn County General Plan. Properties within the project site vicinity are primarily Agriculture with agriculture outbuildings and limited residences. The project sites is relatively flat with an elevation of approximately 83 feet.

The project site may be within an area of special biological importance as shown on Figure 3-14 of Volume I of the General Plan.⁷ The California Natural Diversity Database (CNDDB) is a positive-sighting database managed by the California Department of Fish and Wildlife (CDFW).⁸ According to the CNDDB, no sensitive species have been documented to be located within the project site. Five species have been located within ½ mile of the project site due to the influence of the riparian habitat of the Sacramento River. These species include the Bank Swallow, Steelhead - Central Valley DPS, Swainson's

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

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

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

⁸ California Department of Fish and Wildlife. *California Natural Diversity Database*. <https://www.wildlife.ca.gov/Data/CNDDB>.

According to the California Central Valley Wetlands and Riparian GIS data sets of the California Department of Fish and Wildlife¹⁰, the project site does not contain riparian areas. The project is located within the vicinity of the Sacramento River which support riparian habitat.

The project site is not located within any of the twelve important biological areas defined in Table 2-5 of Volume III of the General Plan ¹¹ (as well as shown in Figure 2-7). These important biological areas are mostly located within the riparian zones of the Sacramento River.

While this site is not located within any of any of the twelve important biological areas, the site is within the vicinity of the Princeton Riparian Area (approximately ½ mile). The site does not encompass any riparian habitat or other sensitive habitat; furthermore, the site has previously been developed and will not develop on any land undisturbed. It is concluded that there would be a less than significant impact on riparian habitat or other sensitive natural community.

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

Less Than Significant Impact. According to the Confined Animal Facilities Element of the Glenn County General Plan, wetlands comprise approximately 4,278 acres of Glenn County, and include marshes, ponds, fringes of small lakes, sloughs, and swamps. The largest wetland assemblages occur within the Sacramento River floodplain, including the managed wetlands of the Sacramento National Wildlife Refuge. Wetlands may also be found in areas with suitable soil and hydrologic conditions.¹²

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

According to the National Wetlands Inventory of the U.S. Fish and Wildlife Service¹³, wetlands do not exist at the project site. According to the California Central Valley

¹⁰ California Department of Fish and Wildlife. 2014. *California Central Valley Wetlands and Riparian GIS Data Sets*: <https://map.dfg.ca.gov/bios/>.

¹¹ Quad Consultants. January 22, 1993. *Glenn County General Plan, Volume III, Environmental Setting Technical Paper*, Table 2-5.

¹² Quad Knopf. May 2005. *Confined Animal Facilities Element of the Glenn County General Plan*, Section 2.4, Biological Resources.

¹³ United States Fish and Wildlife Service. *National Wetlands Inventory*: <http://www.fws.gov/nwi>.

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

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

Levee, segments of the Sacramento River West Levee, a culvert and irrigation canal. Unrecorded historic cultural resources may be located in the project area.

The USGS Maxwell (1952) 15' quad map indicates that the project site is located within the Larkins Childrens land grant and the community of Codora and that a road and levee are located within the project area. the River Branch Canal, a reservoir, and orchard are located adjacent to the project area; and the Sacramento River. Southern Pacific Railroad. Rasor Slough. Codora Pour Corners. Codora School. Bounde Creek. Packer Lake. Packer Island, a flume, orchards, streams, roads, and structures are located within the general project vicinity.

Maxwell (1906) quad map depicting a road and the Larkin's Children's Rancho in the project area and Rasor Slough. Packer Slough. Packer Island. Bounde Creek, roads, and structures in the project vicinity. The Larkins Children's land grant was farmed by Dr. Hugh J. Glenn beginning in the 1870's. Dr. Glenn became known as the "Wheat King" because of the amount of wheat he grew. Dr. Glenn was nominated for governor of California in 1879, but was defeated by George Perkins.

According to NEIC records two previous Archeological Investigations have been conducted at portions of the project area. Studies are listed below.

Elliott. Ben (URS Corporation)
2010 Final Cultural Resources Technical Report, Levee Geotechnical Evaluation
Program, Sacramento River: Right Bank Levee, Glenn and Colusa Counties,
California.
NEIC Report 010909

Leach-Palm, Laura. Pat Mikkelsen. Paul Brandy. Jay King, and Lindsay Hartman
(Par
Western Anthropological Research Group)
2008 Cultural Resources Inventory of Caltrans District 3 Rural Conventional
Highways in Butte, Colusa, El Dorado, Glenn. Nevada. Placer, Sacramento,
Sierra, Sutter, Yolo and Yuba Counties.
NEIC Report 009539

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

Less Than Significant Impact. The project site is currently graded and there is no evidence to suggest the presence of any human remains or burial sites located on or near the project site. The potential exists during construction to possibly uncover previously unidentified resources. Future development would be required to comply with the required procedures of conduct following the accidental discovery of human remains as mandated in the Health and Safety Code Section 7050.5, Public Resources Code Section 5097.98 and the California Code of Regulations Section 15064.5(e)(CEQA). Section 7050.5 of the

VI. Energy

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

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

Less Than Significant Impact. The proposal will not result in a significant impact due to wasteful, inefficient or unnecessary consumption. The project must comply with California Green Building Standards as well as California Energy Code. Impacts are anticipated to be less than significant.

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

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

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

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

According to the Glenn County General Plan, Glenn County is in a relatively inactive seismic area. There are no Alquist-Priolo Special Studies Zones within the County. During the past 100 years, the County has experienced only minor earthquakes within its boundaries and secondary impacts from earthquakes centered out of the area. Projections of future impacts are low to moderate.¹⁶ Glenn County is in a Seismic Design Category “D” according to the California Building Code (CBC). This category requires that special precautions be taken, in accordance with the CBC, during construction to avoid or minimize earthquake damage. All construction in the County is required to meet the standard set by the CBC for this area.

According to the Glenn County General Plan, the highest historic intensity rating for an earthquake affecting Glenn County is VII as measured by the Modified Mercalli Intensity Scale.¹⁷ The California Building Code (CBC) establishes standards for structures to survive earthquakes of an intensity of VII with little or no damage. Seismic risk categories are based, in part, on the distribution of earthquakes and the Modified Mercalli Intensity Scale rating of known earthquakes.

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

¹⁶ Quad Consultants. January 22, 1993. *Glenn County General Plan, Volume III, Environmental Setting Technical Paper*, Section 3.3.1, Seismicity.

¹⁷ Quad Consultants. June 15, 1993. *Glenn County General Plan, Volume II, Issues*, Public Safety Issue Paper, Section 4.1.4, Earthquakes.

iv) Landslides?

No Impact. Landslides include phenomena that involve the downslope displacement and movement of material, either triggered by static (gravity) or dynamic (earthquake) forces. Areas susceptible to landslides are typically characterized by steep, unstable slopes in weak soil or bedrock units. The highest potential for landslides exists in the western portion of the County. Figure 4-2 of Volume II of the General Plan depicts the project site as being in an area of least landslide potential.²¹ The topography of the site and surrounding area is relatively flat; therefore, it is not susceptible to slope failures and landslides. Therefore, it is concluded that there will be no impact.

