

# GLENN COUNTY Planning & Community Development Services Agency

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Mardy Thomas, Director

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## STAFF REPORT

DATE: May 18, 2023  
TO: Glenn County Planning Commission  
FROM: Andy Popper, Principal Planner  
SUBJECT: Conditional Use Permit 2022-002, Stillwater Ranch  
Wedding and Retreat Facility

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### Attachments:

1. Mitigation Measures and Conditions of Approval
2. Mitigated Negative Declaration and Initial Study
3. Comments
4. Traffic Letter
5. Request for Review and Application
6. Notice

## **1 PROJECT SUMMARY**

Stillwater Ranch (Forrest and Melissa Jinks) has applied for Conditional Use Permit 2022-002, in order to operate a wedding and retreat facility. The General Plan land use designation is “Intensive Agriculture” and the zoning designation is “AE-40” (Exclusive Agriculture Zone). The proposed wedding and retreat facility is a permitted use with an approved conditional use permit within the “AE-40” zone; *Glenn County Code §15.33.040. 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.* Further project information is also included in the Mitigated Negative Declaration and Initial Study attached to this report.

### Location:

The project is located at 3595 County Road D, on the west side of County Road D, west of County Road F, south of County Road 25, east of County Road C, and north of County Road 28, in the unincorporated area of Glenn County, California. 39 40 37.12 N (Latitude), 122 15 21.32 W (Longitude). The project site comprised the following Assessor’s Parcel Number (APN): 024-210-022 (59.67± acres).

## **1.1 RECOMMENDATIONS**

### Environmental Determination:

That the Planning Commission find that Conditional Use Permit 2022-002 will not have a significant adverse effect on the environment because the codified county standards, Conditions of Approval, and Mitigation Measures shall reduce potential significant impacts to a less than significant level. Therefore, a Mitigated Negative Declaration shall be granted with the Findings listed in the Staff Report.

### Conditional Use Permit:

That the Planning Commission approve Conditional Use Permit 2022-002 with the Findings as presented in the Staff Report and the Mitigation Measures and Conditions of Approval as attached.

## **2 ANALYSIS**

This proposal will not have a significant adverse effect on the environment because the codified Federal, State, and County standards, Conditions of Approval, and Mitigation Measures will reduce potential significant impacts to a less than significant level.

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-40” EXCLUSIVE AGRICULTURE ZONE (Glenn County Code Chapter 15.33)**

#### Uses Permitted with a Conditional Use Permit (Glenn County Code §15.33.040):

Glenn County Code §15.33.040(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 wedding and retreat facility is permitted if a conditional use permit has first been secured.

#### Maximum Building Height (Glenn County Code §15.33.060):

Several new structures are proposed within this project, which include a wedding/community meeting barn, sleeping cabins and restroom facilities. However, the height requirement for Exclusive Agriculture Zone is 50 ft. per §15.33.060. B, which will be met.

#### Minimum Distance Between Structures (Glenn County Code §15.33.070):

The proposed project is for a wedding/community barn, sleeping cabins and restroom facilities, which according to the Glenn County Code §15.33.070 A. requirements, the distance between any accessory building and a dwelling unit shall conform to Uniform Building and Fire Codes.

#### Minimum Yard Requirements (Glenn County Code §15.33.080):

The proposed front, rear, and side yards exceed 30 ft; therefore, the minimum yard requirements for the Exclusive Agriculture Zone will be met.

### **2.2.2 Performance Standards (Glenn County Code Chapter 15.56)**

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.

### **2.2.4 GENERAL PROVISIONS**

#### **Flood Zone Designation:**

This project will not impede or redirect flood flows. 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.

### 3 COMMENTS

A Request for Review requesting comments on the proposal was sent to for agency review on December 7, 2022. The following agencies submitted comments regarding this proposal. Based on their response's mitigation measures and conditions of approval have been formulated for the project. Comment letters are attached to this report for review

#### Central Valley Regional Water Quality Control Board:

Central Valley Regional Water Quality Control Board was provided the application and the following Mitigation Measures are put in place:

#### (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*

#### (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*

#### (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*

Glenn County Public Works Agency:

Glenn County Public Works was provided the application information, and responded with comments. Based on their initial comments the following Conditions of Approval have been established:

Conditions of Approval:

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 Public Works Agency.

Condition of Approval (Glenn County Public Works):

That no parking (or stacking of vehicles) associated with this development shall be allowed on County Road D at any time.

