

GLENN COUNTY

Planning & Community Development Services Agency

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Donald Rust, Director

STAFF REPORT

MEETING DATE: April 15, 2020

TO: Glenn County Planning Commission

FROM: Greg Conant, Assistant Planner

SUBJECT: Conditional Use Permit 2018-003, Shooting and Training Facility

Attachments:

1. Mitigation Measures and Conditions of Approval
2. Mitigated Negative Declaration and Initial Study
3. Mitigation Monitoring and Reporting Program
4. Comments Received
5. State Clearinghouse Documentation
6. Application and Ancillary Documents

1 PROJECT SUMMARY

The applicant has submitted a Conditional Use Permit application for a shooting and training facility. The proposed facility includes the construction of various training and shooting structures; including a Trap Range, Field Range, Main Range, Training Range, Archery Range and a future Law Enforcement Training Area. The proposal also includes the addition of a series of gravel access roads to provide road network and the installation of an 18" diameter culvert in order to cross an intermittent stream located on the project site. According to application materials, the facility is proposed to operate Thursday – Sunday. There is anticipated to be 20 vehicles per day Thursday and Friday, and 40 vehicles Saturday and Sunday.

The General Plan land use designation is “Intensive Agriculture” and the zoning designation is “AE-80” (Exclusive Agriculture Zone). The proposed shooting and training facility is a permitted use with an approved conditional use permit within the “AE-80” zone. Detailed project information is included in the Mitigated Negative Declaration and Initial Study attached to this report.

Location:

The project site is at 5700 County Road 33, approximately 4-miles west of Artois. The site is located north of the Glenn County Landfill, west of the Tehama Colusa Canal, south of County Road 30 and east of White Cabin Creek, within the unincorporated area of Glenn County, California, as shown on Figure 1.

1.1 RECOMMENDATIONS

That the Planning Commission grant the proposed Conditional Use Permit 2018-003 a Mitigated Negative Declaration with the Findings and proposed mitigation measures as presented in the Staff Report.

Also that the Planning Commission approve Conditional Use Permit 2018-003 with the Findings as presented in the Staff Report and the Conditions of Approval.

2 ANALYSIS

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

2.1 ENVIRONMENTAL DETERMINATION

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

Therefore, a Mitigated Negative Declaration has been prepared for adoption by the Planning Commission.

2.2 GLENN COUNTY UNIFIED DEVELOPMENT CODE (TITLE 15)

2.2.1 “AE-80” 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.T. Hunting clubs and facilities including spaces for recreational vehicles, horse racing establishments, golf courses, sporting clay courses, rodeos, spectator events and other similar uses; The applicant has applied for a Conditional Use Permit for a shooting and training facility. The proposed shooting and training facility is permitted only if a conditional use permit has first been secured

Maximum Building Height (Glenn County Code §15.330.060):

The peak height of the structures of the proposal will meet the height requirement for the Exclusive Agriculture Zone. §15.330.060.B

Minimum Yard Requirements (Glenn County Code §15.330.080):

The proposals front, side, and rear yards exceed 30 feet; therefore, the minimum yard requirements for Exclusive Agriculture Zone will be met. §15.330.080.

2.2.2 Performance Standards (Glenn County Code Chapter 15.560)

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

Air Quality (Glenn County Code §15.560.040)

All uses shall comply with applicable local, state, and federal laws and regulations regarding contaminants and pollutants. This requirement includes, but is not limited to, emissions of suspended particles, carbon monoxide, hydrocarbons, odors, toxic or obnoxious gases and fumes. The Glenn County Air Pollution Control District (GCAPCD) is responsible for the planning and maintenance/attainment of these standards at the local level. GCAPCD provided comments regarding this proposal. Mitigation Measure AQ-1 has been established based upon GCAPCD comments. Air quality impacts are further discussed in Section III of the Initial Study for the project.

Fire and Explosion Hazards (Glenn County Code §15.560.070)

All uses involving the use or storage of combustible, explosive, caustic or otherwise hazardous materials shall comply with all applicable local, state and federal safety standards and shall be provided with adequate safety devices against the hazard of fire and explosion, and adequate fire-fighting and fire suppression equipment. The project site is within the Artois Fire District and within Cal Fire's State Responsibility Area. Artois Fire Department and Cal Fire were provided application information regarding the proposal. Cal Fire submitted comments regarding this proposal. Mitigation Measures TR-1, TR-2, WF-1, WF-2, WF-3, WF-4 and WF-5 have been established based upon Cal Fire's comment. Impacts are further discussed in Section XX of the Initial Study for the project.

Noise (Glenn County Code §15.560.100)

There may be an increase in ambient noise levels during the construction of the facility. These impacts would be for short durations and would not exceed ambient noise levels. All construction site sounds between 7:00 a.m. and 8:00 p.m. are exempt from local noise standards provided reasonable practices are being followed (Glenn County Code §15.560.100.F.5). Maximum one-hour equivalent sound pressure levels are 65 dBA from 7 a.m. to 10:00 p.m. and 60 dBA from 10:00 p.m. to 7:00 a.m. (Glenn County Code §15.560.100.A). The applicant shall operate the proposal in a manner that meet this requirement. Mitigation Measures N-1 and N-2 have been established to mitigate potential noise impact. Noise related impacts are further discussed in Section XIII of the Initial Study for the project.

2.2.3 Off-Street Parking and Loading Facilities (Glenn County Code Chapter 15.610)

Parking Space Requirements (Glenn County Code §15.610.020):

Glenn County Code §15.610.020.D. Places of Public Assembly. For auditoriums, community centers, theaters, churches, libraries, museums, stadiums, clubs and funeral chapels, one parking space for every five permanent seats or one parking space for every thirty square feet of gross floor area, whichever is less. The project site is 92.71 acres in size. Based upon provided plot plan the site will provide adequate parking.

2.2.4 GENERAL PROVISIONS

Flood Zone Designation:

Flood Zone "X" according to Flood Insurance Rate Map (FIRM) No. 06021C0825D, dated August 5, 2010 issued by the Federal Emergency Management Agency (FEMA). Flood Zone "X" (unshaded) consists of areas of minimal risk outside the 1-percent and 0.2-percent annual chance floodplains. No base flood elevations or base flood depths are shown within this zone.

3 COMMENTS

Request for Review requesting comments on the proposal was sent on August 9, 2018, on August 7, 2019 the Request for Review commenting period was extended to receive additional comments or to clarify existing comments. The following agencies submitted comments regarding this proposal. Based on their responses we have formulated mitigation measures and conditions of approval for the project. All comment letters are attached to this report for review.

Comments Received:

Pacific Gas and Electric Company	Air Pollution Control District
Western Area Power Administration	Environmental Health
Public Works	Cal Fire
Central Valley Regional Water Quality Control Board	

4 OTHER REQUIREMENTS

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

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

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

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

5 FINDINGS FOR MITIGATED NEGATIVE DECLARATION

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

Finding 1 (Aesthetics)

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

Finding 2 (Agricultural and Forest Resources)

The project will not have a significant impact on agriculture or forest resources. The proposed project will not conflict with existing zoning for, or cause rezoning of, forestland, timberland, or timberland zoned Timberland Production. The project site is zoned "AE-80" Exclusive Agriculture (Chapter 15.330 Glenn County Code). The project does not involve construction or conversion of forestland and no trees will be removed. Agricultural activities within the vicinity will not be adversely impacted by this project. No significant change in the current use of the land will result, therefore impacts are considered less than significant.

Finding 3 (Air Quality)

The project will not have a significant impact on air quality with mitigation measure incorporated. 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 with the following mitigation measure incorporated.

Mitigation Measure AQ-1 (Air Quality)

The applicant shall obtain an Authorization to Construct and Permit to Operate (or exemption thereof) approved by the Glenn County Air Pollution Control District for the proposed generators. A fully executed copy shall be provided to the Planning Division prior to the issuance of a building permit or any other permit for site development.

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. There are two intermittent streams located on the project site. Impacts are considered less than significant with mitigation measures incorporated.

Mitigation Measure Bio-1 (Biological Resources)

Prior to any site disturbance within 100 feet of a waterway, the applicant shall obtain a streambed alteration agreement as required by the California Department of Fish and Wildlife. A fully executed copy of the agreement shall be submitted to the Glenn County Planning Division.

Mitigation Measure Bio-2 (Biological Resource)

Prior to any site disturbance, a wetlands survey shall be conducted on lease area by a qualified professional. All wetlands shall be properly delineated and the results provided to the County of Glenn Planning & Community Development Services Agency.

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 mitigation measures incorporated.

Mitigation Measure HA-1 (Hazards & Hazardous Materials)

Prior to Building Permit Issuance, the applicant shall provide Glenn County Planning Division a management plan for lead waste approved by Glenn County Air Pollution Control District.

Mitigation Measure HA-2 (Hazards & Hazardous Materials)

Prior to Building Permit Issuance, the applicant shall install a bullet containment system and secondary backstop compliant with Section 3.1 "Bullet and Shot Containment Techniques" found in Best Management Practices at Outdoor Shooting Range. Said system shall be maintained for the life of the project.

Mitigation Measure HA-3 (Hazards & Hazardous Materials)

Prior to Building Permit Issuance, the applicant shall provide Glenn County Planning Division a Hazardous Materials Business Plan approved by Glenn County Air Pollution Control District.

Mitigation Measure HA-4 (Hazards & Hazardous Materials)

Prior to Building Permit Final, the applicant shall install no less than one Methane Gas monitor inside all structures (enclosed and partially enclosed). Said system shall be maintained for the life of the project or until the building is removed.

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 with mitigation measures incorporated. The project will not significantly interfere with groundwater recharge in the area. The project will not substantially deplete groundwater supplies or expose people or structures to a significant risk of loss, injury, or death involving flooding. The project will not violate water quality standards or waste discharge requirements. Impacts are considered less than significant with mitigation measures incorporated.

Mitigation Measure H & WQ-1 (Hydrology & Water Quality)

Prior to site disturbance, the Applicant shall provide Glenn County Planning Division a copy of an approved site grading plan (or exemption therefrom) from Glenn County Public Works Agency.

Mitigation Measure H & WQ-2 (Hydrology & Water Quality)

Prior to site disturbance, the Applicant shall provide Glenn County Planning Division a copy of an approved section 404 permit and section 401 water quality certification (or written exemption therefrom) from Central Valley Regional Water Quality Control Board.

Mitigation Measure H & WQ-3 (Hydrology & Water Quality)

Prior to site disturbance, the Applicant shall provide Glenn County Planning Division a copy of an approved Report of Waste Discharge and filing fee (or written exemption therefrom) from Central Valley Regional Water Quality Control Board.

Mitigation Measure H & WQ-4 (Hydrology & Water Quality)

Prior to site disturbance, the Applicant shall provide Glenn County Planning Division a copy of a Construction General Permit (or written exemption thereof) from Central Valley Regional Water Quality Control Board.

Finding 11 (Land Use and Planning)

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

Finding 12 (Mineral Resources)

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

Finding 13 (Noise)

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

Mitigation Measure N-1 (Noise)

Prior to Building Permit Issuance, the applicant shall install and maintain a sound wall or berm (natural or artificial) no less than 15' tall above grade behind the proposed trap range (northeast corner of project site) approximate 450 feet long.

Mitigation Measure N-2 (Noise)

To reduce the potential for noise impacts, hours of shooting shall be limited to 7:00 am or ½ hour after sunrise (whichever is later) – 7:00 pm or ½ hour prior to sunset (whichever is earlier).

Finding 14 (Population and Housing)

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

Finding 15 (Public Services)

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

Finding 16 (Recreation)

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

Finding 17 (Transportation)

The project will not have a significant impact on transportation/circulation because it will not significantly increase traffic volumes 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 mitigation measures incorporated.

Mitigation Measure TR-1 (Transportation)

All access roads and gravel street networks within this project shall provide for safe access for emergency wildland fire equipment and civilian evacuation concurrently, and shall provide unobstructed traffic circulation during a wildfire emergency consistent with 14 CCR § 1273.00 through 1273.11.

Mitigation Measure TR-2 (Transportation)

To facilitate locating a fire and avoiding delays in emergency response all roads and buildings shall provide for signage and building numbering that meets or exceeds 14 CCR § 1274.00 through 1274.10.

Finding 18 (Tribal Cultural Resources)

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

Mitigation Measure TCR -1 (Tribal Cultural Resources)

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

Finding 19 (Utilities and Service Systems)

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

Mitigation Measure U-1 (Utilities And Service Systems)

During the first two years (24 months) after the commencement of operations (Condition of Approval 39) the applicant will be allowed the use of portable restrooms and handwashing facilities. Two years, (24 months) after the commencement of operation begins, the applicant shall have installed a properly functional OWTS in accordance with Glenn County Code §07.100.120(a). The OWTS shall be connected to bathrooms that include a handwashing sink with piped, hot and cold, potable running water. Each plumbing fixture shall be provided with an adequate supply of potable running water piped thereto in an approved manner. Said system shall be maintained for the duration of the project.

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 with mitigation measures.

Mitigation Measure WF-1 (Wildfire)

Complete and maintain a 16-foot flammable vegetation fuel break along the perimeter of the site, approved by the local authority having jurisdiction.

Mitigation Measure WF-2 (Wildfire)

Per Title 14 CCR § Section 1275.02(a): When a water supply for structure defense is required to be installed, such protection shall be installed and made serviceable prior to and during the time of construction except when alternative methods of protection are provided and approved by the local authority having jurisdiction. Title 14 CCR § Section 1275.02(c) such emergency water may be provided in a fire agency mobile water tender, or naturally occurring or man-made containment structure, as long as the specified quantity is immediately available.

Mitigation Measure WF-3 (Wildfire)

Maintain hazard fuel reduction on lease area and berms/backstops. Per Title 14 CCR § Section 1276.03: Disposal, including chipping, mowing, grazing or removal to a site approved by the local jurisdiction, of flammable vegetation and fuels caused by site development and construction, road and driveway construction, and fuel modification shall be completed prior to completion of road construction or final inspection of a building permit.

Mitigation Measure WF-4 (Wildfire)

Defensible space is required to be maintained at all times, whenever flammable vegetative conditions exist. One hundred feet (100 ft.) of defensible space clearance shall be maintained around all structures (PRC § 4291)

Mitigation Measure WF-5 (Wildfire)

Provide a minimum of 10,000-gallons wet draft water tank/s at a location determined by a CAL FIRE official. The water tank shall be equipped with a hydrant/fire valve that meets 14 CCR § 1275.15

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 Shooting and Training Facility will provide recreation opportunities for the county; therefore, the proposal will contribute to the general well-being of the public.

Finding 2

That such use will not, under the circumstances of the particular case, be detrimental to the health, safety, or general welfare of persons residing or working on the vicinity, or injurious to property or improvements in the vicinity. This project will not be subjected to hazardous conditions due to adverse geologic conditions, proximity to airports, fire hazards, or topography. Impacts from hazards resulting from the project are further discussed in the Initial Study. The analysis in the Initial Study concludes that this project will not be detrimental to the health, safety, or general welfare of persons or property in the vicinity of the project.

Finding 3

SCH DRAFT

That the site for the proposed use is adequate in size and shape to accommodate said use and to accommodate all of the yards, setbacks, walls or fences, and other features required herein or by the Planning Commission. The site is adequate in size and shape to accommodate this proposal.

The project site is approximately 92.71 acres in size. The parcel is adequate in size and shape to accommodate the proposed project. There is adequate space for on-site parking and unloading/loading, and proposed structures.

Finding 4

That granting the permit will not adversely affect the General Plan or any area plan of the County because the proposed project conforms to the General Plan and County Code. The proposed project is consistent with the Land Use Designation of "Intensive Agriculture" and the zoning of "AE-80" (Exclusive Agriculture Zone). The proposed Shooting and Training Facility is permitted uses within AE-80 zoning with a Conditional Use Permit as seen in Glenn County Code §15.330.040.T. The proposed project will meet the land use and zoning requirements of the General Plan and the Zoning Code.

5 SAMPLE MOTIONS:

Environmental Determination

I move that the Planning Commission adopt the Mitigated Negative Declaration for Conditional Use Permit 2018-003 with the Findings as presented in the Staff Report.

Conditional Use Permit

I (further) move that the Planning Commission approve Conditional Use Permit 2018-003 with the Findings as presented in the Staff Report and the Mitigation Measures and Conditions of Approval as attached.

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

MITIGATION MONITORING PROGRAM AND CONDITIONS OF APPROVAL

Conditional Use Permit 2018-003

West Hills Shooting and Training Facility: Pursuant to the approval of the Glenn County Planning Commission, West Hills Shooting Range and Training Facility is hereby granted Conditional Use Permit 2018-003; for a Shooting and Training Facility. Conditional Use Permit 2018-003 is hereby granted subject to the Conditions of Approval set forth herein. Pending final approval by the Glenn County Planning Commission the applicant shall file a signed copy of these Conditions of Approval with the Glenn County Planning & Community Development Services Agency.

Project Description: The applicant has submitted a Conditional Use Permit application for a shooting and training facility. The proposed facility includes the construction of various training and shooting structures; including a Trap Range, Field Range, Main Range, Training Range, Archery Range and a future Law Enforcement Training Area. The proposal also includes the addition of a series of gravel access roads to provide road network and the installation of an 18" diameter culvert in order to cross an intermittent stream located on the project site. According to application materials, the facility is proposed to operate Thursday – Sunday. There is anticipated to be 20 vehicles per day Thursday and Friday, and 40 vehicles Saturday and Sunday.

The General Plan land use designation is "Intensive Agriculture" and the zoning designation is "AE-80" (Exclusive Agriculture Zone). The proposed shooting and training facility is a permitted use with an approved conditional use permit within the "AE-80" zone. Detailed project information is included in the Mitigated Negative Declaration and Initial Study attached to this report.

Location: The project site is at 5700 County Road 33, approximately 4-miles west of Artois. The site is located north of the Glenn County Landfill, west of the Tehama Colusa Canal, south of County Road 30 and east of White Cabin Creek, within the unincorporated area of Glenn County, California.

ON GOING

Condition of Approval 1: (Mitigation Measure N-2 (Noise))

To reduce the potential for noise impacts, hours of shooting shall be limited to 7:00 am or ½ hour after sunrise (whichever is later) – 7:00 pm or ½ hour prior to sunset (whichever is earlier).

Timing/Implementation
On Going

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

Condition of Approval 2: (Mitigation Measure TR-1 (Transportation))

All access roads and gravel street networks within this project shall provide for safe access for emergency wildland fire equipment and civilian evacuation concurrently, and shall provide unobstructed traffic circulation during a wildfire emergency consistent with 14 CCR § 1273.00 through 1273.11.

Timing/Implementation
Prior to Building Permit Issuance/ On Going

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

Condition of Approval 3: (Mitigation Measure TR-2 (Transportation))

To facilitate locating a fire and avoiding delays in emergency response all roads and buildings shall provide for signage and building numbering that meets or exceeds 14 CCR § 1274.00 through 1274.10.

Timing/Implementation
Prior to Building Permit Issuance/ On Going

Enforcement/Monitoring:
Department of Forestry and Fire Protection – Cal Fire

Condition of Approval 4: (Mitigation Measure WF-1 (Wildfire))

Complete and maintain a 16-foot flammable vegetation fuel break along the perimeter of the site, approved by the local authority having jurisdiction.

Timing/Implementation
On Going

Enforcement/Monitoring:
Department of Forestry and Fire Protection – Cal Fire

Condition of Approval 5: (Mitigation Measure WF-3 (Wildfire))

Maintain hazard fuel reduction on lease area and berms/backstops. Per Title 14 CCR § Section 1276.03: Disposal, including chipping, mowing, grazing or removal to a site approved by the local jurisdiction, of flammable vegetation and fuels caused by site development and construction, road and driveway construction, and fuel modification shall be completed prior to completion of road construction or final inspection of a building permit.

Timing/Implementation
Prior to Building Permit Issuance/On Going

Enforcement/Monitoring:
Department of Forestry and Fire Protection – Cal Fire

Condition of Approval 6: (Mitigation Measure WF-4 (Wildfire))

Defensible space is required to be maintained at all times, whenever flammable vegetative conditions exist. One hundred feet (100 ft.) of defensible space clearance shall be maintained around all structures (PRC § 4291)

Timing/Implementation
Prior to Building Permit Issuance/ On Going

Enforcement/Monitoring:
Department of Forestry and Fire Protection – Cal Fire

Condition of Approval 7:

That no off-site parking associated with this development is authorized. The applicant shall construct off-street parking in accordance with the requirements of Title 15.610 of the Glenn County Code. Said parking areas shall be designed to accommodate all employees and customers.

Condition of Approval 8:

That all on-site construction within 1,000 feet of the buried waste limits shall be designed and constructed in accordance with the following, unless an exemption from the Local Enforcement Agency (Environmental Health Department) has been issued:

- a. A geomembrane or equivalent system with low permeability to landfill gas shall be installed between the concrete floor slab of the building and subgrade;
- b. A permeable layer of open graded material of clean aggregate with a minimum thickness of 12 inches shall be installed between the geomembrane and the subgrade or slab;
- c. A geotextile filter shall be utilized to prevent the introduction of fines into the permeable layer;
- d. Perforated venting pipes shall be installed within the permeable layer, and shall be designed to operate without clogging;
- e. The venting pipe shall be constructed with the ability to be connected to an induced draft exhaust system;
- f. Automatic methane gas sensors shall be installed within the permeable gas layer, and inside the building to trigger an audible alarm when methane gas concentrations are detected; and
- g. Periodic methane gas monitoring shall be conducted inside all buildings and underground utilities in accordance with Article 6, of Subchapter 4 of this chapter (s20920 et seq.).

Conditional of Approval 9:

In addition to the LEA and Public Works Agency inspections, the shooting and training facility will be reviewed in conjunction with the transfer station/closed landfill permit review and, if necessary, revised at least once every five years to ensure that Title 14 & Title 27 California Code of Regulations have been met [Section 44015 of the Public Resources Code (PRC)]. Additional inspections may be required if determined necessary from LEA.

Conditional of Approval 10:

If lease for the shooting range is terminated Conditional Use Permit 2018-003 shall be revoked.

Conditional of Approval 11:

A range master shall be on site during (public) shooting hours of operation.

Condition of Approval 12:

This proposal shall meet the minimum requirements set forth by CAL FIRE and shall not supersede any local ordinance, rule, regulation or general plan element that is equal to or more stringent than these minimum standards. All work shall comply with the latest adopted local, state and federal laws and ordinances whether shown on these documents or not.

Condition of Approval 13:

CAL FIRE Tehama-Glenn Unit shall approve all CalFire's Requirements before the final approval is given by the local Glenn County Agency Having Jurisdiction (AHJ).

Condition of Approval 14:

The applicant shall submit an annual Fire Management Plan to Artois Fire Department and Glenn County Planning Division each calendar year for the next 12 months. The first Fire Management Plan shall be submitted no later than 60 days after Planning Commission Approval. The next Fire Management Plan shall be due on December 31, 2021.

Condition of Approval 15:

No controlled burning or similar practices shall be permitted on site. Vegetative control to prevent wildland fires will be provided by mowing, disking, grazing or similar.

Condition of Approval 16:

All proposed structures shall be no less than 100 feet from all Landfill Gas monitoring wells; alternatively, fortify all Landfill Gas Monitoring Wells within 100 feet to withstand damage from gunfire, vehicles and any other potential hazards. If less than 100 feet the applicant shall coordinate with LEA and Public Works Agency to provide protective solutions.

Condition of Approval 17:

All proposed structures shall be designed for the firing direction to be oriented away from Landfill Gas Monitoring Wells.

Condition of Approval 18:

Access to Landfill Gas monitoring wells shall be restricted to allow access to only authorized county employees or county sub-contractors. Prior to scheduled well monitoring the county will coordinate site visits with applicant.

Condition of Approval 19:

The applicant shall deposit a minimum of \$1,000.00 for the purpose of mitigation compliance monitoring within 30 days of approval. Staff time shall be deducted from balance at current rate. The account shall be replenished to a minimum of \$1,000.00 by December 30 of each year.

PRIOR TO SITE DISTURBANCE

Condition of Approval 20: (Mitigation Measure Bio-1 (Biological Resources))

Prior to any site disturbance within 100 feet of a waterway, the applicant shall obtain a streambed alteration agreement as required by the California Department of Fish and Wildlife. A fully executed copy of the agreement shall be submitted to the Glenn County Planning Division.

