



# GLENN COUNTY GENERAL PLAN UPDATE

## **Notice of Availability Glenn County General Plan Update Environmental Impact Report**

**Date:** January 31, 2023

**To:** State Clearinghouse, Agencies, Organizations and Interested Parties

**Subject:** Notice of Availability of an Environmental Impact Report

**Project Title:** Glenn County General Plan Update

**Comment Period:** January 31, 2023 to March 17, 2023

### **Project Description**

The Planning Area (or Study Area) for this General Plan EIR is all unincorporated areas of Glenn County. The General Plan boundary (Planning Area) is shown in Figure 1 (Proposed General Plan Land Use Map).

The Glenn County General Plan is a blueprint for growth in County through 2040. The General Plan provides a framework for future growth in the unincorporated areas of the County in the form of goals and policies that are designed to facilitate planned growth in an orderly manner. Upon adoption, the General Plan will replace the County's existing General Plan.

The General Plan describes anticipated future growth over the long-term and is the subject of this Draft EIR, which provides technical background information for the General Plan. The General Plan is meant to express the community's goals with respect to the human-made and natural environments and to set forth the policies and implementation measures needed to achieve those goals for the welfare of those who live, work, and do business in Glenn County.

State law requires the County to adopt a comprehensive, long-term general plan for the physical development of its planning area. The Plan must include land use, circulation, housing, conservation, open space, noise, and safety elements, as specified in Government Code Section 65302, to the extent that the issues identified by State law exist in the County's planning area.

The General Plan includes a comprehensive set of goals, policies, and actions (implementation measures), as well as a revised Land Use Map (Figure 1).

- A **goal** is a description of the general desired result that the County seeks to create through the implementation of the General Plan.
- A **policy** is a specific statement that guides decision-making as the County works to achieve its goals. Once adopted, policies represent statements of County regulations. The General Plan's policies set out the standards that will be used by staff, the Planning Commission, and the Board of Supervisors in their review of land development projects, resource protection activities, infrastructure improvements, and other County actions. Policies are on-going and don't necessarily require specific action on behalf of the County.
- An **action** is an implementation measure, procedure, technique, or specific program to be undertaken by the County to help achieve a specified goal or implement an adopted policy. The County must take additional steps to implement each action in the General Plan. An action is something that can and will be completed.

The Glenn County General Plan includes all of the State-mandated topics and elements noted above, and addresses additional topics, such as Environmental Justice (in the Land Use Element) and Climate Adaptation and Resiliency (in the Safety Element), and included stand-alone elements for Agriculture, Economic Development, and an Implementation Element.

The following objectives are identified for the proposed update to the General Plan:

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

**Growth Projections**

While no specific development projects are proposed as part of the General Plan Update, the General Plan will accommodate future growth in the county, including new businesses, expansion of existing businesses, and new residential uses. 2040 is assumed to be the buildout year of the General Plan.

Growth projections should not be considered a prediction for growth, as the actual amount of development that will occur throughout the planning horizon of the General Plan is based on many factors outside of the County’s control. Actual future development would depend on future real estate and labor market conditions, property owner preferences and decisions, site-specific constraints, and other factors. New development and growth are largely dictated by existing development conditions, market conditions, and land turnover rates. Very few communities in California actually develop to the full potential allowed in their respective General Plans during the planning horizon.

As shown in Table 1, projected development under the 2040 General Plan is estimated to result in 773 new housing units in Glenn County by 2040, and 531,250 additional square feet of job-generating, non-residential development. This growth would result in a population increase of approximately 2,172 persons and an increase in employment by 745 jobs. Development totals, which include projected development through 2040 and existing development, are shown in Table 1 below.

**TABLE 1: GROWTH PROJECTIONS**

	<b>Population</b>	<b>Dwelling Units</b>	<b>Non-Residential Square Feet</b>	<b>Jobs</b>	<b>Jobs per Housing Unit</b>
<b>Existing Conditions</b>					
	14,917	5,810	2,951,366	4,204	0.724
<b>New Growth Potential</b>					
Proposed General Plan	2,172	773	531,250	745	0.964
<b>Total Growth: Existing Plus New Growth Potential</b>					
Proposed General Plan	17,089	6,583	3,482,616	4,949	0.752

SOURCES: GLENN COUNTY GIS DATASET, DE NOVO PLANNING GROUP 2022. Glenn County Assessor 2018; California Department of Finance 2020;; U.S. Census OntheMap 2019 employment estimates.

## **Program EIR Analysis**

The County, as the Lead Agency under the California Environmental Quality Act (CEQA), has prepared a Program EIR for the General Plan Update. The EIR has been prepared in accordance with CEQA, the CEQA Guidelines (Guidelines), relevant case law, and County procedures. No Initial Study was prepared pursuant to Section 15063(a) of the CEQA Guidelines.