Also see Section VI. a) i) above.

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

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

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

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

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

On or Off-Site Landslide

Landslide potential in the County generally correlates with relief. Landslides are not a threat because the site is not located in an area with a great amount of relief. Figure 4-2 of Volume II of the General Plan shows that the project area is in an area of least landslide potential.²²

²¹ Quad Consultants. June 15, 1993. *Glenn County General Plan, Volume II, Issues*, Public Safety Issue Paper, Figure 4-2.

²² Quad Consultants. June 15, 1993. *Glenn County General Plan, Volume II, Issues*, Public Safety Issue Paper, Figure 4-2.

moisture, by the kind and amount of clay in the soil, and by the original porosity of the soil.

According to Figure 4-5 of Volume II of the Glenn County General Plan, most of Glenn County has high expansive soils.²⁶ Soils containing a high clay content often exhibit a relatively high potential to expand when saturated, and contract when dried out. This shrink/swell movement can adversely affect building foundations, often causing them to crack or shift, with resulting damage to the buildings they support.

There would be no substantial risks to life or property from this project because all future development will require compliance with the California Building Code (CBC) to avoid potential unstable earth conditions or changes in geologic substructures. As part of the building permit process for future structures on the project site, the Glenn County Building Division will ensure that the foundations of all new structures are adequately designed for the shrink/swell characteristics of expansive soils and no significant impacts to life or property are expected. An engineer will be required to design the footings for all future structures to address this soil condition. California Building Code compliance reduces potential impacts from expansive soils to less than significant. Therefore, it is concluded that there is a less than significant impact.

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

Less Than Significant Impact. According to the Glenn County Environmental Health Department, attached comments:

Phase 1 of the project, for the church, will require a permit, issued by Glenn County Environmental Health for an onsite wastewater treatment system (OWTS). The suitability of the soils on this property has not been accessed for an OWTS.

Phase 3, construction of the school facilities, will also require a properly permitted onsite wastewater treatment system and access to a regulated water well.

Compliance with Glenn County Environmental Health standards would ensure that any septic systems are properly operating and any expansion of the system is designed with respect to on-site soil capabilities for the safe treatment and disposal of wastewater and the protection of groundwater quality. Therefore, this impact would be less than significant.

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

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

²⁶ Quad Consultants. June 15, 1993. *Glenn County General Plan, Volume II, Issues*, Public Safety Issue Paper, Figure 4-5.

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

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

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

Methane (CH₄) is produced when organic matter decomposes in environments lacking sufficient oxygen. Natural sources include wetlands, termites, and oceans. Manmade sources include the mining and burning of fossil fuels, digestive processes in ruminant animals such as cattle, rice paddies, and the burying of waste in landfills. Total annual emissions of CH₄ are about 500 million tons, with manmade emissions accounting for the majority. The major removal process of atmospheric methane – chemical breakdown in the atmosphere – cannot keep pace with source emissions, and CH₄ concentrations in the atmosphere are increasing.²⁷

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

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

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

²⁷ State of California. September 2006. *Assembly Bill 32 California Global Warming Solutions Act of 2006*, http://www.leginfo.ca.gov/pub/05-06/bill/asm/ab_0001-0050/ab_32_bill_20060927_chaptered.pdf

IX. HAZARDS AND HAZARDOUS MATERIALS

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

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

Less Than Significant Impact. The California Health and Safety Code defines a Hazardous Material as “any material that because of its quantity, concentration, or physical or chemical characteristics poses a significant present or potential hazard to human health and safety or the environment if released into the workplace or environment”. Thus,

accident, identifies steps the facility is taking to prevent an accident, and spells out emergency response procedures should an accident occur. According to consultation Glenn County CUPA Helena Chemical Company's current RMP is set to expire in 2019 at what point a new RMP will need to be adopted. The revised plan must take into account this project. The following Mitigation Measures have been established; it is concluded there will be a less than significant impact with mitigations incorporated.

Mitigation Measure HA-1 Hazards and Hazardous Materials

Prior to Certificate of Occupancy for Phase 1 (church) the applicant shall provide Glenn County Planning Division written documentation from the Glenn County Air Pollution Control District or Environmental Protection Agency that Helena Chemical Company has resubmitted a Risk Management Plan which takes into account this proposal.

Timing/Implementation:

Prior to Certificate of Occupancy

Enforcement/Monitoring:

Glenn County Planning & Community Development Services Agency

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

Less Than Significant Impact. The project does not include features that would emit hazardous emissions, handle hazardous, acutely hazardous materials, substances, or waste. Therefore, it is concluded that there will be a Less Than Significant Impact as a result of this project.

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

No Impact. The project is not located on a site which is included on a list of hazardous materials sites compiled pursuant to California Government Code §65962.5. According to the database of cleanup sites provided through the California Department of Toxic Substance Control (DTSC), there are no cleanup sites within the vicinity of the project.²⁸ Therefore, it is concluded that there will be no impact.

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

²⁸ California Department of Toxic Substance Control. *Envirostor: Cleanup Sites and Hazardous Waste Permitted Facilities*. <http://www.envirostor.dtsc.ca.gov/public/>.

X. HYDROLOGY AND WATER QUALITY

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

the requirements of Chapter 15.650 of the County Code. The project will not generate substantial additional sources of polluted runoff. It is concluded that there will be a less than significant impact.

iv) impede or redirect flood flows?

Less Than Significant Impact. This project will not impede or redirect flood flows. The project site is located within Flood Zone “A” according to Flood Insurance Rate Map (FIRM) No. 06021C0D. Flood Zone “A” is one of the Special Flood Hazard Areas (SFHAs) inundation by the 1% annual chance flood event. All future construction and improvements of the project will be required to comply with the Glenn County Flood Plain Management Ordinance (Chapter 15.540 of the Glenn County Code). The project will not have a significant impact in impeding or redirecting flood flows.

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

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

The project site is located within Flood Zone “A” according to Flood Insurance Rate Map (FIRM) No. 06021C0D, dated August 5, 2010, issued by the Federal Emergency Management Agency (FEMA). Flood Zone “A” is one of the Special Flood Hazard Areas (SFHAs) inundation by the 1% annual chance flood event. No base flood elevations or base flood depths are shown within this zone.

All future construction and improvements will be required to comply with the Glenn County Flood Plain Management Ordinance (Chapter 15.540 of the Glenn County Code). A Flood Elevation Certificate will be required to be submitted by a licensed land surveyor upon application for a building permit. It is concluded that there will be a less than significant impact on release of pollutants due to existing regulations for new structures within a flood hazard area.

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

Less than significant impact. The proposal will not conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan. The proposed project will not substantially degrade water quality. No source of

XI. LAND USE AND PLANNING

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

a) Would the project physically divide an established community?

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

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

No Impact. The General Plan land use designation is "Intensive Agriculture" and the zoning designation is "AE-40" (Exclusive Agriculture (36-acre minimum parcel size)). The proposed project would meet the density requirements for this designation. This project is consistent with and will not conflict with the "AE-40" zoning designation (Glenn County Code Chapter 15.330). The project is consistent with the General Plan land use goals and policies and no significant land use impacts will occur. It is concluded that there will be no impact on land use.

have a high likelihood of containing significant aggregate deposits.³² None of the project areas are located on active mine sites. There is no other evidence that any of the project areas have mineral resources that may add value to the region and residents of the state, or are important mineral resource recovery sites. Therefore, no significant impacts to mineral resources are anticipated.