Timing/Implementation

Prior to site disturbance (including moving dirt, leveling and grading)

Enforcement/Monitoring:

California Department of Fish and Wildlife

Condition of Approval 21: (Mitigation Measure Bio-2 (Biological Resource))

Prior to any site disturbance, a wetlands survey shall be conducted on lease area by a qualified professional. All wetlands shall be properly delineated and the results provided to the County of Glenn Planning & Community Development Services Agency.

Timing/Implementation

Prior to site disturbance (including moving dirt, leveling and grading)

Enforcement/Monitoring:

Glenn County Planning & Community Development Services Agency

Condition of Approval 22: (Mitigation Measure H & WQ-1 (Hydrology & Water Quality))

Prior to site disturbance, the Applicant shall provide Glenn County Planning Division a copy of an approved site grading plan (or exemption therefrom) from Glenn County Public Works Agency.

Timing/Implementation:

Prior to site disturbance (including moving dirt, leveling and grading)

Enforcement/Monitoring:

Glenn County Public Works Agency

Condition of Approval 23: (Mitigation Measure H & WQ-2 (Hydrology & Water Quality))

Prior to site disturbance, the Applicant shall provide Glenn County Planning Division a copy of an approved section 404 permit and section 401 water quality certification (or written exemption therefrom) from Central Valley Regional Water Quality Control Board.

Timing/Implementation:

Prior to site disturbance (including moving dirt, leveling and grading)

Enforcement/Monitoring:

*Glenn County Planning & Community Development Services Agency &
Central Valley Regional Water Quality Control Board*

Condition of Approval 24: (Mitigation Measure H & WQ-3 (Hydrology & Water Quality))

Prior to site disturbance, the Applicant shall provide Glenn County Planning Division a copy of an approved Report of Waste Discharge and filing fee (or written exemption therefrom) from Central Valley Regional Water Quality Control Board.

Timing/Implementation:

Prior to site disturbance (including moving dirt, leveling and grading)

Enforcement/Monitoring:

*Glenn County Planning & Community Development Services Agency &
Central Valley Regional Water Quality Control Board*

Condition of Approval 25: (Mitigation Measure H & WQ-4 (Hydrology & Water Quality))

Prior to site disturbance, the Applicant shall provide Glenn County Planning Division a copy of a Construction General Permit (or written exemption thereof) from Central Valley Regional Water Quality Control Board.

Timing/Implementation:

Prior to site disturbance (including moving dirt, leveling and grading)

Enforcement/Monitoring:

*Glenn County Planning & Community Development Services Agency &
Central Valley Regional Water Quality Control Board*

Condition of Approval 26:

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

Condition of Approval 27:

Prior to site disturbance the Transfer Station site shall be secured with appropriate gates and fences (prescribed Glenn County Public Works Agency) in order to prevent unauthorized access to the site.

DURING CONSTRUCTION/EXCAVATION ACTIVITIES

Condition of Approval 28: (Mitigation Measure TCR -1 (Tribal Cultural Recourses))

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

Timing/Implementation:

During Construction/Excavation Activities

Enforcement/Monitoring:

Glenn County Planning & Community Development Services Agency

PRIOR TO ISSUANCE OF BUILDING PERMIT

Condition of Approval 29: (Mitigation Measure AQ-1 (Air Quality))

The applicant shall obtain an Authorization to Construct and Permit to Operate (or exemption thereof) approved by the Glenn County Air Pollution Control District for the proposed generators. A fully executed copy shall be provided to the Planning Division prior to the issuance of a building permit or any other permit for site development.

Timing/Implementation

Prior to Building Permit Issuance

Enforcement/Monitoring:

Glenn County Air Pollution Control District

Condition of Approval 30: (Mitigation Measure HA-1 (Hazards & Hazardous Materials))

Prior to Building Permit Issuance, the applicant shall provide Glenn County Planning Division a management plan for lead waste approved by Glenn County Air Pollution Control District.

Timing/Implementation:

Prior to Building Permit Issuance

Enforcement/Monitoring:

Glenn County Air Pollution Control District

Condition of Approval 31: (Mitigation Measure HA-2 (Hazards & Hazardous Materials))

Prior to Building Permit Issuance, the applicant shall install a bullet containment system and secondary backstop compliant with Section 3.1 "Bullet and Shot Containment Techniques" found in Best Management Practices at Outdoor Shooting Range. Said system shall be maintained for the life of the project.

Timing/Implementation:

Prior to Building Permit Issuance

Enforcement/Monitoring:

Glenn County Air Pollution Control District

Condition of Approval 32: (Mitigation Measure HA-3 (Hazards & Hazardous Materials))

Prior to Building Permit Issuance, the applicant shall provide Glenn County Planning Division a Hazardous Materials Business Plan approved by Glenn County Air Pollution Control District.

Timing/Implementation:

Prior to Building Permit Issuance

Enforcement/Monitoring:

Glenn County Air Pollution Control District

Condition of Approval 33: (Mitigation Measure N-1 (Noise))

Prior to Building Permit Issuance, the applicant shall install and maintain a sound wall or berm (natural or artificial) no less than 15' tall above grade behind the proposed trap range (northeast corner of project site) approximate 450 feet long.

Timing/Implementation

Prior to Building Permit Issuance/On Going

Enforcement/Monitoring:

Glenn County Planning & Community Development Services Agency

Condition of Approval 34: (Mitigation Measure WF-2 (Wildfire))

Per Title 14 CCR § Section 1275.02(a): When a water supply for structure defense is required to be installed, such protection shall be installed and made serviceable prior to and during the time of construction except when alternative methods of protection are provided and approved by the local authority having jurisdiction. Title 14 CCR § Section 1275.02(c) such emergency water may be provided in a fire agency mobile water tender, or naturally occurring or man-made containment structure, as long as the specified quantity is immediately available.

Timing/Implementation

Prior to Building Permit Issuance/ On Going

Enforcement/Monitoring:

Department of Forestry and Fire Protection – Cal Fire

Condition of Approval 35: (Mitigation Measure WF-5 (Wildfire))

Provide a minimum of 10,000-gallons wet draft water tank/s at a location determined by a CAL FIRE official. The water tank shall be equipped with a hydrant/fire valve that meets 14 CCR § 1275.15

Timing/Implementation

Prior to Building Permit Issuance/ On Going

Enforcement/Monitoring:

Department of Forestry and Fire Protection – Cal Fire

Condition of Approval 36:

Prior to the issuance of a building permit, the Applicant shall submit a copy of a recorded (by Glenn County Recorder's office) Agriculture Statement of Acknowledgement.

Condition of Approval 37:

Prior to the issuance of a building permit, an access easement shall be recorded to allow access to the lease area from the non-leased county property.

Condition of Approval 38:

Prior to the issuance of a building permit, the Applicant shall have a site evaluation conducted by the Glenn County Environmental Health Department in accordance with the Glenn County - Onsite Wastewater Treatment Systems Regulations (OWTS) to insure that an OWTS is feasible at this site.

PRIOR TO BUILDING PERMIT FINAL

Condition of Approval 39: (Mitigation Measure HA-4 (Hazards & Hazardous Materials))

Prior to Building Permit Final, the applicant shall install no less than one Methane Gas monitor inside all structures (enclosed and partially enclosed). Said system shall be maintained for the life of the project or until the building is removed.

Timing/Implementation:

Prior to Building Permit Final

Enforcement/Monitoring:

Glenn County Planning & Community Development Services Agency

PRIOR TO COMMENCEMENT OF THE OPERATIONS

Condition of Approval 40:

No less than 30 day prior to scheduled operation date, the Applicant shall notify the Planning Division (in writing) that operations are to commence. The applicant shall keep Glenn County Planning Division, LEA and Public Works Agency updated on designated contact person for the Shooting and Training Facility.

TWO YEARS AFTER THE COMMENCEMENT OF OPERATIONS

Condition of Approval 41: (Mitigation Measure U-1 (Utilities & Service Systems))

During the first two years (24 months) after the commencement of operations (Condition of Approval 39) the applicant will be allowed the use of portable restrooms and handwashing facilities. Two years, (24 months) after the commencement of operation begins, the applicant shall have installed a properly functional OWTS in accordance with Glenn County Code §07.100.120(a). The OWTS shall be connected to bathrooms that include a handwashing sink with piped, hot and cold, potable running water. Each plumbing fixture shall be provided with an adequate supply of potable running water piped thereto in an approved manner. Said system shall be maintained for the duration of the project.

Timing/Implementation:

Two years after operation begins

Enforcement/Monitoring:

Glenn County Planning & Community Development Services Agency

Condition of Approval 42:

During the first two years (24 months) after the commencement of operations (Condition of Approval 39) the applicant will be allowed to utilize bottled water. Within two years, (24 months) after the commencement of operation begins and concurrent with the operation of an onsite wastewater treatment system (Condition of Approval 41) the applicant shall submit written evidence from the Regional Water Quality Control Board, Division of Drinking Water that the public water system was constructed and is in compliance with the California Safe Drinking Water Act and Related Laws.

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 West Hills Shooting and Training Facility.

Print (Name and Position): _____

Signature: _____

Date: _____

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MITIGATED NEGATIVE DECLARATION

Date: April 15, 2020

Project Title: Conditional Use Permit 2018-003
West Hills Shooting and Training Facility

Lead Agency: Glenn County Planning & Community Development Services

225 North Tehama Street
Willows, California 95988

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

Project Location: The project site is at 5700 County Road 33, approximately 4-miles west of Artois. The site is located north of the Glenn County Landfill, west of the Tehama Colusa Canal, south of County Road 30 and east of White Cabin Creek, within the unincorporated area of Glenn County, California, as shown on Figure 1.

APN: 024-220-035 (92.71± acres)

Applicant: Robert Faust
750 N. Lassen Street
Willows, CA 95988

Landowner: County of Glenn
525 W SYCAMORE ST STE B1
Willows, CA 95988

Surveyor: Don Saba
P.O. Box 42486
Tucson, AZ 85733

General Plan: "Intensive Agriculture"

Zoning: "AE-80" Exclusive Agriculture (36-acre minimum parcel size).

Project Summary: The applicant has submitted a Conditional Use Permit application for a shooting and training facility. The proposed facility includes the construction of various training and shooting structures; including a Trap Range, Field Range, Main Range, Training Range, Archery Range and a future Law Enforcement Training Area. The proposal also includes the addition of a series of gravel access roads to provide road network and the installation of an 18" diameter culvert in order to cross an intermittent stream located on the project site. According to application materials, the facility is proposed to operate Thursday – Sunday. There is anticipated to be 20 vehicles per day Thursday and Friday, and 40 vehicles Saturday and Sunday.

The project is further described in Section 2.1 below.

Surrounding Land Uses and Setting:

The site is bounded on all sides by agricultural uses. Surrounding land uses and setting is further described in Section 2.1 below.

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

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

SCH DRAFT

FINDINGS FOR MITIGATED NEGATIVE DECLARATION

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

Finding 1 (Aesthetics)

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

Finding 2 (Agricultural and Forest Resources)

The project will not have a significant impact on agriculture or forest resources. The proposed project will not conflict with existing zoning for, or cause rezoning of, forestland, timberland, or timberland zoned Timberland Production. The project site is zoned "AE-80" Exclusive Agriculture (Chapter 15.330 Glenn County Code). The project does not involve construction or conversion of forestland and no trees will be removed. Agricultural activities within the vicinity will not be adversely impacted by this project. No significant change in the current use of the land will result, therefore impacts are considered less than significant.

Finding 3 (Air Quality)

The project will not have a significant impact on air quality with mitigation measure incorporated. 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 with the following mitigation measure incorporated.

Mitigation Measure AQ-1 (Air Quality)

The applicant shall obtain an Authorization to Construct and Permit to Operate (or exemption thereof) approved by the Glenn County Air Pollution Control District for the proposed generators. A fully executed copy shall be provided to the Planning Division prior to the issuance of a building permit or any other permit for site development.

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. There are two intermittent streams located on the project site. Impacts are considered less than significant with mitigation measures incorporated.

Mitigation Measure Bio-1 (Biological Resources)

Prior to any site disturbance within 100 feet of a waterway, the applicant shall obtain a streambed alteration agreement as required by the California Department of Fish and Wildlife. A fully executed copy of the agreement shall be submitted to the Glenn County Planning Division.

Mitigation Measure Bio-2 (Biological Resource)

Prior to any site disturbance, a wetlands survey shall be conducted on lease area by a qualified professional. All wetlands shall be properly delineated and the results provided to the County of Glenn Planning & Community Development Services Agency.

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 mitigation measures incorporated.

Mitigation Measure HA-1 (Hazards & Hazardous Materials)

Prior to Building Permit Issuance, the applicant shall provide Glenn County Planning Division a management plan for lead waste approved by Glenn County Air Pollution Control District.

Mitigation Measure HA-2 (Hazards & Hazardous Materials)

Prior to Building Permit Issuance, the applicant shall install a bullet containment system and secondary backstop compliant with Section 3.1 "Bullet and Shot Containment Techniques" found in Best Management Practices at Outdoor Shooting Range. Said system shall be maintained for the life of the project.

Mitigation Measure HA-3 (Hazards & Hazardous Materials)

Prior to Building Permit Issuance, the applicant shall provide Glenn County Planning Division a Hazardous Materials Business Plan approved by Glenn County Air Pollution Control District.

Mitigation Measure HA-4 (Hazards & Hazardous Materials)

Prior to Building Permit Final, the applicant shall install no less than one Methane Gas monitor inside all structures (enclosed and partially enclosed). Said system shall be maintained for the life of the project or until the building is removed.

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 with mitigation measures incorporated. The project will not significantly interfere with groundwater recharge in the area. The project will not substantially deplete groundwater supplies or expose people or structures to a significant risk of loss, injury, or death involving flooding. The project will not violate water quality standards or waste discharge requirements. Impacts are considered less than significant with mitigation measures incorporated.

Mitigation Measure H & WQ-1 (Hydrology & Water Quality)

Prior to site disturbance, the Applicant shall provide Glenn County Planning Division a copy of an approved site grading plan (or exemption therefrom) from Glenn County Public Works Agency.

Mitigation Measure H & WQ-2 (Hydrology & Water Quality)

Prior to site disturbance, the Applicant shall provide Glenn County Planning Division a copy of an approved section 404 permit and section 401 water quality certification (or written exemption therefrom) from Central Valley Regional Water Quality Control Board.

Mitigation Measure H & WQ-3 (Hydrology & Water Quality)

Prior to site disturbance, the Applicant shall provide Glenn County Planning Division a copy of an approved Report of Waste Discharge and filing fee (or written exemption therefrom) from Central Valley Regional Water Quality Control Board.

Mitigation Measure H & WQ-4 (Hydrology & Water Quality)

Prior to site disturbance, the Applicant shall provide Glenn County Planning Division a copy of a Construction General Permit (or written exemption thereof) from Central Valley Regional Water Quality Control Board.

Finding 11 (Land Use and Planning)

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

Finding 12 (Mineral Resources)

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

Finding 13 (Noise)

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

Mitigation Measure N-1 (Noise)

Prior to Building Permit Issuance, the applicant shall install and maintain a sound wall or berm (natural or artificial) no less than 15' tall above grade behind the proposed trap range (northeast corner of project site) approximate 450 feet long.

Mitigation Measure N-2 (Noise)

To reduce the potential for noise impacts, hours of shooting shall be limited to 7:00 am or ½ hour after sunrise (whichever is later) – 7:00 pm or ½ hour prior to sunset (whichever is earlier).

Finding 14 (Population and Housing)

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

Finding 15 (Public Services)

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

Finding 16 (Recreation)

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

Finding 17 (Transportation)

The project will not have a significant impact on transportation/circulation because it will not significantly increase traffic volumes 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 mitigation measures incorporated.

Mitigation Measure TR-1 (Transportation)

All access roads and gravel street networks within this project shall provide for safe access for emergency wildland fire equipment and civilian evacuation concurrently, and shall provide unobstructed traffic circulation during a wildfire emergency consistent with 14 CCR § 1273.00 through 1273.11.

Mitigation Measure TR-2 (Transportation)

To facilitate locating a fire and avoiding delays in emergency response all roads and buildings shall provide for signage and building numbering that meets or exceed 14 CCR § 1274.00 through 1274.10.

Finding 18 (Tribal Cultural Resources)

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

Mitigation Measure TCR -1 (Tribal Cultural Resources)

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

Finding 19 (Utilities and Service Systems)

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

Mitigation Measure U-1 (Utilities And Service Systems)

During the first two years (24 months) after the commencement of operations (Condition of Approval 39) the applicant will be allowed the use of portable restrooms and handwashing facilities. Two years, (24 months) after the commencement of operation begins, the applicant shall have installed a properly functional OWTS in accordance with Glenn County Code §07.100.120(a). The OWTS shall be connected to bathrooms that include a handwashing sink with piped, hot and cold, potable running water. Each plumbing fixture shall be provided with an adequate supply of potable running water piped thereto in an approved manner. Said system shall be maintained for the duration of the project.

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 with mitigation measures.

Mitigation Measure WF-1 (Wildfire)

Complete and maintain a 16-foot flammable vegetation fuel break along the perimeter of the site, approved by the local authority having jurisdiction.

Mitigation Measure WF-2 (Wildfire)

Per Title 14 CCR § Section 1275.02(a): When a water supply for structure defense is required to be installed, such protection shall be installed and made serviceable prior to and during the time of construction except when alternative methods of protection are provided and approved by the local authority having jurisdiction. Title 14 CCR § Section 1275.02(c) such emergency water may be provided in a fire agency mobile water tender, or naturally occurring or man-made containment structure, as long as the specified quantity is immediately available.

Mitigation Measure WF-3 (Wildfire)

Maintain hazard fuel reduction on lease area and berms/backstops. Per Title 14 CCR § Section 1276.03: Disposal, including chipping, mowing, grazing or removal to a site approved by the local jurisdiction, of flammable vegetation and fuels caused by site development and construction, road and driveway construction, and fuel modification shall be completed prior to completion of road construction or final inspection of a building permit.

Mitigation Measure WF-4 (Wildfire)

Defensible space is required to be maintained at all times, whenever flammable vegetative conditions exist. One hundred feet (100 ft.) of defensible space clearance shall be maintained around all structures (PRC § 4291)

Mitigation Measure WF-5 (Wildfire)

Provide a minimum of 10,000-gallons wet draft water tank/s at a location determined by a CAL FIRE official. The water tank shall be equipped with a hydrant/fire valve that meets 14 CCR § 1275.15

Finding 21 (Mandatory Findings of Significance)

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

CHAPTER 1 INTRODUCTION

1.1 INTRODUCTION AND REGULATORY GUIDANCE

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

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

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

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

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

1.2 LEAD AGENCY

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

The lead agency for the proposed project is Glenn County Planning & 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
225 North Tehama 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.

CHAPTER 2 PROJECT DESCRIPTION

2.1 PROJECT DESCRIPTION

This Initial Study has been prepared for Conditional Use Permit 2018-003 - West Hills Shooting and Training Facility. The proposed facility includes the construction of various training and shooting structures; including a Trap Range, Field Range, Main Range, Training Range, Archery Range and a Law Enforcement Training Area. The proposal also includes the addition of a series of gravel driveways and the installation of an 18" diameter culvert in order to cross an intermittent stream located on the project site. According to application materials, the facility is proposed to operate Thursday – Sunday. There is anticipated to be 20 vehicles per day Thursday and Friday, and 40 vehicles Saturday and Sunday.

(See **Exhibit A** for site plans)

2.2 Location

The project site is at 5700 County Road 33, approximately 4-miles west of Artois. The site is located north of the Glenn County Landfill, west of the Tehama Colusa Canal, south of County Road 30 and east of White Cabin Creek, within the unincorporated area of Glenn County, California. The site consists of a portion of projected Sections 35, Township 21 North, Range 4 West M.D.B. & M., "Fruto" U.S. Geological Survey (USGS) 7.5-minute topographic quadrangle. (**Figure 1 and 2**). The project site comprises the following Assessor's Parcel Number (APN): 024-220-035 (92.71± acres)

2.3 Surrounding Land Uses and Setting

The project site is vacant. Topography at the project site and surrounding areas is rolling hills. According to application documentation and a Digital Elevation Model, the project sites lowest elevation is approximately 210 Feet located within the southeast portion of the project site; while the same data sets shows the project site as having a maximum elevation of approximately 290 Feet located in the northwest portion of the site¹. The estimates slope ranges from approximately 0% to 35%.

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

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

Table 1: Existing Uses and Land Use Designations			
	Existing Uses	General Plan	Zoning Designations
Project Site	Vacant	Intensive Agriculture	AE-80
North	Agriculture	Intensive Agriculture	AP-80
East	Agriculture	Intensive Agriculture	FS-80
South	Landfill	Intensive Agriculture	AE-80
West	Agriculture	Intensive Agriculture	AP-80

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CHAPTER 3 ENVIRONMENTAL CHECKLIST

PURPOSE OF THIS INITIAL STUDY

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

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

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

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

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

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

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.

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Signature

Greg Conant, Assistant Planner

Date

I. AESTHETICS

Would the project:		Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a)	Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b)	Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c)	In nonurbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d)	Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

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

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

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

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

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

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

The project will not substantially degrade the existing visual character or quality of the site or its surroundings. The existing visual character of the specific project location will 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.

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

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

Less Than Significant Impact. The 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.

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II. AGRICULTURE AND FOREST RESOURCES

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

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

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

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

The FMMP maps for each county are generally updated every two years; the 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 a portion of the project site as 'Farmland of Local Potential' and a portion as 'Grazing Land'

California Department of Conservation defines 'Farmland of Local Potential' as *"Lands having the potential for farmland, which have Prime or Statewide characteristics and are not cultivated"*.

California Department of Conservation defines Grazing Land as *"Land on which the existing vegetation is suited to the grazing of livestock. This category is used only in California and was developed in cooperation with the California Cattlemen's Association, University of California Cooperative Extension, and other groups interested in the extent of grazing activities"*.

The project site is not designated Prime Farmland, Unique Farmland, or Farmland of Statewide Importance. Additionally, this site does not have access to sufficient water supply for farming to be feasible. It is concluded there will be a less than significant impact.

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

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

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

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

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

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

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

Less Than Significant Impact. This project will not involve a change of agricultural-related uses on surrounding parcels. The proposal will not conflict with agriculture operations. There will be no changes in the existing environment that would result in the conversion of Farmland to non-agricultural use or conversion of forestland to non-forest use. Due to the location of the project site in relation to agriculture operations, the applicant shall sign and record an Agriculture Statement of Acknowledgment, as seen in Mitigation Monitoring Program and Condition of Approval. It is concluded there will be a less than significant impact as a result of this project.

III. AIR QUALITY

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

Would the project:		Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a)	Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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"/>

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

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

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

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

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

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

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

Less Than Significant Impact with Mitigations Incorporated. 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.

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

Glenn County has been designated as an attainment area for ozone; additionally, there have been no exceedances of the maximum ozone values for 1- hour or 8-hour standard since 2010. This proposed shooting and training facility is not anticipated to significantly increase Vehicle Miles Traveled nor is it anticipated to increase population both of which are major contributors to pollutants. The proposed shooting and training facility will not conflict with or obstruct the implementation of the Air Quality Attainment Plan.

The Glenn County Air Pollution Control District was provided project documentation and submitted comments dated August 30, 2018. Mitigation Measure AQ-1 has been established based upon Air Pollution Control Districts comments. It is concluded there will be a less than significant impact with mitigation measures incorporated.

Mitigation Measure AQ-1 (Air Quality)

The applicant shall obtain an Authorization to Construct and Permit to Operate (or exemption thereof) approved by the Glenn County Air Pollution Control District for the proposed generators. A fully executed copy shall be provided to the Planning Division prior to the issuance of a building permit or any other permit for site development.

Timing/Implementation
Prior to Building Permit Issuance

Enforcement/Monitoring:
Glenn County Air Pollution Control District

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

Less Than Significant Impact.

See Section III a)

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

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

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

This project is not anticipated to significantly increase VMT or substantially increase population, both of which are major contributors to pollutants; additionally, Glenn County is designated as an Attainment Area it is concluded that the impact from the proposal is less than significant.