The EIR analyzes potentially significant impacts associated with adoption and implementation of the General Plan. In particular, the EIR will focus on areas that have development potential. The EIR evaluates the full range of environmental issues contemplated under CEQA and the CEQA Guideline in the following topical areas:

- Aesthetic Resources
- Agriculture and Forestry Resources
- Air Quality
- Biological Resources
- Cultural and Tribal Cultural Resources
- Geology, Soils, and Mineral Resources
- Greenhouse Gases, Climate Change, and Energy
- Hazards and Hazardous Materials
- Hydrology and Water Quality
- Land Use and Planning
- Noise
- Population and Housing
- Public Services and Recreation
- Transportation
- Utilities/Service Systems
- Wildfire
- Mandatory Findings of Significance/Cumulative Impacts
- Alternatives

**Public Review:** 45 days, extending from January 31, 2023 to March 17, 2023 at 5:00 p.m.

**Document Availability:** The Draft EIR, the Glenn County General Plan Update, and additional project documents and information are available on the project website at: <https://glenncounty.generalplan.org/>

**Provision of Comments:** Members of the public and other interested agencies and individuals are invited to provide comments on the General Plan Update and Draft EIR. All Comments in response to this notice must be submitted in writing at the address below, or via email, by the close of the 45-day review period, which is 5:00 PM on March 17, 2023:

All Comments in response to this notice must be submitted in writing to:

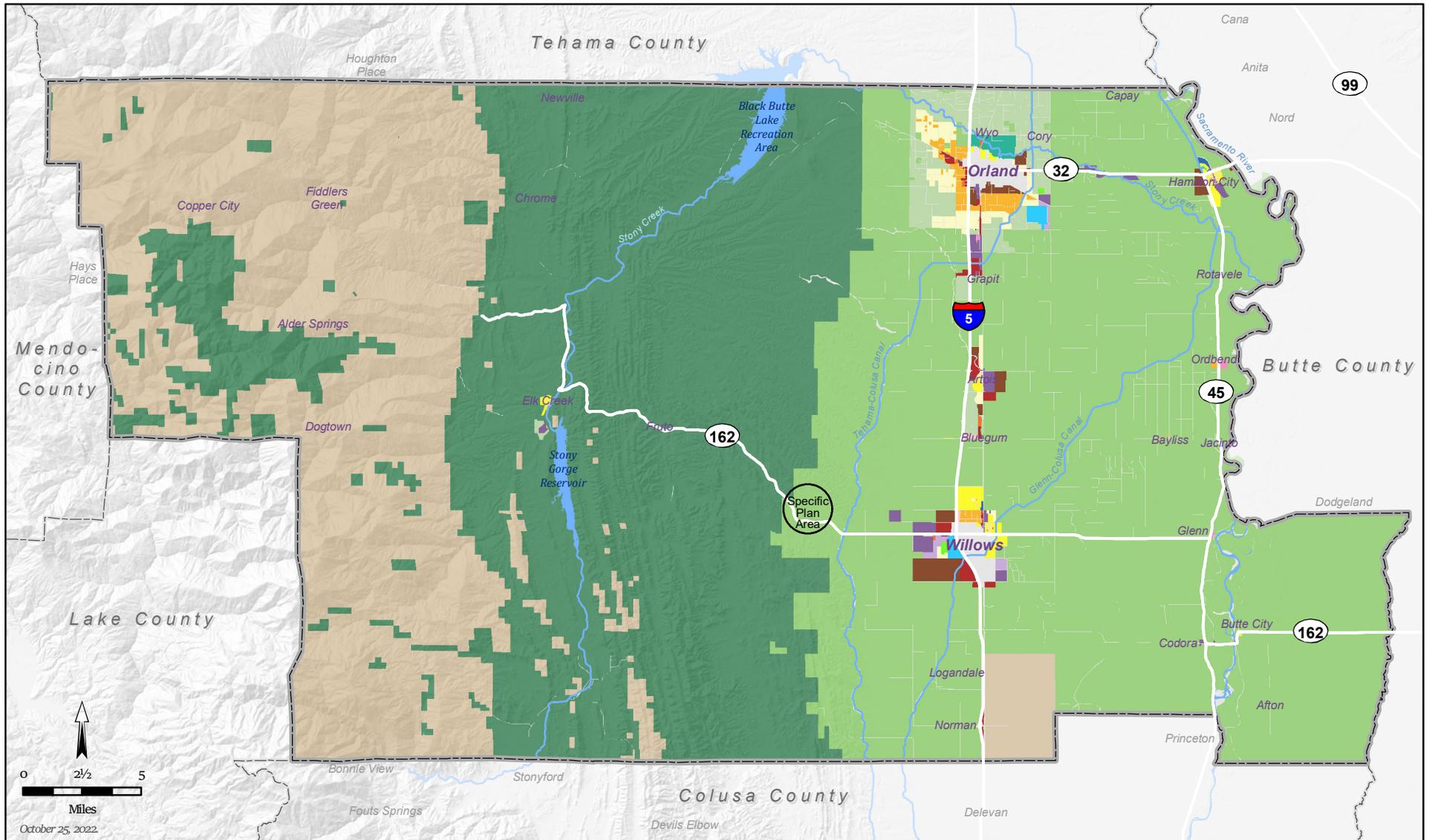
Mardy Thomas, Director  
Glenn County Dept. of Planning and Community Development Services  
225 N. Tehama Street  
Willows, CA 95988  
mthomas@countyofglenn.net

The County will host a public workshop to provide additional opportunities for agency representatives and the public to participate in the General Plan Update and EIR process. The Workshop will be held on February 16, at 5:00 p.m. at:

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

**Significant Environmental Impacts:** The Draft EIR identifies significant environmental impacts related to the following environmental topics: Agricultural Resources, Cumulative Agricultural Resources, Air Quality, Cumulative Air Quality, Climate Change and GHG, Cumulative Climate Change and GHG, and Irreversible and Adverse Effects.

For questions regarding this notice, or to coordinate receipt of project materials please contact Mardy Thomas by Email: [mthomas@countyofglenn.net](mailto:mthomas@countyofglenn.net)



**General Plan Designations**

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

COUNTY OF GLENN, CALIFORNIA

**FIGURE 1. PROPOSED LAND USE MAP**