³² California Department of Conservation. 1997. *Mined Land Classification Map for Concrete-Grade Aggregate Resources Central Glenn County*.

increase in noise is anticipated as a result of this project. Based on the aforementioned information, it is concluded that there will be a less than significant impact.

There may be periodic increases in noise during future construction activities. Construction-related noises between the hours of 7 A.M. and 7:00 P.M. are exempt from the local noise standards per Glenn County Code §15.560.100(F)(5). Construction-related noise levels at other times are regulated by the above-referenced County Code section. The operation of the project may increase noise levels in the project vicinity; however, there are no residences within 1,000 feet of the project site. Therefore, it is concluded there will be less than significant impact.

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

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

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

No Impact. There are no private airports or private airstrips located within the vicinity of the project site. According to topographic maps and aerial photos, the project site is not located within the vicinity of a private airstrip. Additionally the project sites is located outside of airport land use planning boundaries and is approximately 12 miles north west from the Willows-Glenn County Airport.³³ This airport is the closest public use airport to project site. The project site is outside of the noise contour based on the Community Noise Equivalent Level (CNEL) as defined in the Willows Glenn County Airport Master Plan. It is concluded that there will be a less than significant impact as a result of this project.

³³ Glenn County Airport Land Use Commission. June 30, 1990. *Comprehensive Airport Land Use Plan Willows Glenn County Airport*. http://gcppwa.net/documents/Willows_Airport_Land_Use_Plan-1990.pdf

XV. PUBLIC SERVICES

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

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

- i) **Fire protection?**

Less Than Significant Impact. This topic is also discussed in section VIII above.

The project site is serviced by Glenn-Codora Volunteer Fire Protection District. The fire district maintains mutual aid agreements with nearby fire districts, including districts in Orland and Willows. County roads and private gravel roads provide adequate transportation routes to reach the project site in the event of a fire. Response time is not anticipated to be affected by the proposed project. Compliance with state laws will reduce impacts from fire. Therefore, it is concluded that the impact from the proposal is less than significant.

XVI. RECREATION

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

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

No Impact. See below discussion.

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

No Impact. The project does not include recreational facilities or require the construction or expansion of recreational facilities. Approval of this project would not significantly increase the use of existing public regional parks or other recreational facilities. Therefore, there will be no impact from the proposed project.

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

Less Than Significant Impact. The project will not conflict with a program, plan, ordinance or policy addressing the circulation system. Project related traffic has the potential to increase the Average Daily Traffic (ADT) that currently exists along this section of State Route 45. At the Glenn/Colusa county line, State Route 45 has an ADT of approximately 2,150 according to a 2016 Traffic Study Conducted by California Department of Transportation (Caltrans)³⁴. Through Phase 1 & 2 (Church and Cemetery), the proposal is anticipated to increase ADT by approximately 30 to 40 vehicles, limited to once per week. Phase 3 (School) of the proposal is anticipated to increase ADT by approximately 25 vehicles limited to 5 days a week. An increase in ADT by up to 40 vehicles will not cause a significant impact; therefore, there will be a less than significant impact.

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

§ 15064.3 Determining the Significance of Transportation Impacts

(b) Criteria for Analyzing Transportation Impacts

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

Less Than Significant Impact. The project site is on the east site of State Route 45. Caltrans has determined the Level of Service (LOS) for State Route 45 in this segment to be “B”³⁵. LOS is used to grade road conditions from a designation of “A” to a designation of “F”. Caltrans defines Level of Service B as “Traffic flows freely, but drivers have slightly less freedom to maneuver” based off of Caltrans Level of Service it is concluded that State Route 45 is an existing high quality transit corridor.

Vehicle Miles Traveled (VMT) are not anticipated to increase as a result of this proposal. The proposal would serve multiple communities within the project vicinity including Princeton, Butte City and Codora. The project is approximately 5-miles south of the most similar use (Church of God in Christ, Mennonite) located in Glenn. The project is closer to these communities and is not anticipated to increase their VMT. It is concluded there will not be an increase in Vehicle Miles Traveled as a result of this proposal. The project is

³⁴ Department Of Transportation, 2016. 2016 Traffic Volumes on California State Highways.
http://www.dot.ca.gov/trafficops/census/docs/2016_aadt_volumes.pdf

³⁵ Department of Transportation, Transportation Corridor Concept Report State Route 45,
http://www.dot.ca.gov/dist3/departments/planning/tcr/draft_sr45_tccr.pdf

Mitigation Measure TR-3 (Transportation)

Prior to Issuance of a Building Permit (Zone Clearance) evidence from applicant shall be provided to Planning Division that an encroachment permit has been approved by Caltrans.

Timing/Implementation:

Prior to Issuance of Building Permit/In Perpetuity

Enforcement/Monitoring:

Glenn County Planning & Community Development Services Agency

d) Would the project result in inadequate emergency access?

Less Than Significant Impact. The project would not result in inadequate emergency access because California State Route 45 provides adequate ingress and egress to the site. Emergency services agencies have been contacted and have no objections to the proposal. It is concluded that there will be a less than significant impact on emergency access.

i) and ii) Less than significant. The proposed project will not cause a substantial adverse change in the significance of a tribal cultural resource, as defined in Public Resources Code section 21074. A request for project review was sent to the Northeast Information Center of the California Historical Resources Information System. According to their records, there are no prehistoric or historic resources at the project site. Therefore, no significant adverse impacts are identified or anticipated.

Discovery of Cultural Resources

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

15.700 of the Glenn County Code, as well as State and Federal regulations. The project will not require significant alterations to existing electric power, natural gas, or telecommunications facilities. It is concluded there will be a less than significant impact as a result of this project.

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

Less Than Significant Impact. The project will have sufficient water supplies available. Application material indicates the location of a new well to be installed; the water table depth within the vicinity of the project range from 31 centimeters to 90 centimeters ³⁶. It is concluded the project will have sufficient water supplies available to serve the project and reasonable foreseeable future development.

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

Less Than Significant Impact. There is no municipal wastewater treatment provider for the area. Individual sewage disposal systems are currently the only long-term method of providing sewage disposal for the project area. Any new sewage disposal systems would be required to meet the standards set forth in Chapter 7.010 of the Glenn County Code and by the Glenn County Environmental Health Department. The construction phases and operation of the project shall meet all Environmental Health and Safety codes.

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

Less Than Significant Impact. Solid waste disposal is provided at the Glenn County landfill. Glenn County is planning on the future closure of the landfill and updating the solid waste system. At this time, waste disposal is not anticipated to be a significant issue. The cumulative impacts on the landfill will be minimal and will be offset in the future from increased requirements for sorting, recycling, diversion, and increases in disposal costs.