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

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

The proposed project is located in an area zoned for agriculture uses. Land use within the vicinity of the project site is primarily agriculture uses. There are no schools, churches, hospitals, recreation areas, or other public facilities within the vicinity of the project site. The closest residence is greater than 3,000 feet from the project site.

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

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

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

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

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

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

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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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d)	Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e)	Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f)	Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Regulatory Background

Special-Status Species

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

Waters of the United States

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

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

Waters of the State

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

Streams, Lakes, and Riparian Habitat

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

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

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

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

Less Than Significant Impact.

Site Conditions and Surrounding Land Uses/Setting:

This site is currently vacant; parcels within in the project vicinity are being used for agriculture with the exception of the Glenn County Landfill. Based on the approximate project site topography the project site is hilly with slopes from approximately 0% - 35%. The project sites lowest elevation is approximately 210 feet located within the southeast portion of the project site; while the same data sets shows the project site as having a maximum elevation of approximately 290 feet located in the northwest portion of the site. The site currently drains to the southeast corner of the project site. There are two Intermittent streams located on the project site. White Cabin Creek (Intermittent) is located less than one-half mile south of the existing landfill area. None contains sufficient spring or summer runoff to provide fishery resources.

The California Natural Diversity Database (CNDDDB) is a positive-sighting database managed by the California Department of Fish and Wildlife (CDFW). According to the CNDDDB, no sensitive species have been documented within the project site and no sensitive species have been documented within .5-miles of the site. The project site is not within an area of special biological importance as shown on Figure 3-14 of Volume I of the General Plan.⁷

Many of the plant and wildlife species occur in specialized habitats, such as riparian, wetlands, marshes, ponds, and other aquatic habitats. As discussed below in the next sections, the project site does not contain and is not considered, associated with, or located within the vicinity of any riparian habitat, wetlands, or other sensitive natural community.

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

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

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

No endangered plant species exist within the project site due to previous grading disturbance performed on a portion of the project site as well as routine grading to the landfill to the south. The project does not include activities that would adversely affect fisheries because the site is not located within any major watercourses. While the use of the site would change from this proposal, the site has previously been disturbed and developed; therefore, the type of habitat it provides will not significantly change.

No special status or endangered species have been documented within or around the project site. As previously discussed, the site has been significantly disturbed by landfill operations. As such, it is concluded that the project will have a less than significant impact on species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service.

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

Less Than Significant Impact. According to the Glenn County General Plan, riparian communities formerly occupied extensive stands within Glenn County; however, current riparian communities are principally located along the Sacramento River, Willow Creek, and Walker Creek.⁸ The project site is not located in the vicinity of any riparian community.

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

The site does not encompass any riparian habitat or other sensitive habitat. It is concluded that there would be a less than significant impact on riparian habitat or other sensitive natural community.

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

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

Less Than Significant Impact with Mitigation Incorporated. According to the Confined Animal Facilities Element of the Glenn County General Plan, wetlands comprise approximately 4,278 acres of Glenn County, and include marshes, ponds, fringes of small lakes, sloughs, and swamps. The largest wetland assemblages occur within the Sacramento River floodplain, including the managed wetlands of the Sacramento National Wildlife Refuge. Wetlands may also be found in areas with suitable soil and hydrologic conditions.⁹

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

According to the National Wetlands Inventory of the U.S. Fish and Wildlife Service¹⁰, two Riverine's both intermittent exist at the project site. On the northeast portion of the project site is located an 8.66 acre Riverine. A 4.51 acer Riverine is located on the southern portion of the project site. According to the California Central Valley Wetlands and Riparian GIS data sets of the California Department of Fish and Wildlife¹¹, the project site is not designated as a protected wetland site. Neither contains sufficient spring or summer runoff to provide fishery resources. Project documentation proposes the installation of an 18" diameter culvert, therefore the Mitigation Measure Bio- & Bio-2 has been established. With Mitigation measures incorporated there will be a less than significant impact.

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

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

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

Mitigation Measure Bio-1 (Biological Resources)

Prior to any site disturbance within 100 feet of a waterway, the applicant shall obtain a streambed alteration agreement as required by the California Department of Fish and Wildlife. A fully executed copy of the agreement shall be submitted to the Glenn County Planning Division.

Timing/Implementation

Prior to site disturbance (including moving dirt, leveling and grading)

Enforcement/Monitoring:

California Department of Fish and Wildlife

Mitigation Measure Bio-2 (Biological Resource)

Prior to any site disturbance, a wetlands survey shall be conducted on lease area by a qualified professional. All wetlands shall be properly delineated and the results provided to the County of Glenn Planning & Community Development Services Agency.

Timing/Implementation

Prior to site disturbance (including moving dirt, leveling and grading)

Enforcement/Monitoring:

Glenn County Planning & Community Development Services Agency

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

Less Than Significant Impact. According to the Glenn County General Plan, there is a large expanse of deer range located in the western portion of the County next to the Mendocino National Forest.¹² Major migration corridors are located in the western part of the County. Based on the project site's location in the eastern portion of the County, there will be a less than significant impact on migration corridors.

Glenn County is located within the Pacific Flyway; a migratory corridor for birds moving between their winter and summer ranges. Winter waterfowl habitat is located within and surrounding the Sacramento National Wildlife Refuge, which is located in the southern part of the County. Many of these birds are protected by the Migratory Bird Treaty Act, which prohibits killing, possessing, or trading in migratory birds except in accordance with regulations prescribed by the United States Secretary of the Interior. The project would have no impact on migratory

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

waterfowl and other birds migrating through the region because the project does not include features, which would draw migratory fowl to the area.

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

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

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

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

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

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V. CULTURAL RESOURCES

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

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

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

Less Than Significant Impact. On March 20 & 21, 2000, Dames & Moore archaeologists conducted a survey of the project site (including project site). No cultural or archeological resources were found as a result of this survey. It is concluded there will be a less than significant impact.

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

Less Than Significant Impact. Based on the archeological survey conducted in 2000 there is no evidence to suggest the presence of any human remains or burial sites located on or near the project site. The potential exists during construction to possibly uncover previously unidentified resources. Future development would be required to comply with the required procedures of conduct following the accidental discovery of human remains as mandated in the Health and Safety Code Section 7050.5, Public Resources Code Section 5097.98 and the California Code of Regulations Section 15064.5(e)(CEQA). Section 7050.5 of the California Health and Safety Code states that if human remains are found during construction activities, all operations are to cease until the County coroner has determined that the remains are not subject to the provisions of law concerning investigation of the circumstances in the manner provided in Section 5097.98 of the Public Resources Code. Based on this information, it is concluded that there is a less than significant impact.

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.

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"/>

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- 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.

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VII. GEOLOGY AND SOILS

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

Geologic Setting

The project site is located along the western margin of the Sacramento Valley, near the boundary of the Great Valley and Coast Ranges Geomorphic Provinces of California. The western margin of the Sacramento Valley in the area of the project is bound by Cretaceous Period (about 136 to 65 million years before present) marine sedimentary rocks of the Coast Ranges Geomorphic Province. This sedimentary unit consists generally of sandstone, siltstone, shale, and conglomerate that has been folded and uplifted into the northwest-southeast trending ridges that generally parallel the orientation of the Sacramento Valley. The rocks dip eastward and underlie the project area and much of the Sacramento Valley at depth.

The United States Department of Agriculture Soil Conservation Service has prepared a General Soil Map of Glenn County (Begg, 1968). This work represents a detailed survey of soil types in Glenn County and documents their suitability for certain land uses. In general, the soils at the project site consist of clayey silt and gravelly loams.

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

Less Than Significant Impact.

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

According to the Glenn County General Plan, Glenn County is in a relatively inactive seismic area. There are no Alquist-Priolo Special Studies Zones within the County. During the past 100 years, the County has experienced only minor earthquakes within its boundaries and secondary impacts from earthquakes centered out of the area. Projections of future impacts are low to moderate.¹³ Glenn County is in a Seismic Design Category “D” according to the California Building Code (CBC). This category requires that special precautions be taken, in accordance with the CBC, during construction to avoid or minimize earthquake damage. All construction in the County is required to meet the standard set by the CBC for this area.

According to the Glenn County General Plan, the highest historic intensity rating for an earthquake affecting Glenn County is VII as measured by the Modified Mercalli Intensity Scale.¹⁴ The California Building Code (CBC) establishes standards for structures to survive earthquakes of an intensity of VII with little or no damage. Seismic risk categories are based, in part, on the distribution of earthquakes and the Modified Mercalli Intensity Scale rating of known earthquakes.

The United States Geologic Survey (USGS) and California Geologic Survey (CGS) produced a Seismic Shaking Hazards in California map (revised April 2003), which depicts the peak ground acceleration (pga) percentage that has a 10% potential of occurring in the next fifty years.¹⁵ Glenn County, as well as areas on the west side of the central valley, are rated as 10%–30% on a scale of 0%–100%. Additionally, no earthquake greater than a magnitude 5.5 has occurred in Glenn County in over 200 years.¹⁶

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

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

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

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

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

iii) Seismic-related ground failure, including liquefaction?

Also see VIIa) i-ii)

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

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

Depending on the level of saturation, soils at the site may be subject to liquefaction during strong shaking in a seismic event. However; since 1800, there have been no recorded earthquakes in Glenn County above a magnitude 5.5. The Earthquake Shaking Potential for California map published by the California Geologic Survey in 2008 indicates that Glenn County is in an area that only will experience lower levels of ground shaking.¹⁷ Additionally, the reported depths to groundwater at the project site is greater than 90 feet below the surface.

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

¹⁷ United States Geological Survey and California Geological Survey. 2008. *Earthquake Shaking Potential for California*. http://www.consrv.ca.gov/cgs/information/publications/ms/Documents/MS48_revised.pdf.

iv) Landslides?

See Section VII. a) i)

No Impact. Landslides include phenomena that involve the downslope displacement and movement of material, either triggered by static (gravity) or dynamic (earthquake) forces. Areas susceptible to landslides are typically characterized by steep, unstable slopes in weak soil or bedrock units. The highest potential for landslides exists in the western portion of the County. Figure 4-2 of Volume II of the General Plan depicts the project site as being in an area of least landslide potential.¹⁸ Due to the topography and the relative strength of the soil and rock units located on the project site, the site is not susceptible to slope failures and landslides. Therefore, it is concluded that there will be no impact.

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

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

Disruption of soils from grading and leveling on the 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).

¹⁸ Quad Consultants. June 15, 1993. *Glenn County General Plan, Volume II, Issues*, Public Safety Issue Paper, Figure 4-2.

On or Off-Site Landslide

Landslide potential in the County generally correlates with relief. Landslides are not a threat because the site is not located in an area with a great amount of relief. Figure 4-2 of Volume II of the General Plan shows that the project area is in an area of least landslide potential.¹⁹

Lateral Spreading

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

Subsidence

Land subsidence is a gradual settling or sudden sinking of the Earth's surface owing to subsurface movement of earth materials. The principal causes of subsidence are aquifer-system compaction, drainage of organic soils, underground mining, hydro compaction, natural compaction, sinkholes, and thawing permafrost.²⁰

According to the Glenn County General Plan, potential subsidence areas occur in the eastern portion of the County where extensive groundwater withdrawals have occurred.²¹ Extraction of natural gas reservoirs located in these same areas can also contribute to local subsidence of the land surface.

Glenn County is being monitored for subsidence through 58 monitoring stations. There have been cases of Subsidence within Glenn County; however, there have been no cases of subsidence at the project site²². The location of the nearest monitoring station is located approximately 4-miles east of the project site in Artois. All future construction is required to meet the standards set by the California Building Code, which will reduce impacts from subsidence.

Liquefaction/Collapse

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

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

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

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

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

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

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

Less Than Significant Impact. Expansive soils are those that shrink or swell with the change in moisture content. The volume of change is influenced by the quantity of moisture, by the kind and amount of clay in the soil, and by the original porosity of the soil.

According to Figure 4-5 of Volume II of the Glenn County General Plan, most of Glenn County has high expansive soils.²³ Soils containing a high clay content often exhibit a relatively high potential to expand when saturated, and contract when dried out. This shrink/swell movement can adversely affect building foundations, often causing them to crack or shift, with resulting damage to the buildings they support.

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

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

Less Than Significant Impact. Compliance with Glenn County Environmental Health standards would ensure that any septic systems are properly operating and any 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.

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

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

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

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VIII. GREENHOUSE GAS EMISSIONS

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

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Legislative/Regulatory

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

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

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

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

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

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

Methane (CH₄) is produced when organic matter decomposes in environments lacking sufficient oxygen. Natural sources include wetlands, termites, and oceans. Manmade sources include the mining and burning of fossil fuels, digestive processes in ruminant animals such as cattle, rice paddies, and the burying of waste in landfills. Total annual emissions of CH₄ are about 500 million tons, with manmade emissions accounting for the majority. The major removal process of atmospheric methane – chemical breakdown in the atmosphere – cannot keep pace with source emissions, and CH₄ concentrations in the atmosphere are increasing.²⁴

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

Less Than Significant Impact. 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.

²⁴ State of California. September 2006. *Assembly Bill 32 California Global Warming Solutions Act of 2006*, http://www.leginfo.ca.gov/pub/05-06/bill/asm/ab_0001-0050/ab_32_bill_20060927_chaptered.pdf

This part of the County is used primarily for agriculture and contains very limited residential use. There is not anticipated to be a significant increase in Vehicle Miles Traveled as a result of this proposal; increases from new construction would not be significant. The proposal would serve multiple communities within Glenn County. The project is approximately 45-miles west of the most similar facility (Orrville Shooting Range) located in Oroville. This project would provide Glenn County residents a similar uses that is found in Oroville but closer and could potentially reduce VMT within the county. For example the project is centrally located within the county; approximately 9-miles from both Orland and Willows. Based on the analysis provided above, it is concluded that the proposed project would have a less than significant impact on emissions of GHG's and climate change.

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

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

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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 checked="" type="checkbox"/>	<input 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 type="checkbox"/>	<input checked="" type="checkbox"/>
d)	Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e)	For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f)	Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g)	Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

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

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

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

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

Glenn County GCAPCD was supplied with and replied to the Request for Review as shown in comments dated August 30, 2018. Paragraph two of supplied comments state:

Prior to operation, create and submit a management plan for the lead waste to the District. Guidance document EPA-902-B-01-001 Best Management Practices for Lead at Outdoor Shooting Ranges can be used as a reference

Mitigation Measures HA-1 has been established based upon Glenn County Air Pollution Control District's comments dated August 30, 2018. Best Management Practices (BMP) for Lead at Outdoor Shooting Ranges can be found in Chapter III of Best Management Practices for Lead at Outdoor Shooting Ranges, ²⁵ and is broken into the following steps.

1. *Control and Contain (Section 3.1)*

- *Bullet containment*
 - ~ *Earthen Backstops*
 - ~ *Sand Traps*
 - ~ *Steel Traps*
 - ~ *Lamella or Rubber Granule Traps*
 - ~ *Shock Absorbing Concrete*
- *Shot Containment*
 - ~ *Reduce shotfall zones*

2. *Prevent Migration (Section 3.2)*

- *Monitor and adjust soil pH (e.g., lime spreading)*
- *Immobilize lead e.g., phosphate spreading)*
- *Control runoff*
 - ~ *Plant vegetation and utilize organic ground cover*
 - ~ *Implement engineered runoff controls*

3. *Remove and Recycle (Section 3.3)*

- *Hand raking and sifting*
- *Screening*
- *Vacuuming*
- *Soil washing*
- *Working with a reclaimer*
- *Recycling*

4. *Document Activities and Record Keeping (Section 3.4)*

- *Document number of rounds fired/shot size*
- *Document BMP(s) used at ranges to control migration*
- *Document date and provider of services*
- *Keep records for the life of the range and at east 10 years after closing*
- *Evaluate the effectiveness of BMPs used*

²⁵ Best Management Practices for Lead at Outdoor Shooting Ranges, EPA,
https://www.epa.gov/sites/production/files/documents/epa_bmp.pdf

In addition to a lead management plan, there is also the potential for projectiles from the facility to become a hazard to the public; therefore, Mitigation Measure HA-2 has been established. With Mitigation Measures incorporated, the proposed project would not create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials. It is concluded there will be a less than significant impact with Mitigation Measures incorporated.

Mitigation Measure HA-1 (Hazards and Hazardous Materials)

Prior to Building Permit Issuance, the applicant shall provide Glenn County Planning Division a management plan for lead waste approved by Glenn County Air Pollution Control District.

Timing/Implementation:

Prior to Building Permit Issuance

Enforcement/Monitoring:

Glenn County Air Pollution Control District

Mitigation Measure HA-2 (Hazards and Hazardous Materials)

Prior to Building Permit Issuance, the applicant shall install a bullet containment system and secondary backstop compliant with Section 3.1 "Bullet and Shot Containment Techniques" found in Best Management Practices at Outdoor Shooting Range. Said system shall be maintained for the life of the project.

Timing/Implementation:

Prior to Building Permit Issuance

Enforcement/Monitoring:

Glenn County Planning & Community Development Services Agency

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

Less Than Significant Impact with Mitigations Incorporate

Uses involving the storage and handling of hazardous materials are monitored by the Glenn County Air Pollution Control District (GCAPCD), which is the Certified Unified Program Agency (CUPA) for Glenn County.

According to the GCAPCD, businesses that handle hazardous materials are required by law to provide an immediate verbal report of any release or threatened release of hazardous materials. Local, state, and federal regulations for use and handling of hazardous materials will reduce impacts to the public and the environment. Glenn County GCAPCD replied to the Request for Review as shown in comments. According to GCAPCD a Hazardous Materials Business Plan is required for any facility that store hazardous materials greater than 55 gallons, 500 labs or 200 cubic feet or facilities that generate any amount of hazardous waste. The mitigation measures HA-3 has been established based upon GCAPCD's comments dated August 30, 2018.

Glenn County Environmental Health Department replied to the Request for Review as shown in comments. According to Environmental Health Department, there is the potential for the discharging of a firearm to ignite Chronic Landfill Gas or methane concentrations caused by the landfill located to the south of the project site. Mitigation Measures HA-4 has been established based upon Environmental Health Department Comments dated August 23, 2018. It is concluded there will be a less than significant impact with Mitigation Measures incorporated.

Mitigation Measure HA-3 (Hazards and Hazardous Materials)

Prior to Building Permit Issuance, the applicant shall provide Glenn County Planning Division a Hazardous Materials Business Plan approved by Glenn County Air Pollution Control District.

Timing/Implementation:

Prior to Building Permit Issuance

Enforcement/Monitoring:

Glenn County Air Pollution Control District

Mitigation Measure HA-4 (Hazards and Hazardous Materials)

Prior to Building Permit Final, the applicant shall install no less than one Methane Gas monitor inside all structures (enclosed and partially enclosed). Said system shall be maintained for the life of the project or until the building is removed.

Timing/Implementation:

Prior to Building Permit Final

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?**

No Impact. There are no existing or proposed schools within one-quarter mile; therefore, it is concluded that there will be No Impact as a result of this project.

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

No Impact. The project is not located on a site which is included on a list of hazardous materials sites compiled pursuant to California Government Code §65962.5. According to the database of cleanup sites provided through the California Department of Toxic Substance Control (DTSC), there are no cleanup sites within the vicinity of the project.²⁶ Therefore, it is concluded that there will be no impact.

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

No Impact. The project site is approximately 9-miles north of the Willows-Glenn County Airport.²⁷ This airport is the closest public use airport in the vicinity of the project site. The project would not result in a safety hazard for people residing or working in the project area because it is located outside of the overflight zone. Therefore, it is concluded that there is no impact.

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

See Section IX b) above.

Less Than Significant Impact. The project would not interfere with an adopted emergency response or evacuation plan. All roads in the area would remain open. The project site has adequate access to County Road 33. Access to County Road 33 will be provided by a series of driveways. According to application documentation proposed driveways will be 18' wide with a gravel surface. 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.

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

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

Designated emergency evacuation routes in the event of flood or dam failure are listed in Section 3.7 of Volume II of the Glenn County General Plan.²⁸ The proposed project does not pose a unique or unusual use or activity that would impair the effective and efficient implementation of an adopted emergency response or evacuation plan. The project will not obstruct or compromise the safety of emergency response vehicles or aircraft and their ability to effectively respond in an emergency. It is concluded this project will have a less than significant impact.

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

Less Than Significant Impact. The proposed project would not expose people or structures to a significant risk of loss, injury or death involving wildland fires. The project site is within Cal Fire's State Responsibility Area and is within Artois Fire Protection District. According to Figure 3-2 of Volume II of the Glenn County General Plan, the project site is within a moderate fire hazard severity zone. The most severe wildland fires occur in the western portion of the County within the Mendocino National Forest. While the proposal is in a moderate fire hazard severity zone the proposal has adequate access to county road 33. Access shall be provided to County Road 33 by 18' gravel driveways. It is concluded that there will be a Less than Significant Impact on the project from wildland fires.

SCH DRAFT

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

X. HYDROLOGY AND WATER QUALITY

Would the project:		Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a)	Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b)	Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c)	Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
i)	result in a substantial erosion or siltation on- or off-site	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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

Less Than Significant Impact. It is anticipated that the proposed project will not violate water quality standards or waste discharge requirements set forth by the Central Valley Regional Water Quality Control Board. The proposed project is not in an area of integrated sewer systems, the proposal will require a permit for onsite wastewater treatment systems issued by Glenn County Environmental Health. It is concluded that there will be a less than significant impact as a result of this project.

Refer to Subsection X c) bellow

(Mitigation Measures H & WQ 2, H & WQ 3 and H & WQ 4)

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

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

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

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

Less Than Significant Impact with Mitigation Incorporated.

Based on the approximate project site topography the project site is hilly with slopes from approximately 0% - 35%. The project sites lowest elevation is approximately 210 feet located within the southeast portion of the project site; while the same data sets shows the project site as having a maximum elevation of approximately 290 feet located in the northwest portion of the site. The site currently drains to the southeast corner of the project site. Two riverine flow through the project site. An 18" culvert is proposed to cross the southern riverine.

According to application documentation, the sites drainage may be altered. The application proposed the following alterations and comments regarding draining patterns of the project site:

- a. *On-site increased runoff will be handled with shallow detention basins, low earth berms and geotextiles such as straw waddles.*
- b. *Off-site increased runoff will be handled with geotextiles and existing vegetation detaining surface flow to aid in infiltration. Driveways will be out sloped.*
- c. *The project will not need storm drains or drainage ditches.*
- d. *The property has no gullies. The two intermittent stream channels have channel bottom and bank scour. No additional increased flow will be added to these drainages with the leaving of a vegetative strip or the addition of geotextiles between disturbed land and the channel.*
- e. *To reach the facility, an 18" diameter culvert will be necessary to cross the south intermittent stream. See photos 8-10.*

With Mitigation Measures incorporated there will not be a significant increase in surface runoff, which would result in erosion or siltation on- or off-site. All future construction is required to conform to the Glenn County Code, which includes Glenn County Code Section 15.700 (Leveling of Land-Drainage Changes). As is the case under current land use designations and zoning, future development would be required to adhere to standard practices designed to prevent erosion and siltation, such as slope protection and dust control. Any future drainage changes shall meet the requirements of Chapter 15.650 of the County Code.

Mitigation Measures H & WQ-1 has been established based upon Glenn County requirements. Mitigation Measures H & WQ-2, H & WQ-3 and H & WQ-4 have been established based upon Central Valley Regional Water Quality Control Boards comments dated August 31, 2018. With mitigation measures incorporated, it is concluded there will be a less than significant impact.

Mitigation Measure H & WQ-1 (Hydrology And Water Quality)

Prior to site disturbance, the Applicant shall provide Glenn County Planning Division a copy of an approved site grading plan (or exemption therefrom) from Glenn County Public Works Agency.

Timing/Implementation:

Prior to site disturbance (including moving dirt, leveling and grading)

Enforcement/Monitoring:

Glenn County Public Works Agency

Mitigation Measure H & WQ-2 (Hydrology And Water Quality)

Prior to site disturbance, the Applicant shall provide Glenn County Planning Division a copy of an approved section 404 permit and section 401 water quality certification (or written exemption therefrom) from Central Valley Regional Water Quality Control Board.