Condition of Approval (Glenn County 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.

Environmental Health

Glenn County Environmental Health was provided the application information, based on Environmental Health comments the following Conditions of Approval have been established:

Condition of Approval (Glenn County Environmental Health)

All wastewater shall be discharged to an onsite wastewater treatment system (OWTS). All OWTS shall be permitted and approved by the Environmental Health Department (EHD). If existing OWTS are proposed for parts of the project, the OWTS shall be evaluated by EHD to determine if it is adequately sized to handle the proposed daily flows and if it meets OWTS regulations. Existing OWTS may require upgrading or replacement to meet current county regulations.

Condition of Approval (Glenn County Environmental Health)

Water wells used to supply water to the proposed facility shall be permitted and regulated by EHD and/or the State Water Resources Control Board (SWRCB), Division of Drinking Water. Contact EHD to determine the appropriate regulatory tier for the water system.

Condition of Approval (Glenn County Environmental Health)

The proposed food facility will require a plan review and permitting through EHD. Food service activities shall be regulated by EHD.

Condition of Approval (Glenn County Environmental Health)

All Garbage, rubbish, and refuse created, produced, or accumulated at the property shall be removed by a permitted waste hauler or taken to a permitted facility at least once per week. All garbage, rubbish, and refuse shall be stored in leak-proof containers with tight-fitting lids.

Pacific Gas and Electric Company:

Pacific Gas and Electric (PG&E) was provided the application information and submitted a letter regarding the proposal. The items in the PG&E comment letter are to be met.

Glenn County Building Division:

Glenn County Building Department was provided the application information, the following Conditions of Approval were established.

Condition of Approval (Glenn County Building Division):

All construction shall require a building permit issued by the Glenn County Building Division.

Condition of Approval (Glenn County Building Division):

All setbacks to the property lines for existing and proposed structures shall be maintained according to the California Building Code.

Condition of Approval (Glenn County Building Department):

All existing structures shall comply with the original permitted use, any change of use shall be approved through the permitting process to assure code compliance.

Vicinity Comments:

Letters and emails were also received from the property owners in the vicinity of the proposal and are included with this report.

#### **4 OTHER REQUIREMENTS**

There is a ten (10) calendar day appeal period following Planning Commission action on this conditional use permit (Glenn County Code §15.05.020). An appeal made to the Glenn County Board of Supervisors must be made in accordance with Section 15.05.020 of the Glenn County Code and the Board of Supervisors will hear the appeal as prescribed. 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 §15.09.100. 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**

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 in conjunction with existing structures and uses on the property. 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-40" Intensive Agriculture (Chapter 15.33 Glenn County Code). The project does not involve construction or conversion of forestland. Agricultural activities on the property and within the vicinity will not be significantly impacted by this project. No significant impact in the existing agricultural 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. The project will not violate air quality standards or contribute substantially to an existing air quality violation. Additionally, the project will not adversely impact sensitive receptors nor would it create objectionable odors. Impacts are considered less than significant.

### Finding 4 (Biological Resources)

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

### 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 with mitigation measures incorporated.

#### *Mitigation Measure CR-1 (Cultural Resources)*

*If subsurface deposits believed to be cultural or human in origin are discovered during construction, all work must halt within a 100-foot radius of the discovery. A qualified professional archaeologist, meeting the Secretary of the Interior's Professional Qualification Standards for prehistoric and historic archaeologist, shall be retained to evaluate the significance of the find, and shall have the*

*authority to modify the no-work radius as appropriate, using professional judgment. The following notifications shall apply, depending on the nature of the find:*