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

No Impact. In compliance with guidelines set forth by AB 939 (California Integrated Waste Management Act of 1989), the County of Glenn has adopted a Source Reduction and Recycling Element (SRRE) to define goals and objectives for waste reduction, recycling, and diversion. The SRRE defines guidelines to implement these goals and objectives through seven main programs, consisting of Source Reduction, Recycling,

³⁶ USA Soils Water Table Depth, 2018, ERSI,
https://landscape11.arcgis.com/arcgis/rest/services/USA_Soils_Water_Table_Depth/ImageServer

XX. Wildfire

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

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

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

XXI. MANDATORY FINDINGS OF SIGNIFICANCE

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

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

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

- b) **Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a**

REFERENCES

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

Records of, or consultation with the following:

Applicants:

Carl Giesbrecht
1200 County Road Y
Butte City, CA 95920

Landowners:

Carl Giesbrecht & Jonathan Koehn
Church of God in Christ, Mennonite
1060 State Route 45
Princeton, CA 95970

Surveyor:

Carl Giesbrecht
1200 County Road Y
Butte City, CA 95920

California Department of Conservation, California Geologic Survey
California Department of Fish and Wildlife
California Department of Transportation (Caltrans)
California Environmental Protection Agency, Regional Water Quality Control Board, Central Valley Region
Glenn County Agricultural Commissioner
Glenn County Air Pollution Control District/Certified Unified Program Agency
Glenn County Environmental Health Department
Glenn County Planning & Public Works Agency, Building Inspection Division
Glenn County Planning & Public Works Agency, Engineering & Surveying Division
Glenn County Planning & Public Works Agency, Solid Waste Division
Glenn County Sheriff's Office
Northeast Information Center (NEIC) of the California Historical Resources Information System (CHRIS)

Orland Rural Fire Protection District
Orland Unit Water Users' Association
Pacific Gas and Electric Company (PG&E)

Federal Emergency Management Agency. Flood Insurance Rate Maps (FIRM) for Glenn County, as revised to date.

Glenn County Airport Land Use Commission. February 27, 1991. *Comprehensive Airport Land Use Plan: Orland-Haigh Field Airport*.

http://gcppwa.net/documents/Orland_Airport_Land_Use_Plan-1991.pdf.

Glenn County Planning & Public Works Agency. Glenn County Geographic Information System.

Institute of Transportation Engineers. 1997. *Trip General Manual*.

Quad Consultants. June 15, 1993. *Glenn County General Plan, Volume I, Policy Plan*.

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

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

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

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

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

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

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

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

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

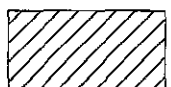
United States Environmental Protection Agency. *Indoor Water use in the United States*.
<http://www.epa.gov/WaterSense/pubs/indoor.html>

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



Project Vicinity

Project: CUP 2018-001



Project Site

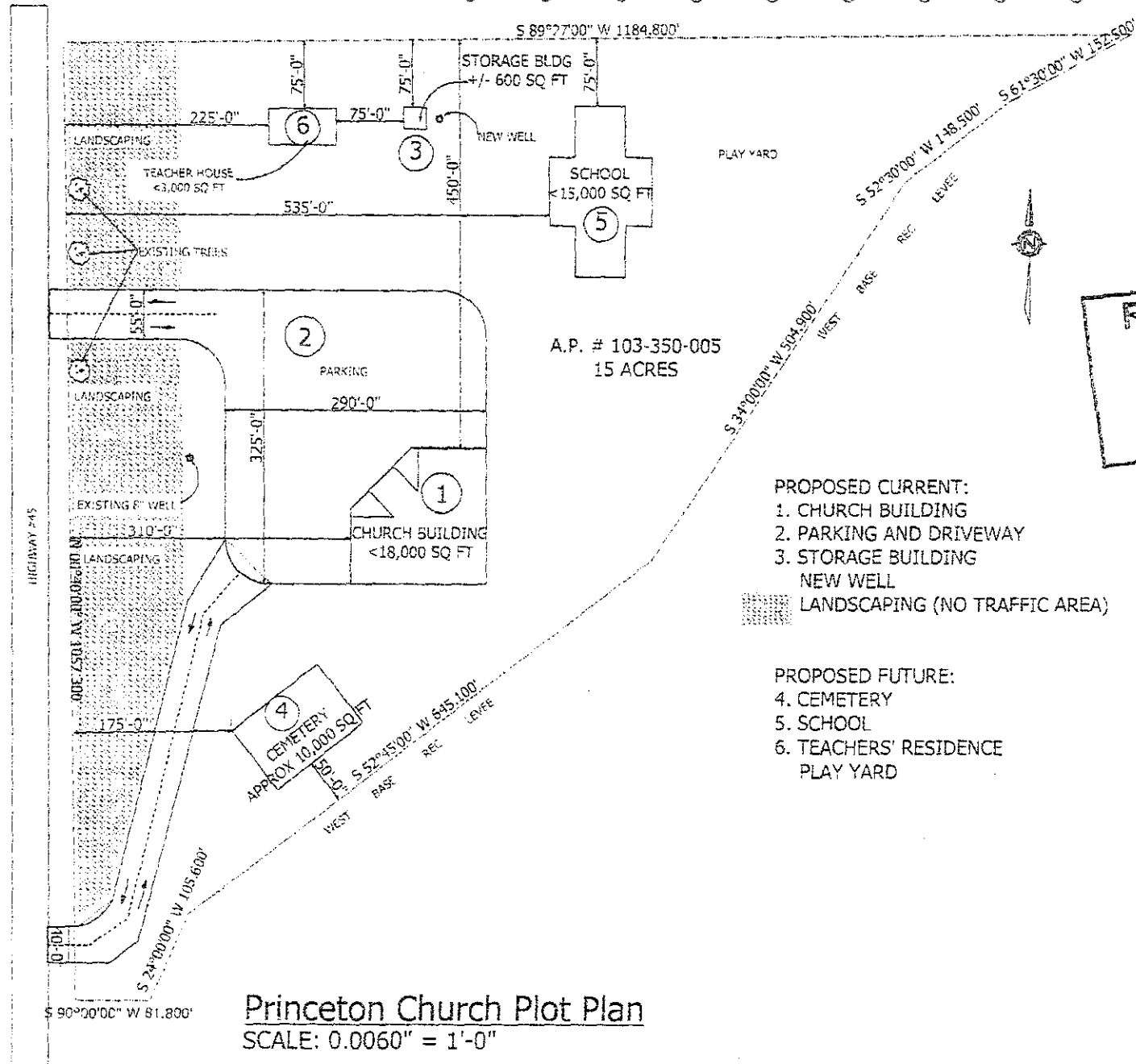
0 500 1,000 2,000 Feet

USGS 7.5' Quadrangle Map: Princeton
Projected Section 31, T19N, R1W, M.D.B. & M.



HELENA PROPERTY

WALNUT ORCHARD



RECEIVED

DEC 03 2018

Glenn County
PPWA

GLENN COUNTY
Planning & Community Development Services Agency

P.O. Box 1070 / 777 N. Colusa Street
Willows, CA 95988
530.934.6530 Fax 530.934.6533
www.countyofglenn.net



Donald Rust, Director

Church of God in Christ Mennonite
1200 County Road Y
Butte City, CA 95920

RE: **CUP 2018-001 Church, Cemetery, and School, Mitigations Required**
APN: 013-350-005

November 19, 2018

To Applicant,

On June 18, 2018, a Conditional Use Permit was applied for in order to construct a Three Phase project including the construction of a Church, Cemetery and School. On October 12, 2018, Planning Division deemed Conditional Use Permit 2018-001 as complete.