Timing/Implementation:

Prior to site disturbance (including moving dirt, leveling and grading)

Enforcement/Monitoring:

*Glenn County Planning & Community Development Services Agency &
Central Valley Regional Water Quality Control Board*

Mitigation Measure H & WQ-3 (Hydrology And Water Quality)

Prior to site disturbance, the Applicant shall provide Glenn County Planning Division a copy of an approved Report of Waste Discharge and filing fee (or written exemption therefrom) from Central Valley Regional Water Quality Control Board.

Timing/Implementation:

Prior to site disturbance (including moving dirt, leveling and grading)

Enforcement/Monitoring:

*Glenn County Planning & Community Development Services Agency &
Central Valley Regional Water Quality Control Board*

Mitigation Measure H & WQ-4 (Hydrology And Water Quality)

Prior to site disturbance, the Applicant shall provide Glenn County Planning Division a copy of a Construction General Permit (or written exemption thereof) from Central Valley Regional Water Quality Control Board.

Timing/Implementation:

Prior to site disturbance (including moving dirt, leveling and grading)

Enforcement/Monitoring:

*Glenn County Planning & Community Development Services Agency &
Central Valley Regional Water Quality Control Board*

iv) impede or redirect flood flows?

Less Than Significant Impact. This project will not impede or redirect flood flows. The project site is located within Flood Zone “X” according to Flood Insurance Rate Map (FIRM) No. 06021C0400D. Flood Zone “X” (unshaded) consists of areas of minimal risk outside the 1-percent and 0.2-percent annual chance floodplains. No base flood elevations or base flood depths are shown within this zone. As the project is not within a flood zone the project will not have a significant impact in impeding or redirecting flood flows.

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

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

The project site is located within Flood Zone “X” according to Flood Insurance Rate Map (FIRM) No. 06021C0400D, dated August 5, 2010, issued by the Federal Emergency Management Agency (FEMA). Flood Zone “X” (unshaded) consists of areas of minimal risk outside the 1-percent and 0.2-percent annual chance floodplains. No base flood elevations or base flood depths are shown within this zone. It is concluded that there will be a less than significant impact on release of pollutants due to the project not being in a flood zone.

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

Less than Significant Impact

Refer to Subsection X c) above

(Mitigation Measures H & WQ 2, H & WQ 3 and H & WQ 4)

The proposal will not conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan. The proposed project will not substantially degrade water quality. No source of pollution affecting water quality would be generated with approval of this project. Construction activities resulting in a land disturbance of greater than one acre must be permitted by Central Valley Regional Water Quality Control Board (Mitigation Measures H & WQ 2, H & WQ 3 and H & WQ 4).

The proposed project would not substantially decrease groundwater supplies or interfere with groundwater recharge as no significant increases in groundwater use are planned.

An expansion of a septic system or a new system could degrade water quality. However, compliance with Glenn County Environmental Health standards and mitigation measures would ensure the safe treatment and disposal of wastewater and the protection of groundwater quality.

SCH DRAFT

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"/>

SCH DRAFT

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-80” (Exclusive Agriculture (72-acre minimum parcel size). This project is consistent with and will not conflict with the “AE-80” zoning designation (Glenn County Code Chapter 15.330). The proposed Shooting and Training facility is a permitted uses only if a conditional use permit has first been secured (Glenn County Code Chapter 15.330.040 T). *Glenn County Code §15.330.040.T. Hunting clubs and facilities including spaces for recreational vehicles, horse racing establishments, golf courses, sporting clay courses, rodeos, spectator events and other similar uses.* 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.

SCHE DRAFT

XII. MINERAL RESOURCES

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

SCH DRAFT

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

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

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

Mining in Glenn County was primarily related to the extraction of strategic minerals during World Wars I and II. The extraction of chrome and manganese essentially ended in the late 1940s with the loss of government demand and subsidies.²⁹

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

Less Than Significant Impact. According to the California Department of Conservation, none of the project site is located within a Mineral Resource Zone, which are areas that have a high likelihood of containing significant aggregate deposits.³⁰ 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.

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

³⁰ California Department of Conservation, Mineral Lands Classification,
<https://maps.conservation.ca.gov/cgs/informationwarehouse/index.html?map=mlc>

XIII. NOISE

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

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

Less Than Significant Impact. There may be periodic increases in noise during future construction activities. Construction-related noises between the hours of 7 A.M. and 7:00 P.M. are exempt from the local noise standards per Glenn County Code §15.560.100(F)(5). Construction-related noise levels at other times are regulated by Glenn County Code §15.560.100.

The Glenn County General Plan Noise Element provides a basis for local policies to control and abate environmental noise, and to protect the citizens of Glenn County from excessive noise exposure. The County also enforces its Noise Ordinance (Chapter 15.560.100) in the County Code. This ordinance contains noise level standards for residential and non-residential land uses. Section 6.10 of the Glenn County General Plan supplies noise/land use compatibility guidelines and noise level standards.

The operation of the Shooting and Training Facility will increase noise levels in the project and project vicinity; however, there are no residences within 3,000 feet of the project site. Additionally, the terrain (rolling hills) of project site and vicinity will aid in dampening noise generated from this proposal. A sound wall or similar is also required to mitigate potential noise generated to a less than significant impact; therefore, Mitigation Measure N-1 has been Established. Shooting hours should be limited to 7:00 am or ½ hour after sunrise (whichever is later) – 7:00 pm or ½ hour prior to sunset (whichever is earlier) in order to mitigate noise potential further and be consistent with Glenn County Code (Chapter 15.560.100); therefore, Mitigation Measure N-2 has been established. It is concluded there will be less than significant impact mitigation measures incorporated.

Mitigation Measure N-1 (Noise)

Prior to Building Permit Issuance, the applicant shall install and maintain a sound wall or berm (natural or artificial) no less than 15' tall above grade behind the proposed trap range (northeast corner of project site) approximate 450 feet long.

Timing/Implementation

Prior to Building Permit Issuance/On Going

Enforcement/Monitoring:

Glenn County Planning & Community Development Services Agency

Mitigation Measure N-2 (Noise)

To reduce the potential for noise impacts, hours of shooting shall be limited to 7:00 am or ½ hour after sunrise (whichever is later) – 7:00 pm or ½ hour prior to sunset (whichever is earlier).

Timing/Implementation
On Going

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

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

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

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

No Impact. There are no private airports or private airstrips located within the vicinity of the project site. According to topographic maps and aerial photos, the project site is not located within the vicinity of a private airstrip. Additionally the project sites is located outside of airport land use planning boundaries and is approximately 8 miles north west from the Willows-Glenn County Airport.³¹ 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.

³¹ Glenn County Airport Land Use Commission. June 30, 1990. *Comprehensive Airport Land Use Plan Willows Glenn County Airport*. http://gcppwa.net/documents/Willows_Airport_Land_Use_Plan-1990.pdf

XIV. POPULATION AND HOUSING

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

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

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

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

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

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

XV. PUBLIC SERVICES

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

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

- i) **Fire protection?**

See Section XIX a)

Less Than Significant Impact.

The project site is within Cal Fire's State Responsibility Area and is within Artois Fire Protection District. Cal Fire and Artois Fire Protection District were provided application documentation. On August 30, 2018, Cal Fire submitted comments regarding the proposal. County roads and 18' gravel driveways 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.

- ii) **Police protection?**

Less Than Significant Impact. Law enforcement for unincorporated portions of Glenn County, including the project site, is provided by the Glenn County Sheriff's Department. There is a sheriff's office located in the City of Willows and substations located in the City of Orland and Hamilton City. The California Highway Patrol is responsible for patrolling all interstate and state highways. Transportation routes to the project site are adequate for law enforcement to reach the area in the event of an emergency. The project site has adequate access to County Road 33. Access to County Road 33 will be provided by a series of driveways. According to application documentation, proposed driveways will be 18' wide with a gravel surface. Response time would not be affected by the proposed project. This project is not anticipated to require the staffing of additional peace officers or the purchase of additional equipment to support law enforcement activities. The project will not generate substantial additional population in the area and therefore would not require additional police surveillance over existing conditions. Based on this information, it is concluded that the project would have a less than significant impact on police protection.

- iii) **Schools?**

The project will not result in an increase in demand on the public schools system as the project includes the construction a new private school. The project site is located within the Willows Unified School District. It is concluded that there is no impact from the project.

iv) Parks?

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

v) Other public facilities?

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

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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"/>

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- 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 proposed facility is a 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.

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XVII. TRANSPORTATION

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

SCH DRAFT

Glenn County Roads Overview:

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

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

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

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

Less Than Significant Impact. The project will not conflict with a program, plan, ordinance or policy addressing the circulation system. Project related traffic has the potential to increase the Average Daily Traffic (ADT) that currently exists along this section of County Road 33. The ADT on County Road County Road 33 is approximately 1,531 according to a 2012 Traffic Study Conducted by Glenn County. Approximately 230 of these trips are from the Glenn County Landfill & Transfer Station³². This proposal is anticipated to increase ADT on County Road 33 by approximately 20 vehicles per day Thursday through Friday and approximately 40 vehicles per day Saturday and Sunday. An increase in ADT by up to 40 vehicles will not cause a significant impact; therefore, there will be a less than significant impact.

³² Landfill Final Closure & Postclosure Maintenance Plan and Temporary & Permanent Transfer Station, Initial Study & Negative Declaration, County of Glenn, May 2014.

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

§ 15064.3 Determining the Significance of Transportation Impacts

(b) Criteria for Analyzing Transportation Impacts

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

Less Than Significant Impact. The project site is located north of County Road 33. Vehicle Miles Traveled are not anticipated to significantly increase as a result of this proposal. The proposal would serve multiple communities within Glenn County. The project is approximately 45-miles west of the most similar facility (Orrville Shooting Range) located in Oroville. This project would provide Glenn County residents a similar uses that is found in Oroville but closer and could potentially reduce VMT within the county. For example the project is centrally located within the county; approximately 9-miles from both Orland and Willows. It is concluded there will not be a significant increase in VMT as a result of this proposal; therefore; there will be a less than significant impact.

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

Less Than Significant Impact. The proposed project would not substantially increase traffic hazards due to geometric design feature or incompatible uses. The project does not include potentially hazardous design features such as sharp curves or dangerous intersections. County Road 33 will provide adequate ingress and egress to the proposed facility. Access to County Road 33 will be provided by a series of driveways. According to application documentation proposed driveways will be 18' wide with a gravel surface.

d) Would the project result in inadequate emergency access?

Less Than Significant Impact. The project would not result in inadequate emergency access because access road to County Road 33, County Road 33 provides adequate ingress and egress to the site. Access to County Road 33 will be provided by a series of driveways. According to application documentation, proposed driveways will be 18' wide with a gravel surface. Emergency services agencies have been contacted and have no objections to the proposal. Cal Fire has submitted comments regarding this proposal; Mitigations Measures TR-1 & TR-2 been established based upon Cal Fire's comments regarding access. It is concluded that there will be a less than significant impact on emergency access with mitigation measures incorporated.

Mitigation Measure TR-1

All access roads and gravel street networks within this project shall provide for safe access for emergency wildland fire equipment and civilian evacuation concurrently, and shall provide unobstructed traffic circulation during a wildfire emergency consistent with 14 CCR § 1273.00 through 1273.11.

Timing/Implementation

Prior to Building Permit Issuance/ On Going

Enforcement/Monitoring:

Glenn County Planning & Community Development Services Agency

Mitigation Measure TR-2

To facilitate locating a fire and avoiding delays in emergency response all roads and buildings shall provide for signage and building numbering that meets or exceed 14 CCR § 1274.00 through 1274.10.

Timing/Implementation

Prior to Building Permit Issuance/On Going

Enforcement/Monitoring:

Glenn County Planning & Community Development Services Agency

XVIII. TRIBAL CULTURAL RESOURCES

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

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

i) and ii) Less than significant with Mitigations Incorporated. 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 local native tribes. No comments were received from native tribes. It is concluded the proposal will have a less than significant impact with mitigations incorporated.

Discovery of Cultural Resources

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

Mitigation Measure TCR -1 (Tribal Cultural Resources)

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

Timing/Implementation:

During Construction/Excavation Activities

Enforcement/Monitoring:

Glenn County Planning & Community Development Services Agency

XIX. UTILITIES AND SERVICE SYSTEMS

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

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

See Section XIX a)

Less Than Significant Impact. The proposed project will not exceed wastewater treatment requirements of the Regional Water Quality Control Board. There is no municipal wastewater treatment facility proposed with this project. The project will not require or result in new or expanded municipal facilities that could cause significant environmental effects. The proposal will rely on individual sewage disposal systems for wastewater treatment.

The proposed project would not require or result in the construction of new storm water drainage facilities or the expansion of existing facilities; therefore, no significant environmental damage would result from the construction of such facilities. Current land drainage will change, Any leveling of land or drainage changes must comply with Chapter 15.700 of the Glenn County Code, as well as State and Federal regulations. Previously established Mitigation Measures H & WQ-1 has been established based upon Glenn County requirements additionally previously established Mitigation Measures H & WQ-2, H & WQ-3 and H & WQ-2 have been established based upon Central Valley Regional Water Quality Control Boards comments dated August 31, 2018. 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. In order to meet Mitigation Measure WF-5 (Wildfire) as well as Mitigation Measure U-1 (Utilities And Service Systems) a new water well is required. New well shall conform to Glenn County Health Department requirements. A new water well at sufficient depth will provide the project with sufficient water supplies. It is concluded the project will have sufficient water supplies available to serve the project and reasonable foreseeable future development.

See Section XX c)

Mitigation Measure WF-5 (Wildfire)

Provide a minimum of 10,000-gallons wet draft water tank/s at a location determined by a CAL FIRE official. The water tank shall be equipped with a hydrant/fire valve that meets 14 CCR § 1275.15

- 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 with Mitigation Incorporated. There is no municipal wastewater treatment provider for the area. Individual sewage disposal systems are currently the only long-term method of providing sewage disposal for the project area. Any new sewage disposal systems would be required to meet the standards set forth in Chapter 7.010 of the Glenn County Code and by the Glenn County Environmental Health Department. Glenn County Environmental Health Department was supplied with and replied to the projects request for review. Glenn County Environmental Health replied with the following comment regarding septic and well requirement. *Pursuant to Glenn County Code section 07.100.120(a) the proposed project will be required to provide a properly functioning onsite sewage disposal system. For a septic system to function properly a water, supply is required, so a water well will be required as well.* Mitigation Measure U-1 has been established based upon Environmental Health comment dated August 23, 2018.

Mitigation Measure U-1 Utilities And Service Systems

During the first two years (24 months) after the commencement of operations (Condition of Approval 39) the applicant will be allowed the use of portable restrooms and handwashing facilities. Two years, (24 months) after the commencement of operation begins, the applicant shall have installed a properly functional OWTs in accordance with Glenn County Code §07.100.120(a). The OWTs shall be connected to bathrooms that include a handwashing sink with piped, hot and cold, potable running water. Each plumbing fixture shall be provided with an adequate supply of potable running water piped thereto in an approved manner. Said system shall be maintained for the duration of the project.

Timing/Implementation:

Two years after operation begins

Enforcement/Monitoring:

Glenn County Planning & Community Development Services Agency

- 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, Composting, Special Waste Materials, Public Education, Policy Incentives, and Facility Recovery. The proposed project will be required to comply with all federal, state, and local statutes and regulations related to solid waste disposal. As a result, there would be no impact on solid waste regulations.

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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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d)	Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

Less Than Significant Impact. The project would not interfere with an adopted emergency response or emergency evacuation plan. All roads in the area would remain open. The project site is located on private property with adequate access to county roads. The project site has adequate access to County Road 33. Access to County Road 33 will be provided by a series of driveways. According to application documentation, proposed driveways will be 18' wide with a gravel surface. 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 located within a moderate fire hazard severity zone as well as within Cal Fire's State Responsibility Zone. The most severe wildland fires occur in the western portion of the County within the Mendocino National Forest. The project will not obstruct or compromise the safety of emergency response vehicles or aircraft and their ability to effectively respond in an emergency. Therefore, it is concluded that there is a less than significant impact.

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

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?**

Less Than Significant With Mitigation Incorporated. Based on the approximate project site topography the project site is hilly with slopes from approximately 0% - 35%. The project sites lowest elevation is approximately 210 feet located within the southeast portion of the project site; while the same data sets shows the project site as having a maximum elevation of approximately 290 feet located in the northwest portion of the site. Based upon Cal Fire's comments from August 30, 2019, the following Mitigation Measures have been established. This proposal will have a less than significant impact with Mitigation Measures Incorporated.

Mitigation Measure WF-1 (Wildfire)

Complete and maintain a 16-foot flammable vegetation fuel break along the perimeter of the site, approved by the local authority having jurisdiction.

Timing/Implementation
On Going

Enforcement/Monitoring:
Department of Forestry and Fire Protection – Cal Fire

Mitigation Measure WF-2 (Wildfire)

Per Title 14 CCR § Section 1275.02(a): When a water supply for structure defense is required to be installed, such protection shall be installed and made serviceable prior to and during the time of construction except when alternative methods of protection are provided and approved by the local authority having jurisdiction. Title 14 CCR § Section 1275.02(c) such emergency water may be provided in a fire agency mobile water tender, or naturally occurring or man-made containment structure, as long as the specified quantity is immediately available.

Timing/Implementation
Prior to Building Permit Issuance/ On Going

Enforcement/Monitoring:
Department of Forestry and Fire Protection – Cal Fire

Mitigation Measure WF-3 (Wildfire)

Maintain hazard fuel reduction on lease area and berms/backstops. Per Title 14 CCR § Section 1276.03: Disposal, including chipping, mowing, grazing or removal to a site approved by the local jurisdiction, of flammable vegetation and fuels caused by site development and construction, road and driveway construction, and fuel modification shall be completed prior to completion of road construction or final inspection of a building permit.

Timing/Implementation
Prior to Building Permit Issuance/On Going

Enforcement/Monitoring:
Department of Forestry and Fire Protection – Cal Fire

Mitigation Measure WF-4 (Wildfire)

Defensible space is required to be maintained at all times, whenever flammable vegetative conditions exist. One hundred feet (100 ft.) of defensible space clearance shall be maintained around all structures (PRC § 4291)

Timing/Implementation

Prior to Building Permit Issuance/ On Going

Enforcement/Monitoring:

Department of Forestry and Fire Protection – Cal Fire

Mitigation Measure WF-5 (Wildfire)

Provide a minimum of 10,000-gallons wet draft water tank/s at a location determined by a CAL FIRE official. The water tank shall be equipped with a hydrant/fire valve that meets 14 CCR § 1275.15

Timing/Implementation

Prior to Building Permit Issuance/ On Going

Enforcement/Monitoring:

Department of Forestry and Fire Protection – Cal Fire

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

Less Than Significant Impact. Based on the approximate project site topography the project site is hilly with slopes from approximately 0% - 35%. The project sites lowest elevation is approximately 210 feet located within the southeast portion of the project site; while the same data sets shows the project site as having a maximum elevation of approximately 290 feet located in the northwest portion of the site. No people or structures will be exposed to a significant risk due to post-fire slope instability or drainage changing. It is concluded there will be a less than significant impact.

In addition to Mitigation Measures, Cal Fire has also imposed the following Conditions of Approval as seen in attached Mitigation Monitoring Program and Conditions of Approval that is required to be signed by applicant.

This proposal shall meet the minimum requirements set forth by CAL FIRE and shall not supersede any local ordinance, rule, regulation or general plan element that is equal to or more stringent than these minimum standards. All work shall comply with the latest adopted local, state and federal laws and ordinances whether shown on these documents or not.

XXI. MANDATORY FINDINGS OF SIGNIFICANCE

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

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

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

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

Less Than Significant Impact. As detailed throughout this document, the proposed project would have a less than significant impact. Total impacts from the project will not be cumulatively considerable. Therefore, impacts are considered less than significant.

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

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

REFERENCES

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

Applicant:

Robert Faust
750 N. Lassen Street
Willows, CA 95988

Landowner:

County of Glenn
525 W SYCAMORE ST STE B1
Willows, CA 95988

Surveyor:

Don Saba
P.O. Box 42486
Tucson, AZ 85733

Records of, or consultation with the following:

Artois Fire Protection District
California Department of Conservation, California Geologic Survey
California Department of Conservation, Division of Oil, Gas, and Geothermal Resources
California Department of Fish and Wildlife
California Department of Forestry and Fire Protection (Cal Fire)
CalRecycle
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 Resource Conservation District
Glenn County Sheriff's Office
Grindstone Rancheria of Wintun-Wailaki
Kanawha Fire Protection District
Pacific Gas and Electric Company (PG&E)
Regional Water Quality Control Board, Central Valley Region
Tehama-Colusa Canal Authority
Willows School District

Western Area Power Administration

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

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

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

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

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

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

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

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

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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*.

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

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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

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http://www.consrv.ca.gov/cgs/information/publications/ms/Documents/MS48_revised.pdf.

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SCH DRAFT

FIGURES

- Figure 1. Topographic Map
- Figure 2. Assessor's Map
- Figure 3. Plot Plan
- Figure 4. Aerial Photograph of Site

SCH DRAFT

Greg Conant

From: Kevin Cook-Guteriez
Sent: Thursday, March 12, 2020 7:55 AM
To: Greg Conant; Cole Grube; Michael Biggs
Cc: Donald Rust
Subject: RE: West Hills Shooting & Training Facility, Draft Mitigation Measures and Conditions of Approval

Greg,

The revision outlined below is acceptable to Public Works. We have no further comments.

Thank you,

Kevin Cook-Guteriez, EIT

Assistant Engineer
Glenn County Public Works Agency
Phone: (530) 934-6530 | Fax: (530) 934-6533
kcguteriez@countyofglenn.net

From: Greg Conant <GConant@countyofglenn.net>
Sent: Thursday, March 12, 2020 7:52 AM
To: Kevin Cook-Guteriez <kcguteriez@countyofglenn.net>; Cole Grube <CGrube@countyofglenn.net>; Michael Biggs <MBiggs@countyofglenn.net>
Cc: Donald Rust <DRust@countyofglenn.net>
Subject: RE: West Hills Shooting & Training Facility, Draft Mitigation Measures and Conditions of Approval

I have revised the Condition of Approval to the following:

Condition of Approval 27:

Prior to site disturbance the Transfer Station site shall be secured with appropriate gates and fences (prescribed Glenn County Public Works Agency) in order to prevent unauthorized access to the site.

From: Kevin Cook-Guteriez <kcguteriez@countyofglenn.net>
Sent: Wednesday, March 11, 2020 4:15 PM
To: Greg Conant <GConant@countyofglenn.net>; Cole Grube <CGrube@countyofglenn.net>; Michael Biggs <MBiggs@countyofglenn.net>
Cc: Donald Rust <DRust@countyofglenn.net>
Subject: RE: West Hills Shooting & Training Facility, Draft Mitigation Measures and Conditions of Approval

Greg,

It appears that the letter submitted by Mike Biggs on October 4, 2019 was not included in the below linked file. However, the comments and conditions expressed in the letter were incorporated into the MMP/COA. I have attached a scanned copy for your reference.

I do have a clarifying question/comment regarding Condition of Approval #39 of the MMP/COA. COA #39 seems rather ambiguous towards maintaining site security during development of the proposed facility. This condition is listed under section "Prior to Commencement of Operations" and not "During Construction". This leads me to believe that there is no requirement for the lessee to maintain the security of the solid waste property during construction activities. Would it be more appropriate to move this clause to a different section of the MMP/COA?

Thank you,

Kevin Cook-Guteriez, EIT

Assistant Engineer
Glenn County Public Works Agency
Phone: (530) 934-6530 | Fax: (530) 934-6533
kcguteriez@countyofglenn.net

From: Greg Conant <GConant@countyofglenn.net>
Sent: Wednesday, March 11, 2020 10:26 AM
To: Kevin Cook-Guteriez <kcguteriez@countyofglenn.net>; Cole Grube <CGrube@countyofglenn.net>; Michael Biggs <MBiggs@countyofglenn.net>
Cc: Donald Rust <DRust@countyofglenn.net>
Subject: RE: West Hills Shooting & Training Facility, Draft Mitigation Measures and Conditions of Approval

The latest site plans can be located at: [CUP2018-003, Request for Review & Comments](#),

From: Kevin Cook-Guteriez <kcguteriez@countyofglenn.net>
Sent: Wednesday, March 11, 2020 10:05 AM
To: Greg Conant <GConant@countyofglenn.net>; Cole Grube <CGrube@countyofglenn.net>; Michael Biggs <MBiggs@countyofglenn.net>
Subject: RE: West Hills Shooting & Training Facility, Draft Mitigation Measures and Conditions of Approval

Greg,

Can you please send the latest site plans and project proposal for the facility?