Through evaluating the proposal as required by the California Environmental Quality Act – Initial Study it has been determined that the proposal may have a significant impact on Transportation/Traffic during peak or event hours without the implementation of mitigations. This determination is based upon the following comments derived from (attached) letter that was received from California Department of Transportation (Caltrans).

1. *"The entire frontage of the property is along State Route 45, and doesn't have a controlled access. Therefore, we recommend the County consider the installation of landscaping or fencing along the State right of way lone, except for the proposed location of the driveway."*
2. *"Mitigations at the driveways, may need to be considered during peak hours/times of church and cemetery services."*

Based upon the Caltrans letter it has been identified that peak/event related traffic may induce traffic within the project vicinity. In order for the proposal to proceed with a Less Than Significant Impact With Mitigation Incorporated, please submit proposed mitigations (prepared by a design professional) to Glenn County Planning. Mitigations to insure adequate ingress/egress and/or other traffic control measures to accommodate peak/event traffic will required.

GLENN COUNTY
Planning & Community Development Services Agency

P.O. Box 1070 / 777 N. Colusa Street
Willows, CA 95988
530.934.6530 Fax 530.934.6533
www.countyofglenn.net



Church of God in Christ Mennonite
1200 County Road Y
Butte City, CA 95920

RE: **CUP 2018-001 Church, Cemetery, and School, Complete Application**
APN: 013-350-005

October 12, 2018

To Applicant,

On June 18, 2018, a Conditional Use Permit was applied for in order to construct a 3 Phase project including the construction of a Church, Cemetery and School. On October 12, 2018, Glenn County Planning and Community Development Services Agency deemed this application complete for further processing.

This letter is to comply with Section 65943 of the California Government Code that requires written notice for completeness of an application. As noted in Section 65944(c), "This section shall not be construed as limiting the ability of a public agency to request and obtain information which may be needed in order to comply with the provisions of Division 13 (commencing with Section 21000) of the Public Resources Code."

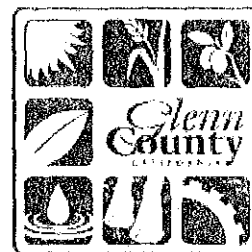
If you have any questions, please contact the Glenn County Planning and Community Development Services Agency at (530) 934-6540 to discuss actions towards completing the application requirements.

Sincerely,

Greg Conant
Assistant Planner
gconant@countyofglenn.net

GLENN COUNTY
Planning & Community Development Services Agency

P.O. Box 1070 / 777 N. Colusa Street
Willows, CA 95988
530.934.6530 Fax 530.934.6533
www.countyofglenn.net



Church of God in Christ Mennonite
1200 County Road Y
Princeton, CA 95970

RE: CUP 2018-001 Church, Cemetery, and School, Incomplete Application
APN: 013-350-005

September 4, 2018

To Applicant,

On June 18, 2018, a Conditional Use Permit was applied for in order to construct a 3 Phase project including the construction of a Church, Cemetery and School. On July 18, 2018, Glenn County Planning and Community Development Services Agency deemed the application for the Conditional Use Permit incomplete. On August 9, 2018, Glenn County Planning received the applicant's response to the aforementioned incomplete letter. Any response received has yet to adequately address issues stated in the incomplete letter; therefore, the application remains incomplete.

The following items need to be addressed in a response submitted to Planning Division by October 1, 2018.

- Describe how the proposal will safely accommodate Helena Chemical Company's previously approved risk management plan.

In order for the proposal to proceed as proposed, Helena's Risk Management Plan will need to be revised in order to accommodate the proposal. Therefore, submit to Glenn County Planning Division written consent from Helena Chemical Company consenting the revision of their previously submitted/approved Risk Management Plan.

- Submit a plan for how the application of chemicals applied in agriculture operations within ¼ mile will be managed in regards to the safety of occupants of the proposed project.

The application of chemicals related to the adjacent agriculture operation represents a significant impact under CEQA. As such, mitigations must be included as part of the project to minimize the impact. Without applicable and appropriate mitigations, an Environmental Impact Report would be required to determine the extent of the impact, potential mitigations, and any overriding considerations.

DEPARTMENT OF TRANSPORTATION

DISTRICT 3
703 B STREET
MARYSVILLE, CA 95901
PHONE (530) 741-4286
FAX (530) 741-5346
TTY 711
www.dot.ca.gov



*Serious drought.
Help save water!*

August 21, 2018

GTS# 03-GLE-2018-00025
03-GLE-045 PM 2.886

Glen Conant, Assistant Planner
Glenn County Planning &
Community Development Services Agency
P.O. Box 1070
Willows, CA 95988

Church of God in Christ-Mennonite Use Permit

Dear Mr. Conant:

Thank you for including the California Department of Transportation (Caltrans) in the review process for the Conditional Use Permit for the proposed project referenced above. The mission of Caltrans is to provide a safe, sustainable, integrated and efficient transportation system to enhance California's economy and livability. The Local Development-Intergovernmental Review (LD-IGR) Program reviews land use projects and plans through the lenses of our mission and state planning priorities of infill, conservation, and travel-efficient development. To ensure a safe and efficient transportation system, we encourage early consultation and coordination with local jurisdictions and project proponents on all development projects that utilize the multimodal transportation network.

The project is for a Conditional Use Permit for a three (3) phased project. Phase one (1) includes the construction of a 18,000-square foot church and parking, a driveway, and a storage building. Phase two (2) is for the development of a 10,000-square foot cemetery. Phase three (3) is for the construction of a 15,000-square foot private school, teacher housing, and a play yard. The project is located at 1060 State Highway 45, Princeton, California, on the east of State Route 45 and south of State Route 162. These comments are based on the application for Conditional Use Permit and Site Plan that was received.

Traffic Highway Operations

The entire frontage of the property is along State Route 45, and doesn't have a controlled access. Therefore, we recommend the County consider the installation of landscaping or fencing along the State right of way line, except for the proposed location of the driveway.

"Provide a safe, sustainable, integrated, and efficient transportation system to enhance California's economy and livability."

Cover Sheet

Dated August 9, 2018

From: Church Of God In Christ Mennonite
1060 State Route 45
Princeton, CA 95970

Please note: the mailing address is 1200 County Road Y, Butte City, CA 95920

To: Glenn County
Planning & Community Development Services Agency


Reply to

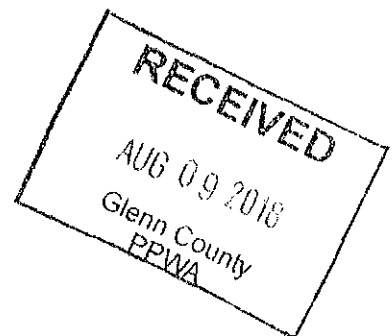
**CUP 2018-001, Church, Cemetery, and School, Incomplete
Application APN: 013-350-005**

Please see attached- question from the Planning Department are
in italics, replies immediately following...

Also see attached plot plan with existing house and septic noted
(they both are to be removed as part of the construction
process)....