Thank you,

Kevin Cook-Guteriez, EIT

Assistant Engineer
Glenn County Public Works Agency
Phone: (530) 934-6530 | Fax: (530) 934-6533
kcguteriez@countyofglenn.net

From: Greg Conant <GConant@countyofglenn.net>
Sent: Tuesday, March 10, 2020 2:51 PM
To: Cole Grube <CGrube@countyofglenn.net>; Kevin Cook-Guteriez <kcguteriez@countyofglenn.net>; Michael Biggs <MBiggs@countyofglenn.net>; Kevin Backus <KBackus@countyofglenn.net>; John Wells <JWells@countyofglenn.net>
Cc: Donald Rust <DRust@countyofglenn.net>; 'W. Lee Smith' <LSmith@michellawyers.com>
Subject: West Hills Shooting & Training Facility, Draft Mitigation Measures and Conditions of Approval

Good Afternoon,

Please find attached Final Draft of Mitigation Measures and Conditions of Approval for West Hills Shooting and Training Facility (CUP2018-003). If there are any additional or revised comments please let me know by the end of the day tomorrow.

Thank you for your time,

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

SCH DRAFT

Greg Conant

From: Kevin Backus
Sent: Wednesday, March 11, 2020 2:47 PM
To: Greg Conant; Donald Rust
Subject: RE: West Hills Shooting & Training Facility, Draft Mitigation Measures and Conditions of Approval
Attachments: MM COA 3-10-2020.docx

Please see attached comments for review.

Thanks,

Kevin Backus, Director, REHS

PCDSA - Glenn County Environmental Health Department
225 N Tehama Street
Willows Ca 95988
530-934-6102
530-934-6103 (fax)
kbackus@countyofglenn.net

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From: Greg Conant <GConant@countyofglenn.net>
Sent: Tuesday, March 10, 2020 2:51 PM
To: Cole Grube <CGrube@countyofglenn.net>; Kevin Cook-Guteriez <kcguteriez@countyofglenn.net>; Michael Biggs <MBiggs@countyofglenn.net>; Kevin Backus <KBackus@countyofglenn.net>; John Wells <JWells@countyofglenn.net>
Cc: Donald Rust <DRust@countyofglenn.net>; 'W. Lee Smith' <LSmith@michellawyers.com>
Subject: West Hills Shooting & Training Facility, Draft Mitigation Measures and Conditions of Approval

Good Afternoon,

Please find attached Final Draft of Mitigation Measures and Conditions of Approval for West Hills Shooting and Training Facility (CUP2018-003). If there are any additional or revised comments please let me know by the end of the day tomorrow.

Thank you for your time,

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

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

MITIGATION MONITORING PROGRAM AND CONDITIONS OF APPROVAL

Conditional Use Permit 2018-003

West Hills Shooting and Training Facility: Pursuant to the approval of the Glenn County Planning Commission, West Hills Shooting Range and Training Facility is hereby granted Conditional Use Permit 2018-003; for a Shooting and Training Facility. Conditional Use Permit 2018-003 is hereby granted subject to the Conditions of Approval set forth herein. Pending final approval by the Glenn County Planning Commission the applicant shall file a signed copy of these Conditions of Approval with the Glenn County Planning & Community Development Services Agency.

Project Description: The applicant has submitted a Conditional Use Permit application for a shooting and training facility. The proposed facility includes the construction of various training and shooting structures; including a Trap Range, Field Range, Main Range, Training Range, Archery Range and a future Law Enforcement Training Area. The proposal also includes the addition of a series of gravel access roads to provide road network and the installation of an 18" diameter culvert in order to cross an intermittent stream located on the project site. According to application materials, the facility is proposed to operate Thursday – Sunday. There is anticipated to be 20 vehicles per day Thursday and Friday, and 40 vehicles Saturday and Sunday.

The General Plan land use designation is "Intensive Agriculture" and the zoning designation is "AE-80" (Exclusive Agriculture Zone). The proposed shooting and training facility is a permitted use with an approved conditional use permit within the "AE-80" zone. Detailed project information is included in the Mitigated Negative Declaration and Initial Study attached to this report.

Location: The project site is at 5700 County Road 33, approximately 4-miles west of Artois. The site is located north of the Glenn County Landfill, west of the Tehama Colusa Canal, south of County Road 30 and east of White Cabin Creek, within the unincorporated area of Glenn County, California.

ON GOING

Condition of Approval 1: (Mitigation Measure N-2 (Noise))

To reduce the potential for noise impacts, hours of shooting shall be limited to 7:00 am or ½ hour after sunrise (whichever is later) – 7:00 pm or ½ hour prior to sunset (whichever is earlier).

Timing/Implementation
On Going

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

Condition of Approval 2: (Mitigation Measure TR-1 (Transportation))

All access roads and gravel street networks within this project shall provide for safe access for emergency wildland fire equipment and civilian evacuation concurrently, and shall provide unobstructed traffic circulation during a wildfire emergency consistent with 14 CCR § 1273.00 through 1273.11.

Timing/Implementation
Prior to Building Permit Issuance/ On Going

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

Condition of Approval 3: (Mitigation Measure TR-2 (Transportation))

To facilitate locating a fire and avoiding delays in emergency response all roads and buildings shall provide for signage and building numbering that meets or exceed 14 CCR § 1274.00 through 1274.10.

Timing/Implementation
Prior to Building Permit Issuance/ On Going

Enforcement/Monitoring:
Department of Forestry and Fire Protection – Cal Fire

Condition of Approval 4: (Mitigation Measure WF-1 (Wildfire))

Complete and maintain a 16-foot flammable vegetation fuel break along the perimeter of the site, approved by the local authority having jurisdiction.

Timing/Implementation
On Going

Enforcement/Monitoring:
Department of Forestry and Fire Protection – Cal Fire

Condition of Approval 5: (Mitigation Measure WF-3 (Wildfire))

Maintain hazard fuel reduction on lease area and berms/backstops. Per Title 14 CCR § Section 1276.03: Disposal, including chipping, mowing, grazing or removal to a site approved by the local jurisdiction, of flammable vegetation and fuels caused by site development and construction, road and driveway construction, and fuel modification shall be completed prior to completion of road construction or final inspection of a building permit.

Timing/Implementation
Prior to Building Permit Issuance/On Going

Enforcement/Monitoring:
Department of Forestry and Fire Protection – Cal Fire

Condition of Approval 6: (Mitigation Measure WF-4 (Wildfire))

Defensible space is required to be maintained at all times, whenever flammable vegetative conditions exist. One hundred feet (100 ft.) of defensible space clearance shall be maintained around all structures (PRC § 4291)

Timing/Implementation
Prior to Building Permit Issuance/ On Going

Enforcement/Monitoring:
Department of Forestry and Fire Protection – Cal Fire

Condition of Approval 7:

That no off-site parking associated with this development is authorized. The applicant shall construct off-street parking in accordance with the requirements of Title 15.610 of the Glenn County Code. Said parking areas shall be designed to accommodate all employees and customers.

Condition of Approval 8:

That all on-site construction within 1,000 feet of the buried waste limits shall be designed and constructed in accordance with the following, unless an exemption from the Local Enforcement Agency (Environmental Health Department) has been issued:

- a. A geomembrane or equivalent system with low permeability to landfill gas shall be installed between the concrete floor slab of the building and subgrade;
- b. A permeable layer of open graded material of clean aggregate with a minimum thickness of 12 inches shall be installed between the geomembrane and the subgrade or slab;
- c. A geotextile filter shall be utilized to prevent the introduction of fines into the permeable layer;
- d. Perforated venting pipes shall be installed within the permeable layer, and shall be designed to operate without clogging;
- e. The venting pipe shall be constructed with the ability to be connected to an induced draft exhaust system;
- f. Automatic methane gas sensors shall be installed within the permeable gas layer, and inside the building to trigger an audible alarm when methane gas concentrations are detected; and
- g. Periodic methane gas monitoring shall be conducted inside all buildings and underground utilities in accordance with Article 6, of Subchapter 4 of this chapter (s20920 et seq.).

Conditional of Approval 9:

~~In addition to the As part of the LEA and Public Works Agency inspections, the shooting and training facility will be reviewed in conjunction with the transfer station/closed landfill permit review and, if necessary, revised at least once every five years to ensure that Title 14 & Title 27 California Code of Regulations have been met [Section 44015 of the Public Resources Code (PRC)]. that occurs every 5 years the shooting and training facility will be reviewed to ensure that Title 27 California Code of Regulations §21190 have been met. All issued solid waste facility permits, including full, standardized, and registration tiers, are required to be reviewed and, if necessary, revised at least once every five years [Section 44015 of the Public Resources Code (PRC)].~~

Conditional of Approval 10:

If lease for the shooting range is terminated Conditional Use Permit 2018-003 shall be revoked.

Conditional of Approval 11:

A range master shall be on site during (public) shooting hours of operation.

Condition of Approval 12:

This proposal shall meet the minimum requirements set forth by CAL FIRE and shall not supersede any local ordinance, rule, regulation or general plan element that is equal to or more stringent than these minimum standards. All work shall comply with the latest adopted local, state and federal laws and ordinances whether shown on these documents or not.

Condition of Approval 13:

CAL FIRE Tehama-Glenn Unit shall approve all CalFire's Requirements before the final approval is given by the local Glenn County Agency Having Jurisdiction (AHJ).

Condition of Approval 14:

The applicant shall submit an annual Fire Management Plan to Artois Fire Department and Glenn County Planning Division each calendar year for the next 12 months. The first Fire Management Plan shall be submitted no later than 60 days after Planning Commission Approval. The next Fire Management Plan shall be due on December 31, 2021.

Condition of Approval 15:

No controlled burning or similar practices shall be permitted on site. Vegetative control to prevent wildland fires will be provided by mowing, disking, grazing or similar.

Condition of Approval 16:

All proposed structures shall be no less than 100 feet from all Chronic Landfill Gas monitoring wells; alternatively, fortify all Chronic Landfill Gas Monitoring Wells within 100 feet to withstand damage from gunfire, vehicles and any other potential hazards. If less than 100 feet the applicant shall coordinate with LEA and Public Works Agency to provide protective solutions.

Condition of Approval 17:

All proposed structures shall be designed for the firing direction to be oriented away from Chronic Landfill Gas Monitoring Wells.

Condition of Approval 18:

Access to Chronic Landfill Gas monitoring wells shall be restricted to allow access to only authorized county employees or county sub-contractors. Prior to scheduled well monitoring the county will coordinate site visits with applicant.

Condition of Approval 19:

The applicant shall deposit a minimum of \$1,000.00 for the purpose of mitigation compliance monitoring within 30 days of approval. Staff time shall be deducted from balance at current rate. The account shall be replenished to a minimum of \$1,000.00 by December 30 of each year.

PRIOR TO SITE DISTURBANCE

Condition of Approval 20: (Mitigation Measure Bio-1 (Biological Resources))

Prior to any site disturbance within 100 feet of a waterway, the applicant shall obtain a streambed alteration agreement as required by the California Department of Fish and Wildlife. A fully executed copy of the agreement shall be submitted to the Glenn County Planning Division.

Timing/Implementation

Prior to site disturbance (including moving dirt, leveling and grading)

Enforcement/Monitoring:

California Department of Fish and Wildlife

Condition of Approval 21: (Mitigation Measure Bio-2 (Biological Resource))

Prior to any site disturbance, a wetlands survey shall be conducted on lease area by a qualified professional. All wetlands shall be properly delineated and the results provided to the County of Glenn Planning & Community Development Services Agency.

Timing/Implementation

Prior to site disturbance (including moving dirt, leveling and grading)

Enforcement/Monitoring:

Glenn County Planning & Community Development Services Agency

Condition of Approval 22: (Mitigation Measure H & WQ-1 (Hydrology & Water Quality))

Prior to site disturbance, the Applicant shall provide Glenn County Planning Division a copy of an approved site grading plan (or exemption therefrom) from Glenn County Public Works Agency.

Timing/Implementation:

Prior to site disturbance (including moving dirt, leveling and grading)

Enforcement/Monitoring:

Glenn County Public Works Agency

Condition of Approval 23: (Mitigation Measure H & WQ-2 (Hydrology & Water Quality))

Prior to site disturbance, the Applicant shall provide Glenn County Planning Division a copy of an approved section 404 permit and section 401 water quality certification (or written exemption therefrom) from Central Valley Regional Water Quality Control Board.

Timing/Implementation:

Prior to site disturbance (including moving dirt, leveling and grading)

Enforcement/Monitoring:

*Glenn County Planning & Community Development Services Agency &
Central Valley Regional Water Quality Control Board*

Condition of Approval 24: (Mitigation Measure H & WQ-3 (Hydrology & Water Quality))

Prior to site disturbance, the Applicant shall provide Glenn County Planning Division a copy of an approved Report of Waste Discharge and filing fee (or written exemption therefrom) from Central Valley Regional Water Quality Control Board.

Timing/Implementation:

Prior to site disturbance (including moving dirt, leveling and grading)

Enforcement/Monitoring:

*Glenn County Planning & Community Development Services Agency &
Central Valley Regional Water Quality Control Board*

Condition of Approval 25: (Mitigation Measure H & WQ-4 (Hydrology & Water Quality))

Prior to site disturbance, the Applicant shall provide Glenn County Planning Division a copy of a Construction General Permit (or written exemption thereof) from Central Valley Regional Water Quality Control Board.

Timing/Implementation:

Prior to site disturbance (including moving dirt, leveling and grading)

Enforcement/Monitoring:

*Glenn County Planning & Community Development Services Agency &
Central Valley Regional Water Quality Control Board*

Condition of Approval 26:

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

DURING CONSTRUCTION/EXCAVATION ACTIVITIES

Condition of Approval 27: (Mitigation Measure TCR -1 (Tribal Cultural Recourses))

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

Timing/Implementation:

During Construction/Excavation Activities

Enforcement/Monitoring:

Glenn County Planning & Community Development Services Agency

PRIOR TO ISSUANCE OF BUILDING PERMIT

Condition of Approval 28: (Mitigation Measure AQ-1 (Air Quality))

The applicant shall obtain an Authorization to Construct and Permit to Operate (or exemption thereof) approved by the Glenn County Air Pollution Control District for the

proposed generators. A fully executed copy shall be provided to the Planning Division prior to the issuance of a building permit or any other permit for site development.

*Timing/Implementation
Prior to Building Permit Issuance*

*Enforcement/Monitoring:
Glenn County Air Pollution Control District*

Condition of Approval 29: (Mitigation Measure HA-1 (Hazards & Hazardous Materials))

Prior to Building Permit Issuance, the applicant shall provide Glenn County Planning Division a management plan for lead waste approved by Glenn County Air Pollution Control District.

*Timing/Implementation:
Prior to Building Permit Issuance*

*Enforcement/Monitoring:
Glenn County Air Pollution Control District*

Condition of Approval 30: (Mitigation Measure HA-2 (Hazards & Hazardous Materials))

Prior to Building Permit Issuance, the applicant shall install a bullet containment system and secondary backstop compliant with Section 3.1 "Bullet and Shot Containment Techniques" found in Best Management Practices at Outdoor Shooting Range. Said system shall be maintained for the life of the project.

*Timing/Implementation:
Prior to Building Permit Issuance*

*Enforcement/Monitoring:
Glenn County Air Pollution Control District*

Condition of Approval 31: (Mitigation Measure HA-3 (Hazards & Hazardous Materials))

Prior to Building Permit Issuance, the applicant shall provide Glenn County Planning Division a Hazardous Materials Business Plan approved by Glenn County Air Pollution Control District.

*Timing/Implementation:
Prior to Building Permit Issuance*

Enforcement/Monitoring:
Glenn County Air Pollution Control District

Condition of Approval 32: (Mitigation Measure N-1 (Noise))

Prior to Building Permit Issuance, the applicant shall install and maintain a sound wall or berm (natural or artificial) no less than 15' tall above grade behind the proposed trap range (northeast corner of project site) approximate 450 feet long.

Timing/Implementation
Prior to Building Permit Issuance/In Perpetuity

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

Condition of Approval 33: (Mitigation Measure WF-2 (Wildfire))

Per Title 14 CCR § Section 1275.02(a): When a water supply for structure defense is required to be installed, such protection shall be installed and made serviceable prior to and during the time of construction except when alternative methods of protection are provided and approved by the local authority having jurisdiction. Title 14 CCR § Section 1275.02(c) such emergency water may be provided in a fire agency mobile water tender, or naturally occurring or man-made containment structure, as long as the specified quantity is immediately available.

Timing/Implementation
Prior to Building Permit Issuance/In Perpetuity

Enforcement/Monitoring:
Department of Forestry and Fire Protection – Cal Fire

Condition of Approval 34: (Mitigation Measure WF-5 (Wildfire))

Provide a minimum of 10,000-gallons wet draft water tank/s at a location determined by a CAL FIRE official. The water tank shall be equipped with a hydrant/fire valve that meets 14 CCR § 1275.15

Timing/Implementation
Prior to Building Permit Issuance/In Perpetuity

Enforcement/Monitoring:

Department of Forestry and Fire Protection – Cal Fire

Condition of Approval 35:

Prior to the issuance of a building permit, the Applicant shall submit a copy of a recorded (by Glenn County Recorder's office) Agriculture Statement of Acknowledgement.

Condition of Approval 36:

Prior to the issuance of a building permit, an access easement shall be recorded to allow access to the lease area from the non-leased county property.

Condition of Approval 37:

Prior to the issuance of a building permit, the Applicant shall have a site evaluation conducted by the Glenn County Environmental Health Department in accordance with the Glenn County - Onsite Wastewater Treatment Systems Regulations (OWTS) to insure that an OWTS is feasible at this site.

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PRIOR TO BUILDING PERMIT FINAL

Condition of Approval 387: (Mitigation Measure HA-4 (Hazards & Hazardous Materials))

Prior to Building Permit Final, the applicant shall install no less than one Methane Gas monitor inside all structures (enclosed and partially enclosed). Said system shall be maintained for the life of the project or until the building is removed.

Timing/Implementation:

Prior to Building Permit Final

Enforcement/Monitoring:

Glenn County Planning & Community Development Services Agency

PRIOR TO COMMENCEMENT OF THE OPERATIONS

Condition of Approval 398:

No less than 30 day prior to scheduled operation date, the Applicant shall notify the Planning Division (in writing) that operations are to commence.

Condition of Approval 4039:

Prior to site operation the Transfer Station site shall be secured with appropriate gates and fences (prescribed Glenn County Public Works Agency) in order to prevent unauthorized access to the site.

TWO YEARS AFTER THE COMMENCEMENT OF OPERATIONS

Condition of Approval 410: (Mitigation Measure U-1 (Utilities & Service Systems))

During the first two years (24 months) after the commencement of operations (Condition of Approval 398) the applicant will be allowed the use of portable restrooms and handwashing facilities. Two years, (24 months) after the commencement of operation begins, the applicant shall have installed a properly functional OWTS ~~onsite sewage disposal system~~ in accordance with Glenn County Code §07.100.120(a). The OWTS shall be connected to bathrooms that include a handwashing sink with piped, hot and cold, potable running water. Each plumbing fixture shall be provided with an adequate supply of potable running water piped thereto in an approved manner. Said system shall be maintained for the duration of the project.

Timing/Implementation:

Two years after operation begins

Enforcement/Monitoring:

Glenn County Planning & Community Development Services Agency

Condition of Approval 421:

During the first two years (24 months) after the commencement of operations (Condition of Approval 398) the applicant will be allowed to utilize bottled water. Within t~~Two~~ years, (24 months) after the commencement of operation begins and concurrent with the operation of an onsite wastewater~~sewage treatment system~~~~disposal system~~ (Condition of Approval 410) the applicant shall submit written evidence from the Regional Water Quality Control Board, (from Division of Drinking Water) that the public water system was constructed and is in compliance with the California Safe Drinking Water Act and Related Laws, that SB1263 has been followed.

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 West Hills Shooting and Training Facility.

Print (Name and Position): _____

Signature: _____ Date: _____

SCH DRAFT

**DEPARTMENT OF FORESTRY AND FIRE PROTECTION****TEHAMA-GLENN UNIT**

604 Antelope Blvd
RED BLUFF, CA 96080
530-528-5199
Website: www.fire.ca.gov



October 1, 2019

RE: **Update to Conditional Use Permit 2018-003**
West Hills Shooting and Training Facility- 5700 County Road 33, Artois CA 95913

The proposed project lies within an area of Glenn County which is located within the State Responsibility Area (SRA) for wildland fire suppression provided by the Tehama-Glenn Unit (TGU) California Department of Forestry and Fire Protection (CAL FIRE). Structural fire protection and other related emergency services are the responsibility of Artois Fire District. This project area is rated "Moderate" for wildland fire severity. The project area also has no developed water sources for fire protection and would expose people and structures to a significant loss, injury or death involving a wildland fire because the structures are intermixed with the wildlands. A fire in a structure poses a threat to neighboring structures because of the terrain and available wildland fuels.

The project is for a conditional use permit for a 5-phase training and shooting facility with the construction of various training and shooting structures as well as a series of driveways and the installation of drainage culverts. The project site is located on the north side of County Road 33, west of the Tehama-Colusa Canal, west of the community of Artois, in the unincorporated area of Glenn County, California.

Because of the potentially significant impact of this development, the CAL FIRE Tehama-Glenn Unit (TGU) Fire Official requires the following mitigations:

Before the start of construction, the following shall be required:

EMERGENCY FIRE SUPPRESSION WATER

1. Provide access to the 30,000-gallon wet draft water tank at the Glenn County Transfer Station. The water tank shall be equipped with a hydrant/fire valve that meets 14 CCR § 1275.15.
2. Each hydrant/fire valve shall be identified with a marker that meets or exceeds 14 CCR § 1275.20.
3. Before construction emergency water shall be available, accessible, and maintained at all times. CAL FIRE recommends having an automatic fill on the water tank. (14 CCR § 1275.00 through 1275.01)

IN ADDITION, ALL THE FOLLOWING CONDITIONS SHALL ALSO APPLY:

1. All road and street networks within this project shall provide for safe access for emergency wildland fire equipment and civilian evacuation concurrently, and shall provide unobstructed traffic circulation during a wildfire emergency consistent with 14 CCR § 1273.00 through 1273.11.
2. To facilitate locating a fire and avoiding delays in emergency response all roads and buildings shall provide for signage and building numbering that meets or exceeds 14 CCR § 1274.00 through 1274.10.
3. Before any hazard reduction burning is done on the property, a permit shall be obtained from CAL FIRE (PRC § 4423)
4. Defensible space is required to be maintained at all times, whenever flammable vegetative conditions exist. One hundred feet (100 ft.) of defensible space clearance shall be maintained around all structures (PRC § 4291)
5. CAL FIRE Tehama-Glenn Unit shall approve all the above requirements before the final approval is given by the local Glenn County Agency Having Jurisdiction (AHJ).
6. All projects requiring conditioning shall be the minimum requirements set forth by CAL FIRE and shall not supersede any local ordinance, rule, regulation or general plan element that is equal to or more stringent than these minimum standards. All work shall comply with the latest adopted local, state and federal laws and ordinances whether shown on these documents or not.

SCH DRAFT


John Berglund
Battalion Chief
CAL FIRE

CC: CHRISTINE THOMPSON, UNIT CHIEF, CAL FIRE TEHAMA-GLENN UNIT
ROB SONSTENG, ASSISTANT CHIEF, SOUTH DIVISION, CAL FIRE TEHAMA-GLENN UNIT
ETHAN DARNALL, BATTALION CHIEF, BATTALION 4, CAL FIRE TEHAMA-GLENN UNIT

**DEPARTMENT OF FORESTRY AND FIRE PROTECTION****TEHAMA-GLENN UNIT**

604 Antelope Blvd
RED BLUFF, CA 96080
530-528-5199
Website: www.fire.ca.gov



August 20, 2019

**RE: Conditional Use Permit 2018-003
West Hills Shooting and Training Facility- 5700 County Road 33, Artois CA 95913**

The proposed project lies within an area of Glenn County which is located within the State Responsibility Area (SRA) for wildland fire suppression provided by the Tehama-Glenn Unit (TGU) California Department of Forestry and Fire Protection (CAL FIRE). Structural fire protection and other related emergency services are the responsibility of Artois Fire District. This project area is rated "Moderate" for wildland fire severity. The project area also has no developed water sources for fire protection and would expose people and structures to a significant loss, injury or death involving a wildland fire because the structures are intermixed with the wildlands. A fire in a structure poses a threat to neighboring structures because of the terrain and available wildland fuels.

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Before the start of construction, the following shall be required:

EMERGENCY FIRE SUPPRESSION WATER

1. Provide a minimum of one 10,000-gallon wet draft water tank at a location determined by CAL FIRE official. The water tank shall be equipped with a hydrant/fire valve that meets 14 CCR § 1275.15.
2. Each hydrant/fire valve shall be identified with a marker that meets or exceeds 14 CCR § 1275.20.
3. Emergency water shall be installed before construction and shall be available, accessible, and maintained at all times. CAL FIRE recommends having an automatic fill on the water tank. (14 CCR § 1275.00 through 1275.01)

IN ADDITION, ALL THE FOLLOWING CONDITIONS SHALL ALSO APPLY:

1. All road and street networks within this project shall provide for safe access for emergency wildland fire equipment and civilian evacuation concurrently, and shall provide unobstructed traffic circulation during a wildfire emergency consistent with 14 CCR § 1273.00 through 1273.11.

2. To facilitate locating a fire and avoiding delays in emergency response all roads and buildings shall provide for signage and building numbering that meets or exceeds 14 CCR § 1274.00 through 1274.10.
3. Before any hazard reduction burning is done on the property, a permit shall be obtained from CAL FIRE (PRC § 4423)
4. Defensible space is required to be maintained at all times, whenever flammable vegetative conditions exist. One hundred feet (100 ft.) of defensible space clearance shall be maintained around all structures (PRC § 4291)
5. CAL FIRE Tehama-Glenn Unit shall approve all the above requirements before the final approval is given by the local Glenn County Agency Having Jurisdiction (AHJ).
6. All projects requiring conditioning shall be the minimum requirements set forth by CAL FIRE and shall not supersede any local ordinance, rule, regulation or general plan element that is equal to or more stringent than these minimum standards. All work shall comply with the latest adopted local, state and federal laws and ordinances whether shown on these documents or not.

John Berglund
Battalion Chief
CAL FIRE

SCH DRAFT

CC: CHRISTINE THOMPSON, UNIT CHIEF, CAL FIRE TEHAMA-GLENN UNIT
ROB SONSTENG, ASSISTANT CHIEF, SOUTH DIVISION, CAL FIRE TEHAMA-GLENN UNIT
ETHAN DARNALL, BATTALION CHIEF, BATTALION 4, CAL FIRE TEHAMA-GLENN UNIT

PUBLIC WORKS AGENCY

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



October 4, 2019

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

Attn: Greg Conant, Assistant Planner

Subject: Conditional Use Permit 2018-003 – West Hills Shooting and Training Facility

Comments

- A. The Glenn County Solid Waste Facility is currently a secure site which is locked daily at 4:30 pm, and closed on Sundays. Any modifications from this development shall not change this condition. If necessary the developer shall install any required fencing and/or additional gates in order to maintain the site's existing security.
- B. The Glenn County Solid Waste Facility utilizes well water for its operational needs; no access to this well, or other utilities which serve the Solid Waste Facility, is authorized.

Conditions

- A. That prior to any work being done an Encroachment Permit shall be applied for and received from the Glenn County Public Works Agency.
- B. That no off-site parking associated with this development is authorized. The applicant shall construct off-street parking in accordance with the requirements of Title 15.610 of the Glenn County Code. Said parking areas shall be designed to accommodate all employees and customers.
- C. That all on-site construction within 1,000 feet of the waste limits shall be designed and constructed in accordance with the following, unless an exemption from the Enforcement Agency has been issued:
 - 1. a geomembrane or equivalent system with low permeability to landfill gas shall be installed between the concrete floor slab of the building and subgrade;
 - 2. a permeable layer of open graded material of clean aggregate with a minimum thickness of 12 inches shall be installed between the geomembrane and the subgrade or slab;
 - 3. a geotextile filter shall be utilized to prevent the introduction of fines into the permeable layer;
 - 4. perforated venting pipes shall be installed within the permeable layer, and shall be designed to operate without clogging;

5. the venting pipe shall be constructed with the ability to be connected to an induced draft exhaust system;
 6. automatic methane gas sensors shall be installed within the permeable gas layer, and inside the building to trigger an audible alarm when methane gas concentrations are detected; and
 7. periodic methane gas monitoring shall be conducted inside all buildings and underground utilities in accordance with Article 6, of Subchapter 4 of this chapter (s20920 et seq.).
- D. That the development shall comply with Title 27 California Code of Regulations §21190

Michael Biggs
Engineering Technician III
Glenn County Public Works

SCH DRAFT

Greg Conant

From: Kevin Backus
Sent: Wednesday, August 7, 2019 4:09 PM
To: Greg Conant
Subject: RE: Conditional Use Permit 2018-003, West Hills Shooting and Training Facility, Request for Review Extension

Greg,

EH has no further comments or revisions.

Thanks,

Kevin Backus, Director, REHS

Glenn County Environmental Health
247 N. Villa Avenue
Willows Ca 95988
530-934-6102
530-934-6103 (fax)
kbackus@countyofglenn.net

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From: Greg Conant <GConant@countyofglenn.net>
Sent: Wednesday, August 7, 2019 3:46 PM
To: Marcie Skelton <MSkelton@countyofglenn.net>; Ian Ledbetter <ILedbetter@countyofglenn.net>; Eric Scott <EScott@countyofglenn.net>; Laura Niehues <LNiehues@countyofglenn.net>; Dean Miller <DMiller@countyofglenn.net>; Taylor Nelson <TNelson@countyofglenn.net>; Michael Biggs <MBiggs@countyofglenn.net>; Kevin Backus <KBackus@countyofglenn.net>; Rich Warren <RWarren@countyofglenn.net>; 'George.Low@waterboards.ca.gov' <George.Low@waterboards.ca.gov>; 'Juan.Torres@wildlife.ca.gov' <Juan.Torres@wildlife.ca.gov>; 'Nevin.Yeates@CalRecycle.ca.gov' <Nevin.Yeates@CalRecycle.ca.gov>; 'jsoeth@willowsunified.org' <jsoeth@willowsunified.org>; 'cavierj74@yahoo.com' <cavierj74@yahoo.com>; 'PGEPlanReview@pge.com' <PGEPlanReview@pge.com>; 'jsutton@tccanal.com' <jsutton@tccanal.com>; 'gir_rancheria@yahoo.com' <gir_rancheria@yahoo.com>; 'Charlene.Wardlow@conservation.ca.gov' <Charlene.Wardlow@conservation.ca.gov>; 'kandi@glenncountyrca.org' <kandi@glenncountyrca.org>; John Wells <JWells@countyofglenn.net>; 'John.Loane@CalRecycle.ca.gov' <John.Loane@CalRecycle.ca.gov>; 'Brian.DeSmet@fire.ca.gov' <Brian.DeSmet@fire.ca.gov>; 'R2CEQA@wildlife.ca.gov' <R2CEQA@wildlife.ca.gov>; 'mcafee@WAPA.GOV' <mcafee@WAPA.GOV>; PPWA publicworks <publicworks@countyofglenn.net>
Cc: PPWA Planning Email Group <Planning@countyofglenn.net>
Subject: Conditional Use Permit 2018-003, West Hills Shooting and Training Facility, Request for Review Extension

Since the initial Request for Review commenting period, the West Hills Shooting and Training Facility has submitted application, fees and a revised plot plan to Glenn County Planning Division. As a result, the Request for Review comment period for CUP2018-003 has been extended to receive additional comments or to clarify existing comments. Previously received comments will remain, and



August 8, 2019

Greg Conant
County of Glenn
777 N Colusa St
Willows, CA 95988

Ref: Gas and Electric Transmission and Distribution

Dear Mr. Conant,

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

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

Below is additional information for your review:

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

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

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

Sincerely,

Plan Review Team
Land Management



Attachment 1 – Gas Facilities

There could be gas transmission pipelines in this area which would be considered critical facilities for PG&E and a high priority subsurface installation under California law. Care must be taken to ensure safety and accessibility. So, please ensure that if PG&E approves work near gas transmission pipelines it is done in adherence with the below stipulations. Additionally, the following link provides additional information regarding legal requirements under California excavation laws: <http://usanorth811.org/wp-content/uploads/2017/05/CA-LAW-English.pdf>

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

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

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

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

4. **Grading:** PG&E requires a minimum of 36 inches of cover over gas pipelines (or existing grade if less) and a maximum of 7 feet of cover at all locations. The graded surface cannot exceed a cross slope of 1:4.
5. **Excavating:** Any digging within 2 feet of a gas pipeline must be dug by hand. Note that while the minimum clearance is only 12 inches, any excavation work within 24 inches of the edge of a pipeline must be done with hand tools. So to avoid having to dig a trench entirely with hand tools, the edge of the trench must be over 24 inches away. (Doing the math for a 24 inch wide trench being dug along a 36 inch pipeline, the centerline of the trench would need to be at least 54 inches [$24/2 + 24 + 36/2 = 54$] away, or be entirely dug by hand.)



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

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

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

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

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

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

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

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

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

11. Cathodic Protection: PG&E pipelines are protected from corrosion with an "Impressed Current" cathodic protection system. Any proposed facilities, such as metal conduit, pipes,



service lines, ground rods, anodes, wires, etc. that might affect the pipeline cathodic protection system must be reviewed and approved by PG&E Corrosion Engineering.

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

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

SCH DRAFT



Attachment 2 – Electric Facilities

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

1. **Buildings and Other Structures:** No buildings or other structures including the foot print and eave of any buildings, swimming pools, wells or similar structures will be permitted within fee strip(s) and/or easement(s) areas. PG&E's transmission easement shall be designated on subdivision/parcel maps as **"RESTRICTED USE AREA – NO BUILDING."**
2. **Grading:** Cuts, trenches or excavations may not be made within 25 feet of our towers. Developers must submit grading plans and site development plans (including geotechnical reports if applicable), signed and dated, for PG&E's review. PG&E engineers must review grade changes in the vicinity of our towers. No fills will be allowed which would impair ground-to-conductor clearances. Towers shall not be left on mounds without adequate road access to base of tower or structure.
3. **Fences:** Walls, fences, and other structures must be installed at locations that do not affect the safe operation of PG&E's facilities. Heavy equipment access to our facilities must be maintained at all times. Metal fences are to be grounded to PG&E specifications. No wall, fence or other like structure is to be installed within 10 feet of tower footings and unrestricted access must be maintained from a tower structure to the nearest street. Walls, fences and other structures proposed along or within the fee strip(s) and/or easement(s) will require PG&E review; submit plans to PG&E Centralized Review Team for review and comment.
4. **Landscaping:** Vegetation may be allowed; subject to review of plans. On overhead electric transmission fee strip(s) and/or easement(s), trees and shrubs are limited to those varieties that do not exceed 15 feet in height at maturity. PG&E must have access to its facilities at all times, including access by heavy equipment. No planting is to occur within the footprint of the tower legs. Greenbelts are encouraged.
5. **Reservoirs, Sumps, Drainage Basins, and Ponds:** Prohibited within PG&E's fee strip(s) and/or easement(s) for electric transmission lines.
6. **Automobile Parking:** Short term parking of movable passenger vehicles and light trucks (pickups, vans, etc.) is allowed. The lighting within these parking areas will need to be reviewed by PG&E; approval will be on a case by case basis. Heavy equipment access to PG&E facilities is to be maintained at all times. Parking is to clear PG&E structures by at least 10 feet. Protection of PG&E facilities from vehicular traffic is to be provided at developer's expense AND to PG&E specifications. Blocked-up vehicles are not allowed. Carports, canopies, or awnings are not allowed.
7. **Storage of Flammable, Explosive or Corrosive Materials:** There shall be no storage of fuel or combustibles and no fueling of vehicles within PG&E's easement. No trash bins or incinerators are allowed.
8. **Streets and Roads:** Access to facilities must be maintained at all times. Street lights may be allowed in the fee strip(s) and/or easement(s) but in all cases must be reviewed by PG&E for



proper clearance. Roads and utilities should cross the transmission easement as nearly at right angles as possible. Road intersections will not be allowed within the transmission easement.

9. Pipelines: Pipelines may be allowed provided crossings are held to a minimum and to be as nearly perpendicular as possible. Pipelines within 25 feet of PG&E structures require review by PG&E. Sprinklers systems may be allowed; subject to review. Leach fields and septic tanks are not allowed. Construction plans must be submitted to PG&E for review and approval prior to the commencement of any construction.

10. Signs: Signs are not allowed except in rare cases subject to individual review by PG&E.

11. Recreation Areas: Playgrounds, parks, tennis courts, basketball courts, barbecue and light trucks (pickups, vans, etc.) may be allowed; subject to review of plans. Heavy equipment access to PG&E facilities is to be maintained at all times. Parking is to clear PG&E structures by at least 10 feet. Protection of PG&E facilities from vehicular traffic is to be provided at developer's expense AND to PG&E specifications.

12. Construction Activity: Since construction activity will take place near PG&E's overhead electric lines, please be advised it is the contractor's responsibility to be aware of, and observe the minimum clearances for both workers and equipment operating near high voltage electric lines set out in the High-Voltage Electrical Safety Orders of the California Division of Industrial Safety (<https://www.dir.ca.gov/Title8/sb5g2.html>), as well as any other safety regulations. Contractors shall comply with California Public Utilities Commission General Order 95 (http://www.cpuc.ca.gov/gos/GO95/go_95_startup_page.html) and all other safety rules. No construction may occur within 25 feet of PG&E's towers. All excavation activities may only commence after 811 protocols has been followed.

Contractor shall ensure the protection of PG&E's towers and poles from vehicular damage by (installing protective barriers) Plans for protection barriers must be approved by PG&E prior to construction.

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

Greg Conant

From: Greg Conant
Sent: Wednesday, August 7, 2019 3:46 PM
To: Marcie Skelton; Ian Ledbetter; Eric Scott; Laura Niehues; Dean Miller; Taylor Nelson; Michael Biggs; Kevin Backus; Rich Warren; 'George.Low@waterboards.ca.gov'; 'Juan.Torres@wildlife.ca.gov'; 'Nevin.Yeates@CalRecycle.ca.gov'; 'jsoeth@willowsunified.org'; 'cavierj74@yahoo.com'; 'PGEPlanReview@pge.com'; 'jsutton@tccanal.com'; 'gir_rancheria@yahoo.com'; 'Charlene.Wardlow@conservation.ca.gov'; 'kandi@glenncountyrctd.org'; John Wells; 'John.Loane@CalRecycle.ca.gov'; 'Brian.DeSmet@fire.ca.gov'; 'R2CEQA@wildlife.ca.gov'; 'mcafee@WAPA.GOV'; PPWA publicworks
Cc: PPWA Planning Email Group
Subject: Conditional Use Permit 2018-003, West Hills Shooting and Training Facility, Request for Review Extension

Since the initial Request for Review commenting period, the West Hills Shooting and Training Facility has submitted application, fees and a revised plot plan to Glenn County Planning Division. As a result, the Request for Review comment period for CUP2018-003 has been extended to receive additional comments or to clarify existing comments. Previously received comments will remain, and be included in documentation. Please submit any additional comments by **Monday, August 26, 2019**.

Previously received comments and Request for Review can be located at: [CUP2018-003 Request for Review & Comments](#)

Sincerely,

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

From: Greg Conant
Sent: Thursday, August 9, 2018 4:31 PM
To: Marcie Skelton <MSkelton@countyofglenn.net>; Ian Ledbetter <ILedbetter@countyofglenn.net>; Eric Scott <EScott@countyofglenn.net>; Laura Niehues <LNiehues@countyofglenn.net>; Dean Miller <DMiller@countyofglenn.net>; Taylor Nelson <TNelson@countyofglenn.net>; Michael Biggs <MBiggs@countyofglenn.net>; Kevin Backus <KBackus@countyofglenn.net>; Rich Warren <RWarren@countyofglenn.net>; 'George.Low@waterboards.ca.gov' <George.Low@waterboards.ca.gov>; 'Juan.Torres@wildlife.ca.gov' <Juan.Torres@wildlife.ca.gov>; 'Nevin.Yeates@CalRecycle.ca.gov' <Nevin.Yeates@CalRecycle.ca.gov>; 'jsoeth@willowsunified.org' <jsoeth@willowsunified.org>; 'cavierj74@yahoo.com' <cavierj74@yahoo.com>; 'PGEPlanReview@pge.com' <PGEPlanReview@pge.com>; 'jsutton@tccanal.com'

<jsutton@tccanal.com>; 'gir_rancheria@yahoo.com' <gir_rancheria@yahoo.com>;
'Charlene.Wardlow@conservation.ca.gov' <Charlene.Wardlow@conservation.ca.gov>; 'kandi@glenncountyrca.org'
<kandi@glenncountyrca.org>; John Wells <JWells@countyofglenn.net>; 'John.Loane@CalRecycle.ca.gov'
<John.Loane@CalRecycle.ca.gov>

Cc: Andy Popper <APopper@countyofglenn.net>

Subject: Conditional Use Permit 2018-003, West Hills Shooting and Training Facility, Request for Review

To Whom It May Concern,

This email is in lieu of a hardcopy being sent to your attention.

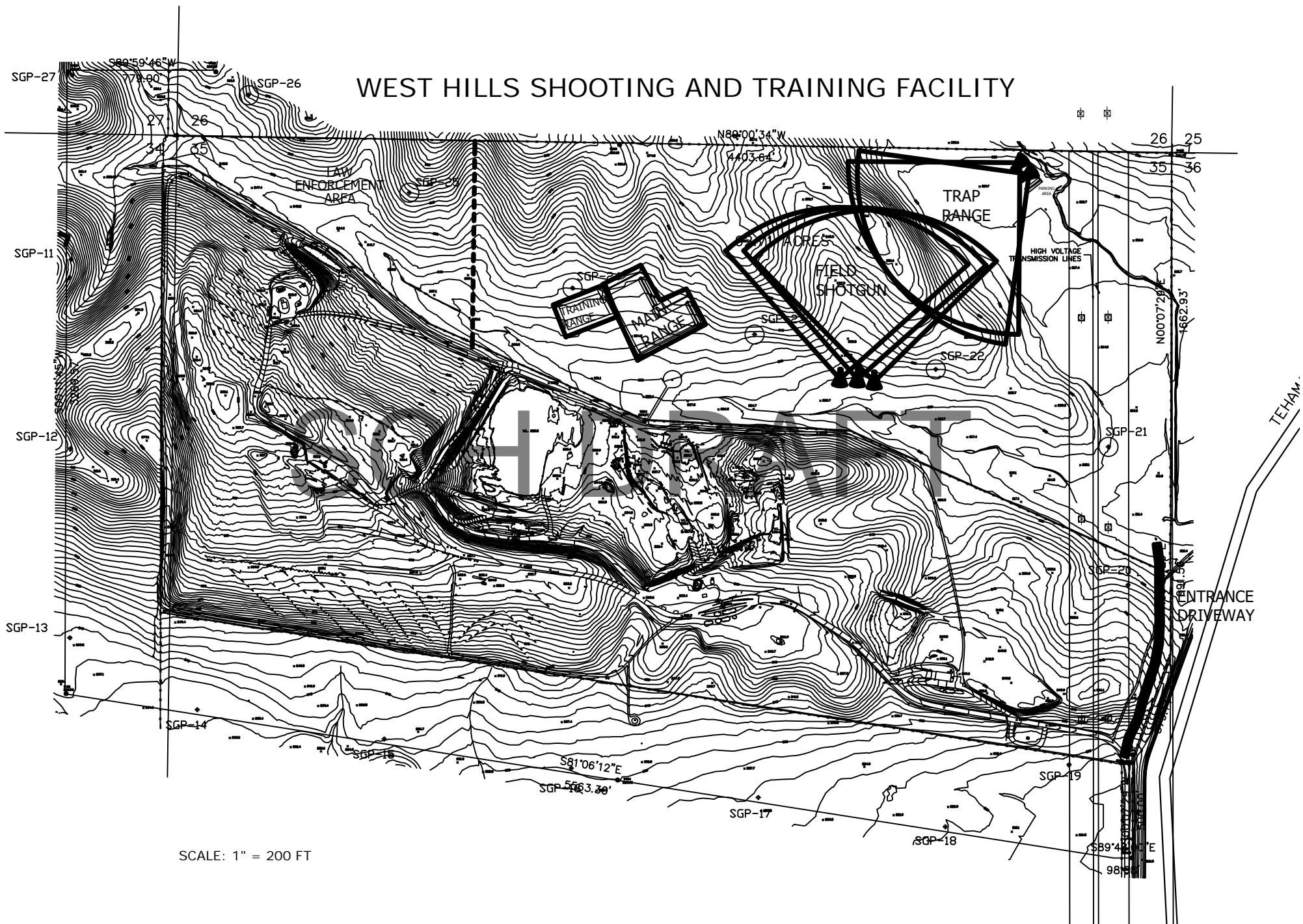
Please accept the Request for Review for comments. Documentation is available at [Conditional Use Permit 2018-003, West Hills Shooting and Training Facility](https://www.countyofglenn.net/sites/default/files/Planning/CUP2018-003%2C%20West%20Hills%20Shooting%20%26%20Training%20Facility%2C%20Request%20for%20Review.pdf) and/or
<https://www.countyofglenn.net/sites/default/files/Planning/CUP2018-003%2C%20West%20Hills%20Shooting%20%26%20Training%20Facility%2C%20Request%20for%20Review.pdf>

If you have any issues viewing the document(s) online, please contact the Planning Division.

Thank you for your time regarding this matter.

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

SCH DRAFT



**DEPARTMENT OF FORESTRY AND FIRE PROTECTION****TEHAMA-GLENN UNIT**

604 Antelope Blvd
RED BLUFF, CA 96080
530-528-5199
Website: www.fire.ca.gov



August 30, 2018

RE: **Conditional Use Permit 2018-003**
West Hills Shooting and Training Facility- 5700 County Road 33, Artois CA 95913

The proposed project lies within an area of Glenn County which is located within the State Responsibility Area (SRA) for wildland fire suppression provided by the Tehama-Glenn Unit (TGU) California Department of Forestry and Fire Protection (CAL FIRE). Structural fire protection and other related emergency services are the responsibility of Artois Fire District. This project area is rated "Moderate" for wildland fire severity. The project area also has no developed water sources for fire protection and would expose people and structures to a significant loss, injury or death involving a wildland fire because the structures are intermixed with the wildlands. A fire in a structure poses a threat to neighboring structures because of the terrain and available wildland fuels.

The project is for a conditional use permit for a 5-phase training and shooting facility with the construction of various training and shooting structures as well as a series of driveways and the installation of drainage culverts. The project site is located on the north side of County Road 33, west of the Tehama-Colusa Canal, west of the community of Artois, in the unincorporated area of Glenn County, California.

Because of the potentially significant impact of this development, the CAL FIRE Tehama-Glenn Unit (TGU) Fire Official requires the following mitigations:

Before the start of construction, the following shall be required:

EMERGENCY FIRE SUPPRESSION WATER

1. Provide a minimum of one 10,000-gallon wet draft water tank at a location determined by CAL FIRE official. The water tank shall be equipped with a hydrant/fire valve that meets 14 CCR § 1275.15.
2. Each hydrant/fire valve shall be identified with a marker that meets or exceeds 14 CCR § 1275.20.
3. Emergency water shall be installed before construction and shall be available, accessible, and maintained at all times. CAL FIRE recommends having an automatic fill on the water tank. (14 CCR § 1275.00 through 1275.01)

IN ADDITION, ALL THE FOLLOWING CONDITIONS SHALL ALSO APPLY:

1. All road and street networks within this project shall provide for safe access for emergency wildland fire equipment and civilian evacuation concurrently, and shall provide unobstructed traffic circulation during a wildfire emergency consistent with 14 CCR § 1273.00 through 1273.11.