Also please note the clarification of the exits from the property,
both for walking and vehicles....

X 
Carl Giesbrecht



HELENA PROPERTY

WALNUT ORCHARD

S 89°27'00" W 1184.80'

225'-0"

75'-0"

75'-0"

75'-0"

STORAGE BLDG
± 600 SQ FT

NEW WELL

450'-0"

535'-0"

TEACHER HOUSE
< 3,000 SQ FT

EXISTING TREES

LANDSCAPING

155'-0"

310'-0"

EXISTING 8" WELL

325'-0"

290'-0"

PARKING

2

1

CHURCH BUILDING
< 18,000 SQ FT

EXISTING HOUSE AND SEPTIC
(to be removed)

5

SCHOOL
< 15,000 SQ FT

PLAY YARD

S 52°30'00" W 148.50'

S 61°30'00" W 152.50'

REC

BASE

WEST

S 34°00'00" W 504.00'

100'± 230'± W 100.00'± 100'±

175'-0"

LANDSCAPING

2nd evacuation route

4th evacuation route

WEST

BASE

REC

S 24°00'00" W 105.80'

S 90°00'00" W 81.80'

APPROX 10,000 SQ FT

CEMETERY

4

3

6

A.P. # 103-350-005
15 ACRES

PROPOSED CURRENT:

1. CHURCH BUILDING
2. PARKING AND DRIVEWAY
3. STORAGE BUILDING
- NEW WELL
- LANDSCAPING

PROPOSED FUTURE:

4. CEMETERY
5. SCHOOL
6. TEACHERS' RESIDENCE
- PLAY YARD

existing levee ramp

Princeton Church Plot Plan

SCALE: 0.0060" = 1'-0"

PROPOSED CURRENT:

1. CHURCH BUILDING
2. PARKING AND DRIVEWAY
3. STORAGE BUILDING

NEW WELL
LANDSCAPING

PROPOSED FUTURE:
4. CEMETERY
5. SCHOOL
6. TEACHERS' RESIDENCE
PLAY YARD

Princeton Church Plot Plan
SCALE: 0.0060" = 1'-0"

to
Princeton

This letter is to comply with §65944 of the California Government Code that requires written notice for an incomplete application.

As noted in §65944(c):

You may appeal the action of the County by filing an appeal in writing (a \$450.00 filing fee will be required) with the Planning & Community Development Services Agency within ten (10) days from the date of this letter. The basis of the appeal shall be described in detail in the letter.

If you have any questions, please contact the Glenn County Planning and Community Development Services Agency at (530) 934-6540 to discuss actions towards completing the application requirements.

Sincerely,

Greg Conant
Assistant Planner
gconant@countyofglenn.net

Cc: Glenn County Air Pollution Control District
Glenn County Building Division
Glenn County Environmental Health
Glenn County Public Works Agency
California Central Valley Flood Protection Board – Division of Drinking Water
California Department of Transportation



COUNTY OF GLENN

HEALTH & HUMAN SERVICES AGENCY

Christine Zoppi
Director

Erin Valdez
Deputy Director
Administration

Amy Lindsey
Deputy Director
Behavioral Health

Bill Wathen
Deputy Director
Social Services

Grinnell Norton
Deputy Director Public Health
Director of Nursing

Vacant
Deputy Director
Community Action

Glenn County Environmental Health
247 N. Villa Ave.
Willows, CA 95988

July 11th, 2018

To: Greg Conant, Assistant Planner
Glenn County Planning & Public Works Agency
(Via email)

From: Andrew A. Petyo, REHS

Re: Conditional Use Permit #2018-001, Church, Cemetery and School: Church of God in
Christ, Mennonite
APN: 013-350-005

We have reviewed the project information noted above and have the following comments:

- Phase 1 of the project, for the church, will require a permit, issued by Glenn County Environmental Health for an onsite wastewater treatment system (OWTS). The suitability of the soils on this property has not been accessed for an OWTS.
- An existing well is indicated on the plans and this department does not have any record of a permit. The existing well, if used, may need to be permitted and regulated as a public drinking water system through the State Water Regional Control Board (SWRCB), Drinking Water. A new well may be established by applying for a permit with Glenn County Environmental Health.
- Phase 3, construction of the school facilities, will also require a properly permitted onsite wastewater treatment system and access to a regulated water well.

If you have any further questions please contact Environmental Health.

Greg Conant

From: Sannar, Kena@DOT <kena.sannar@dot.ca.gov>
Sent: Wednesday, July 11, 2018 3:02 PM
To: Greg Conant
Subject: FW: CUP2018-001, Church, Cemetery and School

Importance: High

Hello Greg

Our Traffic Operations/Highway Operations and System Planning staff are almost done reviewing this project. However, they are requesting the following be provided:

1. Provide trip generation numbers to determine what improvements will be needed to the driveway.
2. There are three phases to this project. What is the timeline for each phase?

Can you please provide us with the information above?

Thank you,

KENA D SANNAR
REGIONAL TRANSPORTATION LIAISON
TRANSPORTATION PLANNING - NORTH

CALTRANS – DISTRICT 3
703 B STREET
MARYSVILLE, CA 95901
(530) 634-7613

Northeast Center of the
California Historical Resources
Information System

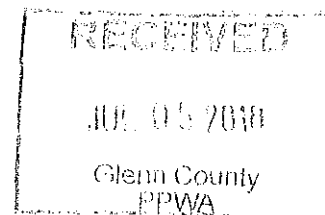
BUTTE
GLENN
LASSEN
MODOC
PLUMAS
SHASTA

SIERRA
SISKIYOU
SUTTER
TEHAMA
TRINITY

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

June 27, 2018

Glenn County Planning & Community
Development Services Agency
P.O. Box 1070
Willows, CA 95988
Attn: Mr. Greg Conant



**I.C. File # Y18-3
Project Review**

RE: CUP 2018-001, Church, Cemetery and School: Church of God in Christ, Mennonite
T19N, R1W, Section 31 MDBM
USGS Princeton 7.5' and Maxwell (1952) 15' quadrangles
15.0 acres (Glenn County)

Dear Mr. Conant,

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

RESULTS:

Prehistoric Resources: According to our records, no sites of this type have been recorded within or adjacent to the project area. However, one site of this type has been recorded in the 1-mile project vicinity consisting of projectile points, groundstone, fire-affected rock, burnt faunal bone, a midden, and freshwater shell. The project is located in a boundary region utilized by Patwin and Konkow Maidu populations. Unrecorded prehistoric cultural resources may be located in the project area.

RECOMMENDATIONS:

Based upon the above information and the local topography, and regional history, the project is located in an area considered to be sensitive for prehistoric, protohistoric, and historic cultural resources. Patwin and Konkow Maidu populations used the local region for seasonal and/or permanent settlement, as well as for the gathering of plants, roots, seeds, domestic materials, and hunting seasonal game. Historically, Euro-Americans utilized the region for farming and transportation opportunities.

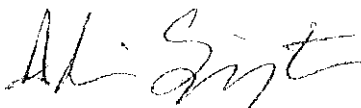
Therefore, because the entire project area has not been previously surveyed, we recommend that a professional archaeologist be contacted to conduct a cultural resources survey of the entire project area. The consultant can offer recommendations for avoidance and protection of any newly identified resources. In addition, any existing structures should be evaluated for potential historical significance. The project archaeologist will be able to offer recommendations for the preservation of or mitigation of effects on any cultural resources encountered as a result of field survey. A list of qualified consultants is available online at www.chrisinfo.org.