2. To facilitate locating a fire and avoiding delays in emergency response all roads and buildings shall provide for signage and building numbering that meets or exceeds 14 CCR § 1274.00 through 1274.10.
3. Before any hazard reduction burning is done on the property, a permit shall be obtained from CAL FIRE (PRC § 4423)
4. Defensible space is required to be maintained at all times, whenever flammable vegetative conditions exist. One hundred feet (100 ft.) of defensible space clearance shall be maintained around all structures (PRC § 4291)
5. CAL FIRE Tehama-Glenn Unit shall approve all the above requirements before the final approval is given by the local Glenn County Agency Having Jurisdiction (AHJ).
6. All projects requiring conditioning shall be the minimum requirements set forth by CAL FIRE and shall not supersede any local ordinance, rule, regulation or general plan element that is equal to or more stringent than these minimum standards. All work shall comply with the latest adopted local, state and federal laws and ordinances whether shown on these documents or not.

Brian DeSmet
Battalion Chief
CAL FIRE

SCH DRAFT

CC: CHRISTINE THOMPSON, UNIT CHIEF, CAL FIRE TEHAMA-GLENN UNIT
ROB SONSTENG, ASSISTANT CHIEF, SOUTH DIVISION, CAL FIRE TEHAMA-GLENN UNIT
ETHAN DARNALL, BATTALION CHIEF, BATTALION 4, CAL FIRE TEHAMA-GLENN UNIT



COUNTY OF GLENN

Air Pollution Control District

Marcie Skelton, Air Pollution Control Officer/CUPA Director

August 30, 2018

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

Attn: Greg Conant, Assistant Planner

RE: Conditional Use Permit (2018-003) –West Hills Shooting and Training Facility

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

- The facility will be required to apply for a GCAPCD Authorization to Construct (ATC) and subsequent Permit to Operate (PTO) if the facility utilizes stationary diesel engine(s) over 50 maximum brake horsepower, such as the proposed generator(s).
- Prior to operation, create and submit a management plan for the lead waste to the District. Guidance document EPA-902-B-01-001 Best Management Practices for Lead at Outdoor Shooting Ranges can be used as a reference.
- A completed Hazardous Materials Business Plan (HMBP) and annual fees are required for any facility that stores hazardous materials (which include propane, diesel, etc.) onsite in quantities equal to or greater than 55 gallons, 500lbs, or 200 cubic feet at any one time or facilities generating any amount of hazardous waste. This submittal must be entered into the California Environmental Reporting System (CERS) **when the hazardous materials are brought on site.**

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

A blue ink signature of Eric Scott is written over the text.

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

Conditions of Approval

Pre-Application Review No. 2018-003

West Hills Shooting & Training Facility

Comments

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

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

Conditions

That no off-site parking associated with this development shall be allowed.

SCH DRAFT

Michael R. Biggs
Engineering Technician III
8/27/2018



Glenn County Environmental Health

247 N Villa Avenue, Willows, CA 95988
(530) 934-6102 • Fax: (530) 934-6103

August 23, 2018

To: Greg Conant, Assistant Planner
Glenn County Planning Department
(via email)

From: John H Wells, REHS
Glenn County Environmental Health

Re: Conditional Use Permit #2018-03 West Hills Shooting and Training Facility

Our office has reviewed the conditional use permit application for the proposed West Hills Shooting and Training Facility in the field starting with the northern portion of Glenn County Landfill and extending into the hills just north of the facility. Glenn County Environmental Health serves as the Local Enforcement Agency (LEA) for solid waste within the county, responsible for permitting and enforcement of solid waste facilities. We have the following comments on the proposed project:

LEA Approval of a Post-Closure Land Use Plan Would be Required

Much of the proposed project area is within the permitted boundary of the landfill, with portions of project located less than 1000-feet from the limits of buried waste. Pursuant California Code of Regulations Title 27, section 21190, applicants for such projects must submit a *post-closure land use (PCLU) plan* for LEA review and approval documenting how the project will comply with post-closure regulations. If the PCLU plan is approved, the landfill owner/operator will also need to revise the Closure/Post-Closure Maintenance Plan (CPCMP) to address monitoring and maintenance for the new post-closure use.

The PCLU plan would have to describe if environmental control facilities for the landfill (i.e. monitoring wells, roads, final cover, drainage system, etc.) would be impacted and how those impacts would be mitigated. Such impacts might include construction on or near landfill facilities, the potential for vandalism, the potential for inadvertent damage to landfill facilities by users of the shooting range, etc. Moreover, enclosed structures may need to meet design criteria and monitoring requirements to protect against landfill gas accumulation.

LEA review of the PCLU plan will involve CalRecycle's landfill closure unit for the technical portion of the review, and will require their concurrence for approval.

The Proposed Project Falls within the Landfill Gas Buffer Zone

In August 2010, Glenn County Landfill revised their Solid Waste Facility Permit (SWFP) to abate chronic landfill gas (LFG) violations. The LFG violation was abated by purchasing portions of the surrounding parcels, retiring the previously existing LFG wells situated along the perimeter access road, and installing new LFG wells further from the buried waste.

Prior to the SWFP revision a few of the LFG monitoring wells, particularly those at the northwest portion of the facility, measured over 5% methane every month. Sometimes, especially during the rainy season, a majority of the LFG monitoring wells would measure above 5% with the worst wells

in the northwest portion of the facility measuring over 50%. 5% is the lower explosive limit (LEL) for methane in air, which is also the regulatory limit for methane when sampled from perimeter LFG monitoring wells.

This chronic LFG violation was abated by retiring the previously existing LFG monitoring wells along the perimeter road and installing new LFG monitoring wells 500 feet further out from the perimeter road. None of the newer LFG monitoring wells have ever measured above 0.1% methane since installation. The installation of the new monitoring wells created a LFG buffer zone in the space between the old and new wells; it is not known how far into the buffer zone LFG migrates.

Portions of the proposed facility would fall within the LFG buffer zone. Due to the risk of firearm discharge igniting methane at concentrations above the LEL, the proposed project may require the installation of LFG monitoring wells as well as LFG monitoring equipment inside structures.

Well & Septic System Required

Pursuant to Glenn County Code section 07.100.120(a) the proposed project will be required to provide a properly functioning onsite sewage disposal system. For a septic system to function properly a water supply is required, so a water well will be required as well.

Contact our office at (530) 934-6102 if you have any questions pertaining to this matter.

SCH DRAFT

Greg Conant

From: McAfee, Natalie (CONTR) <mcafee@WAPA.GOV>
Sent: Wednesday, August 15, 2018 7:47 AM
To: Greg Conant
Cc: McAfee, Natalie (CONTR); Nielson, Susan
Subject: West Hills Shooting and Training Facility - Conditional Use Permit 2018-003
Attachments: Original Map to WAPA.PDF; Permit App Map.pdf

Good Morning Mr. Conant,

The U. S. Department of Energy, Western Area Power Administration (WAPA) reviewed the proposed road improvements for the Proposed West Hills Shooting and Training Facility. WAPA approves of the locations of the roads where they crosses WAPA's Olinda-Tracy 500-kilovolt (kV), and Keswick-Obanion/Olinda-Obanion 230-kV transmission lines easements (easements), as shown on the attached drawing with the roads highlighted Yellow.

The drawing included with the Application for Conditional Use Permit attached with the roads highlighted in Pink, shows the path of the southern road a little different. WAPA tentatively approved the road construction shown on the drawing highlighted in Yellow (referenced above).

A full set of Improvement Plans for the roads and any other improvements proposed within our easements, must be submitted prior to any construction within WAPA's easements. WAPA will review them to ensure nothing interferes with our transmission lines. Once we review the plans, and everything is compatible, we will issue a License Agreement, which is our document of concurrence or approval. Please note that in order to protect the towers from vehicular damage, we may require bollards, but that will be addressed in the License Agreement Process.

Thank you for your notification. If you have any questions, please contact me at (916) 353-4426, or via reply to this email.

Thank you,

Natalie McAfee

Natalie McAfee | Lands Logistics Planner I
LSG Contractor to U.S. Department of Energy
Western Area Power Administration | Sierra Nevada Region
114 Parkshore Drive, Folsom CA 95630
(O) [916.353.4426](tel:916.353.4426) | [McAfee\[at\]wapa.gov](mailto:McAfee[at]wapa.gov)

Total Control Panel

[Login](#)

To: gconant@countyofglenn.net
From: prvs=0765ad70df=mcafee@wapa.gov

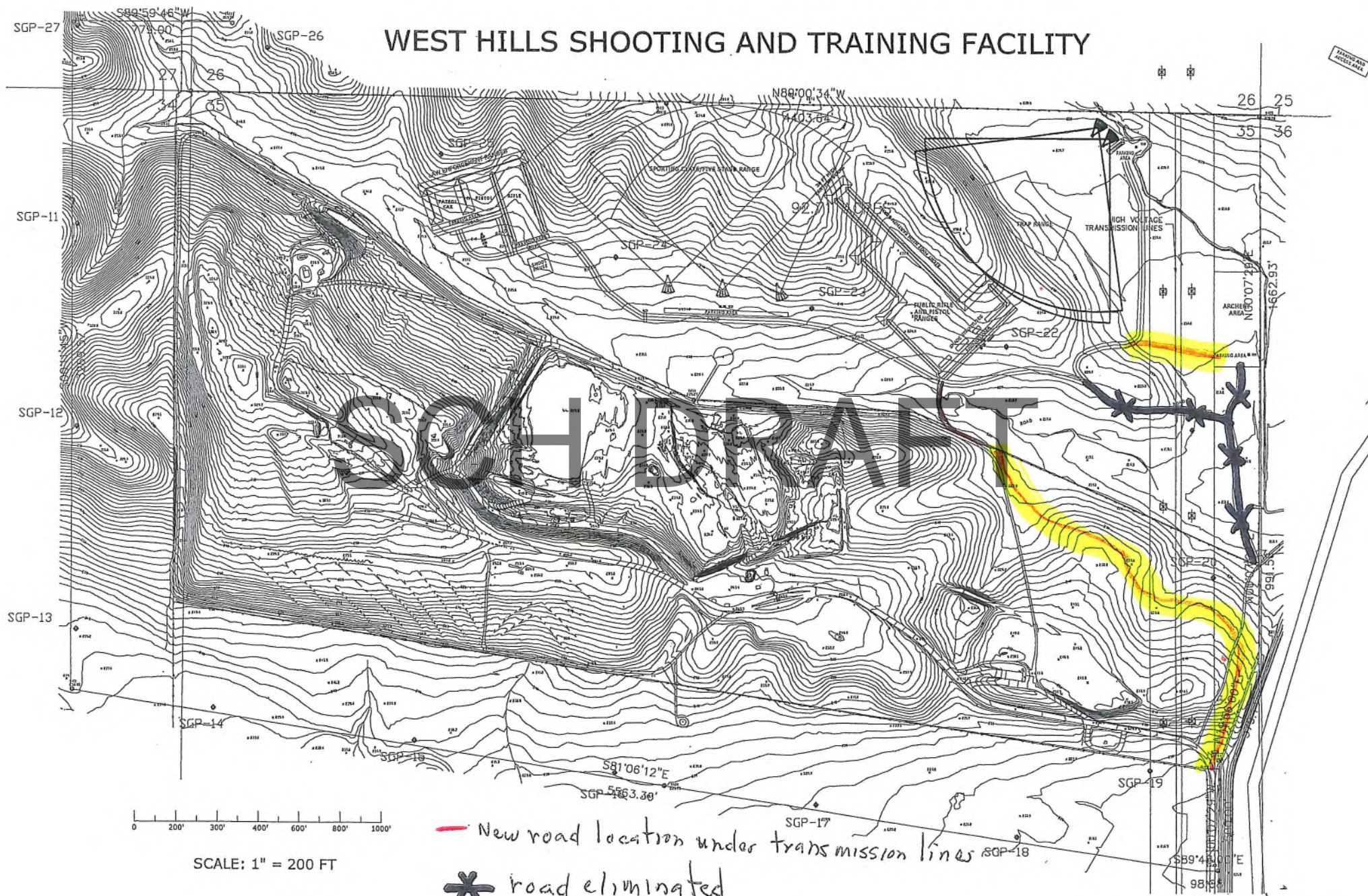
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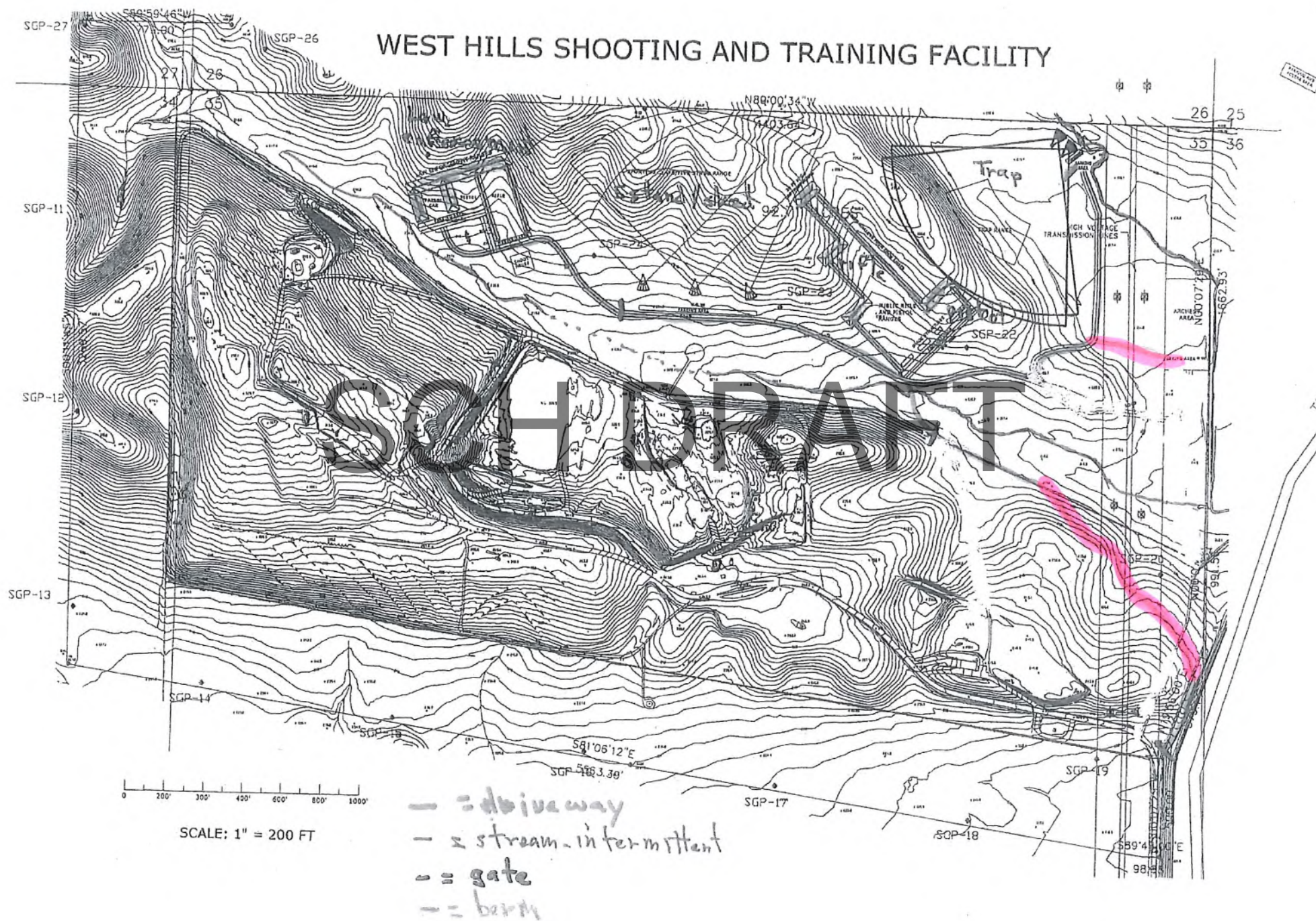
WEST HILLS SHOOTING AND TRAINING FACILITY



RF
7/11/18

→ HILLS

WEST HILLS SHOOTING AND TRAINING FACILITY





August 13, 2018

Greg Conant
Glenn County
PO Box 1070 / 777 N Colusa St.
Willows, CA 95988

Re: Conditional Use Permit 2018-003, West Hills Shooting and Training Facility, Request for Review

Dear Mr. Conant:

Thank you for giving us the opportunity to review the subject plans. The proposed Conditional Use Permit for a 5-Phase training and shooting facility located at APN: 024-220-035, does not appear to interfere with any existing PG&E facilities or easement rights; therefore, we have no comments at this time.

Please note that this is our preliminary review and PG&E reserves the right for future review as needed. This letter shall not in any way alter, modify, or terminate any provision of any existing easement rights. If there are subsequent modifications made to the design, we ask that you resubmit the plans to the email address listed below.

In the event that you require PG&E's gas or electrical service in the future, please continue to work with PG&E's Service Planning department: <https://www.pge.com/cco/>.

If you have any questions regarding our response, please contact the PG&E Plan Review Team at (877) 259-8314 or pgeplanreview@pge.com.

Sincerely,

PG&E Plan Review Team
Land Management

GLENN COUNTY

Planning & Community Development Services Agency

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
- ☒ CalRecycle

OTHER

- ☒ Western Area Power Administration
- ☐ California Water Service Co. (Chico)
- ☐ Sacramento River National Wildlife Refuge
- ☐ City of Willows
- ☐ Comcast Cable (Chico Office)
- ☐ Community Services District:
- ☒ Pacific Gas and Electric Company (PG&E)
- ☒ Fire Protection District: Artois
- ☒ Fire Protection District: Kanawha
- ☒ Glenn County Resource Conservation District
- ☒ School District: Willows
- ☐ 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:
- ☐ Water/Irrigation District:
- ☐ Special District:
- ☒ Tehama-Colusa Canal Authority
- ☐ UC Cooperative Extension Office

DATE: August 9, 2018

PROJECT: **Conditional Use Permit 2018-003**
West Hills Shooting and Training Facility

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

APPLICANT/ Robert Faust
750 N. Lassen Street
Willows, CA 95988

LANDOWNER: County of Glenn
777 North Colusa Street
Willows, CA 95988

SURVEYOR: Don Saba
P.O. Box 42486
Tucson, AZ 85733

PROPOSAL: **Conditional Use Permit 2018-003**
West Hills Shooting and Training Facility

An application for a Conditional Use Permit for a 5-Phase training and shooting facility. The proposed facility includes the construction of various training and shooting structures as well as a series of driveways (totaling approximately 2-miles) including the installation of an 18" diameter culvert. The 5-Phase facility is proposed as follows.

Phase 1:

Driveway Construction
Gate Installation
Driveway Surface Stabilization

Phase 2:

Parking Areas
Gravel/Concrete Pads
Storage Containers
Equipment and Materials
Check in Station and Generator House
Classrooms
Flag Pole
Law Enforcement Gate and Driveway
Shoot House

Phase 3:

Shade Structure
5- Stand and Skeet House
Water Storage
Security System

Phase 4

Solar Panels
Stable Driveway Surface

Phase 5

Addition of an Action Range

Additional project information/documentation has been included. Please refer to the attached application, project narrative, site plans and photographs.

LOCATION: The project site is at 5700 County Road 33, approximately 4-miles west of Artois. The site is located north of the Glenn County Landfill, west of the Tehama Colusa Canal, south of County Road 30 and east of White Cabin Creek, within the unincorporated area of Glenn County, California.

ZONING: “AE-80” Exclusive Agriculture Zone (72-acre minimum parcel size)

GENERAL PLAN: “Intensive Agriculture”

APN: 024-220-035 (92.71± acres)

FLOOD ZONES: Flood Zone “X” according to Flood Insurance Rate Map (FIRM) No. 06021C0375D, dated August 5, 2010 issued by the Federal Emergency Management Agency (FEMA). Flood Zone “X” (unshaded) consists of areas of minimal risk outside the 1-percent and 0.2-percent annual chance floodplains. No base flood elevations or base flood depths are shown within this zone.

The Glenn County Planning Division is requesting comments on this proposal for determination of completeness, potential constraints, and/or proposed conditions of approval. If comments are not received by **Friday, August 31, 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.)?

DECLARATION UNDER PENALTY OF PERJURY

(Must be signed by Applicant(s) and Property Owner(s))
(Additional sheets may be necessary)

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

Applicant(s):

Signed: Robert Faust

Print: Robert Faust

Date: August 2, 2018

Address: 750 N. Larson St Willow, CA 95988

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

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

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

Property Owner(s):

Signed: _____

Print: _____

Date: _____

Address: _____

Case _____

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

I. GENERAL INFORMATION:

1. Name: Robert Faust
Address, City, State, Zip: 750 N. Lassen St. Willows, CA 95988
Telephone: (530) 934-7465 Fax: _____
E-mail: faust@ejung.com
2. Name: County of Glenn
Address, City, State, Zip: 777 N. Colusa St. Willows CA 95988
Telephone: 934-6546 Fax: _____
E-mail: _____
3. Address and Location of Project: 5700 County Road 33 Artois, CA
T 21 N, R 4 W N 1/2 Section 35
4. Current Assessor's Parcel Number(s): 024-220-016
Book 24 Page 22
5. Existing Zoning: AE80 Exclusive Agriculture Zone
6. Existing Use: Spring temporary cattle grazing permit
7. Proposed Use of Site (project for which this form is prepared):
Shooting and training facility
8. Indicate the type of permit(s) application(s) to which this form pertains: 30 year lease from Glenn County

Applicant

Property
owner

SCH DRAFT

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

Change in use to land development

10. List and describe any other related permit(s) and other public approvals required for this project, including those required by city, regional, state, and federal agencies: Possibly California Fish and Wildlife, Regional

Water Quality Control Board

11. Have any special studies been prepared for the project site that are related to the proposed project including, but not limited to traffic, biology, wetlands delineation, archaeology, etc? Landfill closing CEQA

II. ENVIRONMENTAL SETTING: - See attached pages

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

SCHEMATIC DRAFT

2. Describe the surrounding properties, including information on plants, animals, and any cultural, historical or scenic aspects. Indicate the type of land use (residential, commercial, agricultural, etc.), intensity of land use (one-family, apartment houses, shops, department stores, dairy, row crops, orchards, etc.) Attach photographs of the vicinity. Snapshots or Polaroid photos will be accepted.

North: _____

East: _____

South: _____

West: _____

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

III. SPECIFIC ITEMS OF IMPACT: - See attached pages

1. Drainage:

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

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

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

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

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

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

2. Water Supply:

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

Will the project require the installation or replacement of new water service mains? _____

3. Liquid Waste Disposal:

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

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

Will any special or unique sewage wastes be generated by this project other than normally associated with resident or employee restrooms? Industrial, chemical, manufacturing, animal wastes? (Please describe) _____

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

4. Solid Waste Collection:

How will solid waste be collected? Individual disposal, private carrier, city? _____

5. Source of Energy:

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

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

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

Do existing gas lines require relocation? If yes, please describe: _____

6. Fire Protection:

Indicate number and size of existing and/or proposed fire hydrants and distance from proposed buildings: _____

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

see attached pages

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

1. Number and sizes of existing and proposed structures: _____

Square footage (structures) _____ S.F.; _____ S.F.
(New) (Existing)
2. Percentage of lot coverage: _____
3. Amount of off-street parking provided: _____
4. Will the project be constructed in phases? If so, please describe each phase briefly: _____

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

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

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

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

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

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

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

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

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

V. CERTIFICATION:

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

Date: August 2, 2018 Signature: [Signature]
For: _____

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

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

West Hills Shooting and Training Facility

Planning Permit Application

1. *Site Description – continued:*

Livestock grazing occurs on private land outside the landfill area. There are no grazing allotments on the landfill area, however, at times cattle do enter the area.

Cultural and historical evaluations are probably in the landfill closing CEQA.

No structures other than a perimeter fence and transmission towers are on the facility area.

2. *Surrounding Properties:*

Use on the surrounding properties varies from crop production on the east to livestock grazing to the north and west. To the south is the county landfill and refuse transfer station.

Adjacent Owners

North property – is owned by Edward Fumasi. On this property there is a barn about 1/3 mile from the north fence line.

East property – is owned by Enos and Sons. This small parcel is between the east county property line and the Tehama-Colusa canal. This property is sometimes farmed for grain crops.

South property is owned by Glenn County.

West property is owned by Patrick Foley with livestock grazing.