The project archaeologist should also contact the appropriate local Native American representatives for information regarding traditional cultural properties that may be located within project boundaries for which we have no records. The Native American Heritage Commission should be contacted at (916) 373-3710 for information regarding Native American representatives in the vicinity of the project.

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

The fee for this project review is \$75.00 (1 hour of Project Review Time @ \$75.00 per hour). Payment for this project review was received on June 28, 2018 (Check # 106). Thank you for your dedication preserving Glenn County's and California's irreplaceable cultural heritages, and please feel free to contact us if you have any questions or need any further information or assistance.

Sincerely,

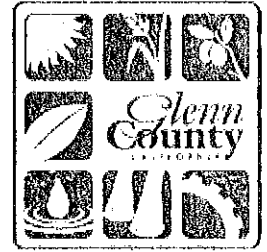


Adrienne Springsteen
Research Associate

GLENN COUNTY

Planning & Community Development Services Agency

P.O. Box 1070 / 777 N. Colusa Street
Willows, CA 95988
530.934.6530 Fax 530.934.6533
www.countyofglenn.net



Church of God in Christ Mennonite
1060 State Route 45
Princeton, CA 95970

RE: **CUP 2018-001, Church, Cemetery, and School, Incomplete Application**
APN: 013-350-005

July 18, 2018

To Applicant,

On June 18, 2018, a Conditional Use Permit was applied for in order to construct a 3 Phase project including the construction of a Church, Cemetery and School. On July 18, 2018, Glenn County Planning and Community Development Services Agency **deemed the application for the Conditional Use Permit incomplete.**

During the initial Request for Review period, the application was provided to agencies with possible jurisdiction regarding the project. The following comments, which are attached, were received as of July 18, 2018. If clarification is needed on any comments please contact reviewing agency who submitted comment in question directly. The following concerns will need to be addressed and response submitted to planning department by September 1, 2018.

- Describe how the proposal will safely accommodate Helena Chemical Company's previously approved risk management plan.
- Submit a plan for how the application of chemicals applied in agriculture operations within ¼ mile will be managed in regards to the safety of occupants of the proposed project.
- Provide trip generation numbers to determine what improvements will be needed to the driveway?
- What is the timeline for each phase?
- The proposal is required to meet requirements of a public water system. To be approved as submitted the site must be connected to Colusa County WWD#2 – Princeton or follow SB 1263, which will require a Technical Report and a Six – month wait period.
- Submit plot plan depicting any existing septic systems. As well as any existing buildings or improvements.



COUNTY OF GLENN Air Pollution Control District

Marcie Skelton, Air Pollution Control Officer/CUPA Director

July 12, 2018

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

Attn: Greg Conant, Assistant Planner

RE: Conditional Use Permit (2018-001) – Church, Cemetery and School: Church of God in Christ, Mennonite

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

Adjacent to the proposed project is Helena Chemical Company (Helena). Helena handles and stores large amounts of various pesticides and fertilizers including ammonium hydroxide solution (aqua ammonia). The aqua ammonia is a Federally Regulated Extremely Hazardous Substance. Helena was required to prepare a Risk Management Plan that addressed the offsite consequences of several possible release scenarios of this material. This proposed project is within the range of the worst-case release scenario. In the event of a spill or leak, this project would be extremely vulnerable and difficult to evacuate given the proximity of this project to Helena along with the minimum amount of access in and out of the proposed project area.

I recommend an environmental review of this project to address this issue in order to minimize the risks to the population that would utilize this proposed project.

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

A handwritten signature in black ink, reading "Eric Scott", followed by a horizontal line extending to the right.

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

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

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

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

Conditional Use Permit

No. 2018-001

Church of God in Christ, Mennonite

COMMENTS

None

CONDITIONS

None

By:
Michael R. Biggs
Engineering Technician II
7/9/2018

Greg Conant

From: Crenshaw, Reese@Waterboards <Reese.Crenshaw@waterboards.ca.gov>
Sent: Monday, July 2, 2018 8:51 AM
To: Rowe, Paul@Waterboards; Greg Conant
Subject: RE: CUP 2018-001, Church, Cemetery and School

It looks like it will indeed meet the definition of a public water system. So unless the Use Permit prohibits it from becoming one – by limiting the school to less than 25 students + teachers, and church held no more than 59 days a year, then it is a new public water system.

Greg, they need to connect to Colusa County WWD#2 – Princeton – otherwise they need to follow SB1263. Which requires a technical report on consolidation feasibility & a 6 month wait period.

The state does not want more public water systems & that's what SB1263 is all about.

Please copy me on all future correspondence of this type. Thank you

Reese B. Crenshaw, PE
District Engineer – Valley District (#21)
Tehama, Butte, Glenn, Colusa, Sutter, Yuba
Division of Drinking Water – SWRCB
364 Knollcrest Drive, Suite 101
Redding, CA 96002
530-224-4861, fax -4844, mobile 510-5007

Visit the Valley District website for potentially useful information:
http://www.waterboards.ca.gov/drinking_water/programs/districts/valley_district.shtml

Historic Resources: According to our records, no sites of this type have been recorded within or adjacent to the project area. However, five sites of this type have been recorded in the 1-mile project vicinity consisting of the Jones Weir, Colusa & Hamilton Railway, the Sacramento River East Levee, segments of the Sacramento River West Levee, a culvert, and irrigation canal. Unrecorded historic cultural resources may be located in the project area.

The USGS Maxwell (1952) 15' quad map indicates that the project area is located within the Larkins Childrens land grant and the community of Codora and that a road and levee are located within the project area; the River Branch Canal, a reservoir, and orchard are located adjacent to the project area; and the Sacramento River, Southern Pacific Railroad, Rasor Slough, Codora Four Corners, Codora School, Bounde Creek, Packer Lake, Packer Island, a flume, orchards, streams, roads, and structures are located within the general project vicinity.

A copy of the historic Maxwell (1906) quad map depicting a road and the Larkin's Children's Rancho in the project area and Rasor Slough, Packer Slough, Packer Island, Bounde Creek, roads, and structures in the project vicinity. The Larkins Children's land grant was farmed by Dr. Hugh J. Glenn beginning in the 1870's. Dr. Glenn became known as the "Wheat King" because of the amount of wheat he grew. Dr. Glenn was nominated for governor of California in 1879, but was defeated by George Perkins.

Previous Archaeological Investigations: According to our records, portions of the project area have been previously surveyed for cultural resources. The studies are listed below.

Elliott, Ben (URS Corporation)

2010 *Final Cultural Resources Technical Report, Levee Geotechnical Evaluation Program, Sacramento River: Right Bank Levee, Glenn and Colusa Counties, California.*

NEIC Report 010909

Leach-Palm, Laura, Pat Mikkelsen, Paul Brandy, Jay King, and Lindsay Hartman (Far Western Anthropological Research Group)

2008 *Cultural Resources Inventory of Caltrans District 3 Rural Conventional Highways in Butte, Colusa, El Dorado, Glenn, Nevada, Placer, Sacramento, Sierra, Sutter, Yolo and Yuba Counties.*

NEIC Report 009539

Resources:

Numerous resources

Literature Search: The official records and maps for archaeological sites and surveys in Glenn County were reviewed. Also reviewed: **National Register of Historic Places - Listed properties and Determined Eligible Properties** (2012). **California Register of Historical Resources** (2012). **California Points of Historical Interest** (2009). **California Investigation of Historic Resources** (1976). **California Historical Landmarks** (2012). **Gold Districts of California - Bulletin 193** (2012). **Historic Spots in California - Fifth Edition** (2002). **Handbook of North American Indians, Vol. 8, California** (1978). and **Directory of Properties in the Historic Property Data File for Glenn County** (2012).

Maxwell (1906)





COUNTY OF GLENN

HEALTH & HUMAN SERVICES AGENCY

Christine Zoppi
Director

Erin Valdez
Deputy Director
Administration

Amy Lindsey
Deputy Director
Behavioral Health

Bill Wathen
Deputy Director
Social Services

Grinnell Norton
Deputy Director Public Health
Director of Nursing

Vacant
Deputy Director
Community Action

Glenn County Environmental Health
247 N. Villa Ave.
Willows, CA 95988

July 11th, 2018

To: Greg Conant, Assistant Planner
Glenn County Planning & Public Works Agency
(Via email)

From: Andrew A. Petyo, REHS

Re: Conditional Use Permit #2018-001, Church, Cemetery and School: Church of God in
Christ, Mennonite
APN: 013-350-005

We have reviewed the project information noted above and have the following comments:

- Phase 1 of the project, for the church, will require a permit, issued by Glenn County Environmental Health for an onsite wastewater treatment system (OWTS). The suitability of the soils on this property has not been accessed for an OWTS.
- An existing well is indicated on the plans and this department does not have any record of a permit. The existing well, if used, may need to be permitted and regulated as a public drinking water system through the State Water Regional Control Board (SWRCB), Drinking Water. A new well may be established by applying for a permit with Glenn County Environmental Health.
- Phase 3, construction of the school facilities, will also require a properly permitted onsite wastewater treatment system and access to a regulated water well.

If you have any further questions please contact Environmental Health.

Conditional Use Permit

No. 2018-001

Church of God in Christ, Mennonite

COMMENTS

None

CONDITIONS

None

By:
Michael R. Biggs
Engineering Technician II
7/9/2018

Northeast Center of the
California Historical Resources
Information System

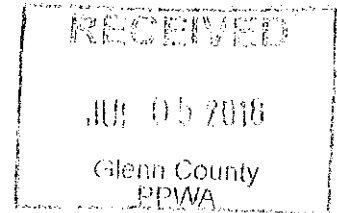
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123 West 6th Street, Suite 100
Chico CA 95928
Phone (530) 898-6256
neinfoctr@csuchico.edu

June 27, 2018

Glenn County Planning & Community
Development Services Agency
P.O. Box 1070
Willows, CA 95988
Attn: Mr. Greg Conant



**I.C. File # Y18-3
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Sincerely,



Adrienne Springsteen
Research Associate

GLENN COUNTY

Planning & Community Development Services Agency

P.O. Box 1070 / 777 N. Colusa Street
Willows, CA 95988
530.934.6530 Fax 530.934.6533
www.countyofglenn.net



REQUEST FOR REVIEW

COUNTY DEPARTMENTS/DISTRICTS

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

FEDERAL AGENCIES

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

STATE AGENCIES

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

OTHER

- ☒ Cemetery and Funeral Bureau
- ☐ California Water Service Co. (Chico)
- ☒ Sacramento River National Wildlife Refuge
- ☐ City of Willows
- ☐ Comcast Cable (Chico Office)
- ☐ Community Services District:
- ☐ Drainage District:
- ☒ Pacific Gas and Electric Company (PG&E)
- ☒ Fire Protection District: Glenn Codora
- ☐ Glenn County Resource Conservation District
- ☒ School District: Princeton
- ☒ Northeast Center of the California Historical Resources Information System
- ☐ Grindstone Rancheria of Wintun-Wailaki
- ☐ Paskenta Band of Nomlaki Indians
- ☒ Mechoopda Indian Tribe of Chico Rancheria
- ☐ Middletown Rancheria of Pomo Indians California
- ☐ Railroad:
- ☒ Reclamation District: Reclamation District NO. 2047
- ☒ Water/Irrigation District: Princeton-Codora-Glenn Irrigation District
- ☐ Special District:
- ☐ Tehama-Colusa Canal Authority
- ☐ UC Cooperative Extension Office

DATE: June 28, 2018

PROJECT: Conditional Use Permit 2018-001, Church, Cemetery and School:
Church of God in Christ, Mennonite

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

ZONING: "AE-40" Exclusive Agriculture Zone (36-acre minimum parcel size)

GENERAL PLAN: "Intensive Agriculture"

APN: 013-350-005 (15.0± acres)

FLOOD ZONES: Flood Zone "A" according to Flood Insurance Rate Map (FIRM) No. 06021C0850D, dated August 4, 2010, issued by the Federal Emergency Management Agency (FEMA). Flood Zone "A" is one of the Special Flood Hazard Areas (SFHAs) inundation by the 1% annual chance flood event. No base flood elevations or base flood depths are shown within this zone. This site also lies within the Butte Basin Designated Floodway designated by Central Valley Flood Control Board.

The Glenn County Planning Division is requesting comments on this proposal for determination of completeness, potential constraints, and/or proposed conditions of approval. If comments are not received by **Monday July 16, 2018**, it is assumed that there are no specific comments to be included in the analysis of the project. Comments submitted by e-mail are acceptable. Thank you for considering this matter.

AGENCY COMMENTS:

Please consider the following:

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

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

Name: Same as Applicant

Mailing Address: _____

5. Request or Proposal: request for a conditional use permit for a Church, Cemetery, Private School & House
6. Address and Location of Project: 1060 Hwy 45, Princeton CA 95970
7. Current Assessor's Parcel Number(s): 013-350-005-0
8. Existing Zoning: AE-40
9. Existing Use of Property: Old empty house / acreage is bare
10. Provide any additional information that may be helpful in evaluating this request: _____

Old vacant house to be removed

Case _____

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

ENVIRONMENTAL INFORMATION FORM

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

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

1. GENERAL INFORMATION:

1. Name: Carl Giesbrecht
Address, City, State, Zip: 1200 Rd, Y
Butte City CA 95920
Telephone: 530 864-1200 Fax: _____
E-mail: carl.giesbrecht@gmail.com
2. Name: _____
Address, City, State, Zip: _____
Telephone: _____ Fax: _____
E-mail: _____
3. Address and Location of Project: 1060 Hwy 45, Princeton CA 95970
4. Current Assessor's Parcel Number(s): 013-350-005-0
5. Existing Zoning: AE-40
6. Existing Use: Old empty House / Acreage is bare
7. Proposed Use of Site (project for which this form is prepared): Church
Cemetery, Private School, House
8. Indicate the type of permit(s) application(s) to which this form pertains: Conditional Use Permit Request