See photos 4-7 in Appendix

3. *Surrounding Noise:*

Being far out in the country, there are no surrounding noises except a coyote howling at night. However, the new refuse transfer station will continue to produce noise with vehicles and waste processing.

Increased range traffic on county road 33 is estimated to be 20 vehicles per day Thursday and Friday and 40 vehicles per day on Saturday, Sunday and Holidays.

III. Specific Items of Impact:

1. *Drainage:*

a. On-site increased runoff will be handled with shallow detention basins, low earth berms and geotextiles such as straw waddles.

b. Off-site increased runoff will be handled with geotextiles and existing vegetation detaining surface flow to aid in infiltration. Driveways will be out sloped.

c. The project will not need storm drains or drainage ditches.

West Hills Shooting and Training Facility

Planning Permit Application

1. *Drainage – continued:*

d. The property has no gullies. The two intermittent stream channels have channel bottom and bank scour. No additional increased flow will be added to these drainages with the leaving of a vegetative strip or the addition of geotextiles between disturbed land and the channel.

e. To reach the facility, an 18" diameter culvert will be necessary to cross the south intermittent stream. See photos 8-10.

Some of the shooting areas have topographically low sloping areas between two ridges. Fuel management will disturb these areas to reduce the fire hazard. Disturbance may be by controlled burning or equipment disking.

2. Water Supply:

a. There is no water source on the property. Potable water will be in containers. In a later phase, a water storage tank may be installed for fire purposes.

b. No water service (well or pipe line) is planned for the facility.

3. Liquid Waste Disposal:

a. No septic systems will be installed.

b. Portable toilets will be available to be used by facility staff, public and law enforcement.

c. A private septic service provider will be responsible for servicing the portable toilets.

4. Solid Waste Disposal:

a. Facility generated solid waste will be collected by facility staff and taken to the refuse transfer station for disposal.

Rifle and pistol casings will be either collected by the shooter or facility staff. If the latter, casings may be recycled.

5. Source of Energy:

a. Source of energy will be supplied by diesel generators. In a future phase solar panels may be installed.

b. There is no need to relocate WAPA high voltage transmission lines. Other than driveways, no development is in the WAPA easements.

c/d. There are no gas lines in the area.

West Hills Shooting and Training Facility

Planning Permit Application

6. Fire Protection:

a. Since there will be no water service to facility there are no fire hydrants. Fire protection will come from the Artois fire department located 5 miles to the east.

The Artois fire chief will use the south road as one firebreak and disking on the east, north and west sides with control burning of vegetation where deemed necessary.

On the shooting ranges, fire extinguishers will be present. No smoking will be permitted outside of a vehicle.

b. In the future, the Artois fire chief may install a water storage tank for fire protection.

IV. For Zone Change, Zone Variance, and Special Use Permit Application.

1. Existing structures on the developed property are four WAPA high voltage transmission line towers and four county gas monitoring wells.

Proposed structures for each shooting range as per follows. See range site maps in appendix.

Archery

- 1) Six bow hangers.
- 2) One 8'X20' shipping container.
- 3) One 10'X10' check in building.
- 4) One portable toilet.

Trap

- 1) One 8'X20' shipping container with overhead cover.
- 2) One 10'X10' check in building.
- 3) One portable toilet.
- 4) Two trap houses 9'X9'. See example photo 9 in appendix.
- 5) Side berm
- 6) Generator house.
- 7) Flag pole.

Rifle and Pistol Ranges

- 1) Shaded structures – two 70' long, 30' wide, 10' high, one 40' long, 30' wide, 10' high, one 110' long, 30' wide, 10' high. See example photo 10 in appendix.
- 2) Side and terminal earth berms
- 3) One 8'X40' shipping container with overhead cover.
- 4) One 10'X10' check in building.
- 5) One classroom 25'X25'.

West Hills Shooting and Training Facility

Planning Permit Application

Rifle and Pistol Ranges – continued

- 6) Two portable toilets.
- 7) Generator house.
- 8) Flag pole

5-Stand/Skeet

- 1) Shaded structure - one 40' long, 30' wide, 10' high
- 2) One 8'X40' shipping container with overhead cover.
- 3) One 10'X10' check in building.
- 4) One classroom 25'X25'.
- 5) Two portable toilets.
- 6) Generator house.
- 7) Flag pole

Law Enforcement

- 1) Shaded structures – two 70' long, 30' wide, 10' high.
- 2) Side and terminal earth berms.
- 2) Three 8'X40' shipping containers with overhead cover.
- 3) Two classrooms 25'X25'.
- 4) One shoot house 30'X30'.
- 5) Generator house.
- 6) Light poles.
- 7) Flag pole

Access

- 1) Two gates on driveway to public ranges.
- 2) One gate on driveway to law enforcement ranges.
- 3) Driveways will be 18' wide with a gravel surface.

2. Percentage of Lot Coverage:

The facility footprint of roads, parking areas, buildings, fire breaks, etc. will be less than 1% of the facility area. Disturbed ground with disking would be less than 5% and with control burning less than 20%.

3. Amount of off-street parking:

- 1) Archery – parking lot – 120'X50'.
- 2) Trap range – parking lot – 80'X100'.
- 3) Rifle and Pistol ranges – parking lot 500'X40'.
- 4) 5-Stand/Skeet – parking lot 600'X40'.
- 5) Law Enforcement – rifle parking lot – 40X30; pistol/patrol car 140'X30'.

West Hills Shooting and Training Facility
Planning Permit Application

4. Construction Phases:

Construction will be done in phases as user fees, financial donations and grants are obtained.

Phases are:

Phase 1: Basic

Driveway construction.

Installation of gates.

Driveway surface stabilization.

Phase 2: Public Ranges

Construction of parking areas with handicap accessibility to the archery, trap and pistol/rifle ranges.

Gravel or concrete pads for these shooting ranges.

Addition of storage containers with pads.

Addition of equipment and materials eg. trap houses, shooting benches, target frame holders, etc.

Construction of check in station and generator houses.

Construction of classroom.

Construction of flag pole

Phase 2: Law Enforcement

Construction of driveway with gate from public ranges to law enforcement area.

Construction of parking areas with handicap accessibility to pistol/rifle range and patrol car bay.

Gravel or concrete pads for these shooting ranges.

Addition of three storage containers with pads.

Construction of classroom.

Construction of a "shoot house"

Phase 3: Improvements

Shade structures for the rifle and pistol ranges.

Construction of 5-Stand and Skeet houses.

Addition of fire water storage container.

Security systems.

Phase 4: More improvements

Addition of solar panels for electricity.

Stable driveway surface.

Phase 5: New ranges

Competition – cowboy action

West Hills Shooting and Training Facility
Planning Permit Application

5. Residential:

No residences are planned for this facility.

6. Commercial:

No commercial activities are planned for this facility.

7. Industrial:

No industrial activities are planned for this facility.

8. Institutional:

One paid facility manager with the remainder workers (board of directors, range safety officers) being volunteers.

9. Hazardous materials:

No hazardous or toxic materials will be stored on site. Need for pesticides/herbicides will be brought in for day use.

No ammunition will be stored at the facility.

Propane tanks will be the power source for generators.

10. Earthwork:

Soil disturbance will be necessary to construct the driveway, parking areas, pads for building and storage areas, range shooting pads, range berms, fire break and trails to backstops.

Dust will be controlled by water truck.

11. Vibration:

During construction of the driveway, pads and berms vibration and noise will occur with the use of dozers, backhoes, tractors, gravel trucks and water tenders.

After construction there will be no need for heavy equipment except for reduction of fire hazard (vegetation) and fire break.

12. Air Pollutants:

Vegetation that may be a fire hazard may be reduced by using control burning. This process will generate smoke but the burning will be done on "burn days" issued by the local air pollution control district and done under the supervision of the Artois fire chief or designee.

The following are the minutes.

- a. Mr. Faust reviewed the aforesaid matter, advised that an education and shooting component is necessary to obtain an IRS tax exempt status;
- b. On motion of Supervisor Minto, seconded by Supervisor McDaniel, it was unanimously ordered to approve the aforesaid matter;
- c. Mr. Faust requested that the Board send a letter to the Law Offices of Derek Yee advising of the name of the facility, whereby it was the general consensus that the letter be drafted, reviewed by Counsel and sent.

Vince Minto and Bob Faust presented the facility proposal to Matt Gomes (County Planning) and discussed insurance, lease, and grading permit.

July 2017

On July 6, 2017 the IRS approved the non-profit organization and Certificate of Amendment with the name West Hills Shooting and Training Facility.

Bob talked with Bob Thurman about having an archery range at the facility.

Board of Directors approve facility Articles of Incorporation and By-Laws.

August 2017

Bob continues updates with County Fish and Game Commission.

Oct. 2017

Teleconference with Ed Worley, Lee Smith and Bob.

Bob had telephone conversations with employees of Western Area Power Administration (WAPA) about road locations under the transmission lines.

Nov. 2017

Board of Directors meeting.

Feb. 2018

Bob met with Marty Thomas and Andy Popper to discuss the buffer, building phases, structures and permit process.

May 2018

Bob obtained GPS coordinates of ranges from Roger Wilcox at Landon Engineering and flagged key corners of the ranges for reference.

June 2018

Bob made a contract with CEC – Landon Engineering for facility survey and design.

Lee, Ed, Dr. Q, Don Rust, Anna Canon met to discuss the facility planning process, lease, road construction and maintenance, county gate, stream crossing and county assistance.

Bob had two engineering friends layout a new access route into the facility.

Ed, Anna and Bob revised the project map to give to Don Saba for updating.

Bob sent WAPA a map asking approval of the road crossings under the Transmission Lines

July 2018

Bob met with Andy Popper to clarify the application for conditional use permit.

WAPA contacted Bob and said roads were ok and would be sending a letter of approval.

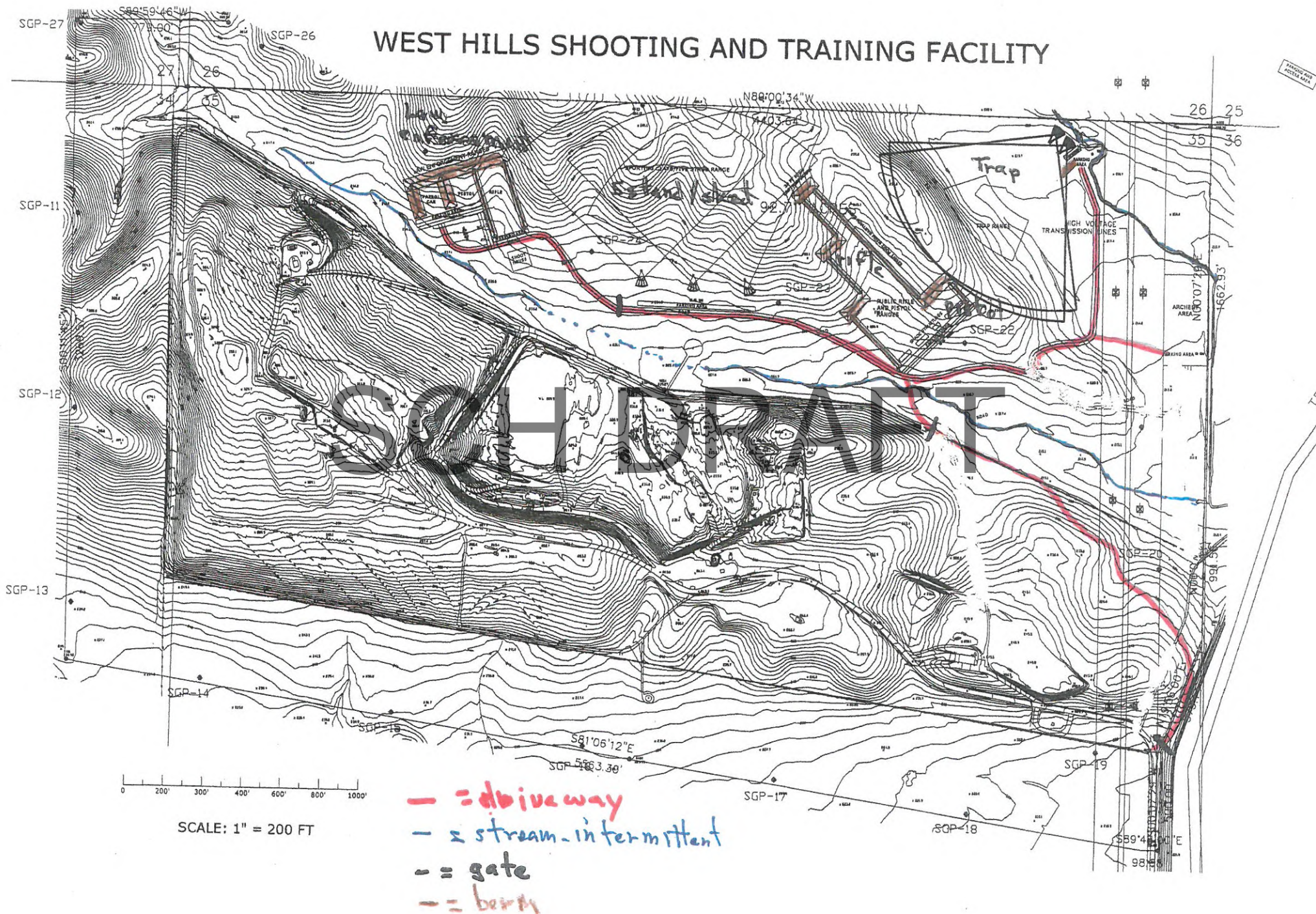
Derek Yee amends Articles of Incorporation with IRS.

Aug. 2018

Submitted Application for Conditional Use Permit to County Planning.

SCH DRAFT

PARKING AND
ACCESS AREA



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

T21N R4W

T.C.A. 24-22

8449
8450
7912
7913

8319 7912

21 22
28 7913

22 23
27 26

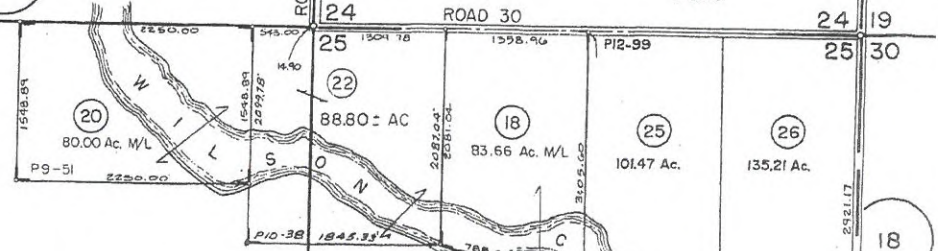
21

ROAD C

24

ROAD 30

24 19
25 30



38
635.18 Ac.

25

8319 27
8450 34

37
4.82 Ac.

32
3.98 Ac.

SCH DRAFT

P.M. Bk. 12, Pg. 99
P.M. Bk. 9, Pg. 51
P.M. Bk. 10, Pg. 38
P.M. Bk. 13, Pg. 46

40
600 Ac.

39
40 Ac.

34
307.59 Ac.

17
11.5 Ac.

28
84.35 Ac.

31
175.58 Ac.

19

33 34

4 3

34 35

312
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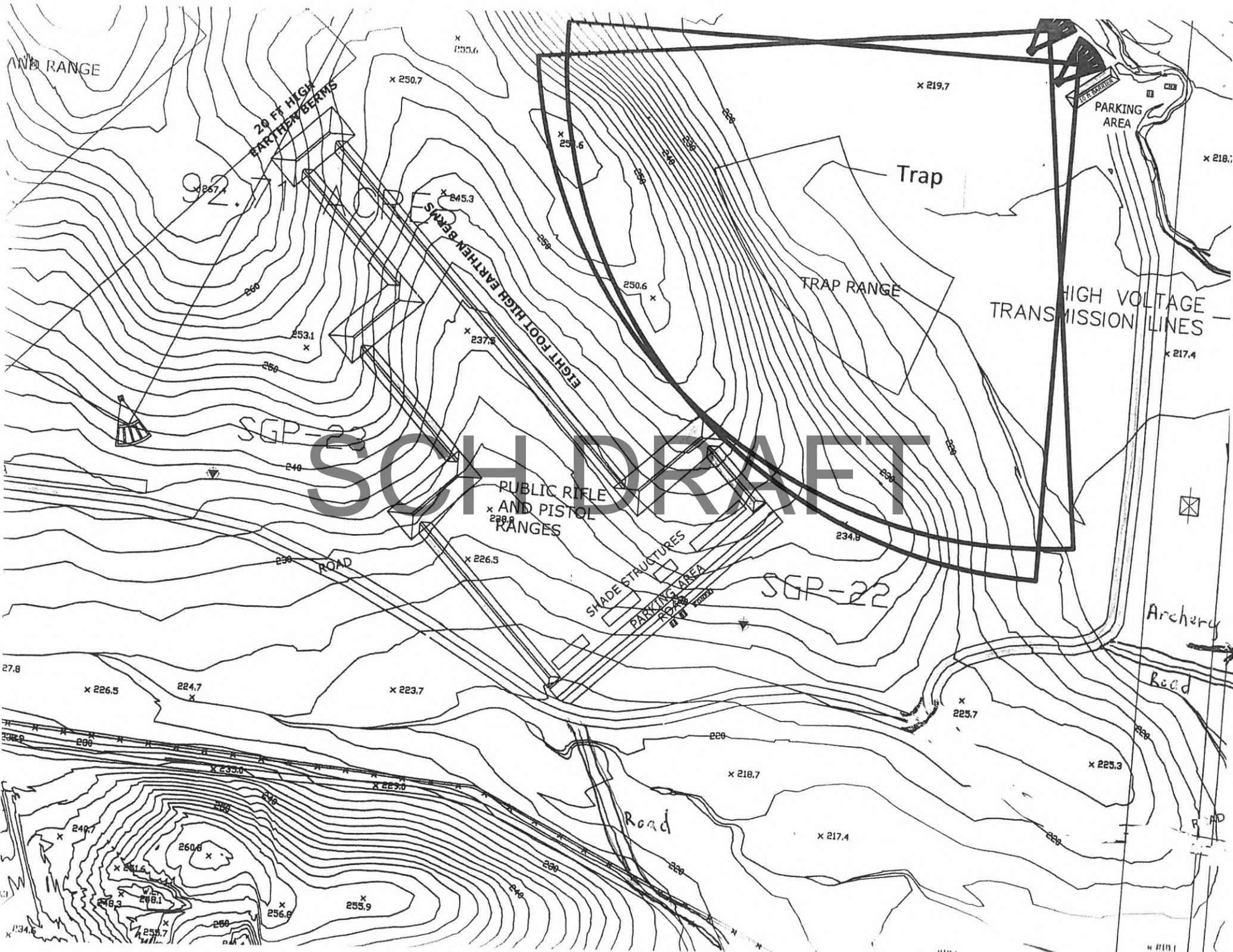
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P 13-46

21

36 31 ROAD 33

West Hills Shooting and Training Facility
024-220-016



WV RANGE

20 FT HIGH
EARTHEN BERMS

x 250.7

x 255.6

x 219.7

x 218.7

Trap

TRAP RANGE

HIGH VOLTAGE
TRANSMISSION LINES

x 217.4

SGP-22

PUBLIC RIFLE
AND PISTOL
RANGES

SGP-22

SHADE STRUCTURES
PARKING AREA

ROAD

Archery

Road

27.8

x 226.5

x 224.7

x 223.7

x 225.7

x 225.3

x 218.7

x 217.4

x 255.9

x 256.8

x 234.6

x 260.8

x 258.3

x 253.7

1.1

Law Enforcement

LAW ENFORCEMENT RANGES

PATROL
CAR

PISTOL

RIFLE

PARKING AREA
ROAD

ROAD

PARKING AREA
ROAD

SHOOT
HOUSE

SPORTING CLAYS/FIVE STAND RANGE

5-Stand/Skeet

SGP-24

SCH DRAFT

20 FT HIGH
BARB WIRE

92.7

4403.64'

PARKING AREA
ROAD

SGP-

Appendix: Application for Conditional Use Permit

Photographs

Photo 1. Over view

Photo 2. South intermittent stream

Photo 3. North east intermittent stream

Photo 4. North view

Photo 5. East view

Photo 6. South view

Photo 7. West view

Photo 8. Intermittent stream crossing

Photo 9. Intermittent stream crossing - upstream

Photo 10. Intermittent stream crossing – downstream

Photo 11. Archery range

Photo 12. Example trap range design

Photo 13. Example pistol bay design

SCH DRAFT



Photo 1. At landfill check station looking north at circled proposed facility area. Part of area obscured by low hill in foreground.



Photo 2. Intermittent stream on south edge of facility.

SCH DRAFT

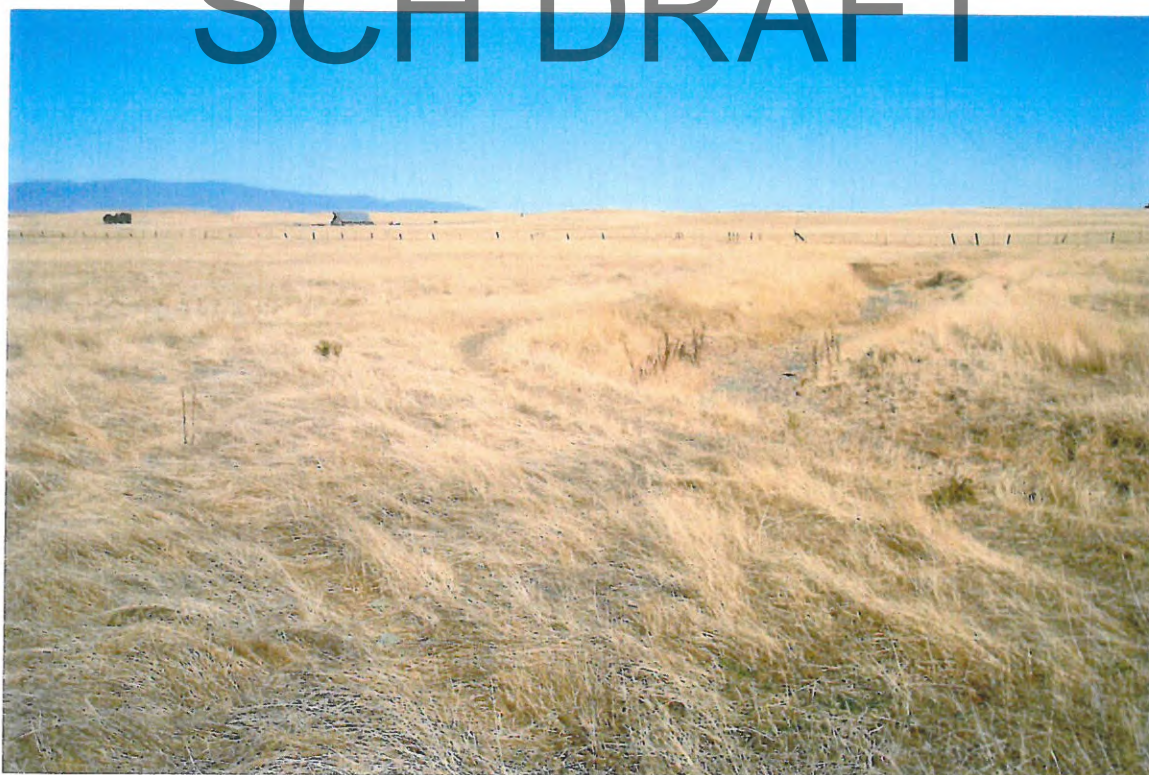


Photo 3. Intermittent stream coming in from north private property at trap range.



Photo 4. North view of private property. Note barn about 1/3 mile away

SCH DRAFT



Photo 5. East view of private property. T-C canal on right.



Photo 6. South view of landfill and new transfer station.



Photo 7. West view of private property at west end of law enforcement ranges and beyond monitoring well SGP-26.



Photo 8. Intermittent stream crossing. Driveway will end tie in at pistol/rifle range east of monitoring well SGP-23.



Photo 9. Looking upstream of intermittent stream crossing.



Photo 10. Downstream east view of intermittent stream crossing. WAPA transmission towers in background.



Photo 11. Area for archery range on east side of property.



Photo 12. Example of trap range at Cache Valley Shooting Range, Logan, Utah.



Photo 13. Example of pistol bay at San Luis Obispo Sportsman's Association.