- *If the professional archaeologist determines that the find does not represent a cultural resource, work may resume immediately and no agency notifications are required.*
- *If the professional archaeologist determines that the find does represent a cultural resource from any time period or cultural affiliation, he or she shall immediately notify the lead federal agency, the lead CEQA agency, and applicable landowner. The agencies shall consult on a finding of eligibility and implement appropriate treatment measures if the find is determined to be eligible for inclusion in the NRHP or CRHR. Work may not resume within the no-work radius until the lead agencies, through consultation as appropriate, determine that the site either:
  - 1) *is not eligible for the NRHP or CRHR; or*
  - 2) *that the treatment measures have been completed to their satisfaction.**
- *If the find includes human remains, or remains that are potentially human, he or she shall ensure reasonable protection measures are taken to protect the discovery from disturbance (Assembly Bill [AB] 2641). The archaeologist shall notify Glenn County Coroner (as per § 7050.5 of the Health and Safety Code). The provisions of § 7050.5 of the California Health and Safety Code, § 5097.98 of the California PRC, and AB 2641 will be implemented.*
- *If the Coroner determines the remains are Native American and not the result of a crime scene, the coroner will notify the NAHC, which then will designate a Native American Most Likely Descendant (MLD) for the Project (§ 5097.98 of the PRC). The designated MLD will have 48 hours from the time access to the property is granted to make recommendations concerning treatment of the remains. If the landowner does not agree with the recommendations of the MLD, the NAHC can mediate (§ 5097.94 of the PRC). If no agreement is reached, the landowner must rebury the remains where they will not be further disturbed (§ 5097.98 of the PRC). This will also include either recording the site with the NAHC or the appropriate Information Center; using an open space or conservation zoning designation or easement; or recording a reinternment document with the county in which the property is located (AB 2641). Work may not resume within the no-work radius until the lead agencies, through consultation as appropriate, determine that the treatment measures have been completed to their satisfaction.*

#### 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 conflict or obstruct with, and is required to meet 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.

#### 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.

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 enough 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.

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 and invited to review and comment on the project; 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.

**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. Impacts are considered less than significant.

**Finding 21 (Mandatory Findings of Significance)**

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

**5.2 FINDINGS FOR CONDITIONAL USE PERMIT**

According to Glenn County Code Sections 15.22.010 and 15.22.030, the following Findings listed in Glenn County Code Section 15.22.020 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 use is desirable because it provides services to the community.*

### 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. The majority of site has been previously developed. Impacts from 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

*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 59.67 ± acres in size; and has been partially developed. The site is adequate in size and shape to accommodate the required 30 feet front yard and 25 feet side and rear yards as required of the AE-40 zoning. There also is adequate space for on-site parking and unloading/loading.

### 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-40” (Exclusive Agriculture Zone). The proposed wedding & retreat facility is a permitted uses within AE-40 zoning with a Conditional Use Permit under Glenn County Code §15.33.040 (T). The proposed project will meet the land use and zoning requirements of the General Plan and the Zoning Code.

## **6 SAMPLE MOTIONS:**

### Environmental Determination:

That the Planning Commission, find that Conditional Use Permit 2022-002, will not have a significant adverse effect on the environment because the codified county standards, Conditions of Approval, and Mitigation Measures will reduce potential significant impacts to a less than significant level. Therefore, a Mitigated Negative Declaration shall be granted with the Findings listed in the Staff Report.

### Conditional Use Permit:

That the Planning Commission approve Conditional Use Permit 2022-002 with the Findings as presented in the Staff Report with the corresponding Mitigation Measures and Conditions of Approval.

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

**MITIGATION MONITORING PROGRAM AND CONDITIONS OF APPROVAL**

**Conditional Use Permit 2022-002, Stillwater Ranch:**

Pursuant to the approval of the Glenn County Planning Commission, Conditional Use Permit 2022-002 Stillwater Ranch is hereby granted subject to the Mitigation Measures and 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:**

Stillwater Ranch (Forrest and Melissa Jinks) has applied for Conditional Use Permit 2022-002, in order to operate a wedding and retreat facility. The General Plan land use designation is "Intensive Agriculture" and the zoning designation is "AE-40" (Exclusive Agriculture Zone). The proposed wedding and retreat facility is a permitted use with an approved conditional use permit within the "AE-40" zone; Glenn County Code §15.33.040. 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. Detailed project information is included in the Mitigated Negative Declaration and Initial Study attached to this report.

**Location:**

The project is located at 3595 County Road D, on the west side of County Road D, west of County Road F, south of County Road 25, east of County Road C, and north of County Road 28, in the unincorporated area of Glenn County, California. 39 40' 37.12" N (Latitude), 122 15' 21.32" W (Longitude). The project site comprised the following Assessor's Parcel Number (APN): 024-210-022 (59.67± acres).

**PRIOR TO GROUND DISTURBANCE OR CONSTRUCTION:**

**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) or Building Permit

**Enforcement/Monitoring:** 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.

**Timing/Implementation:**

Prior to site disturbance (including moving dirt, leveling and grading) or prior to approval of the Grading Plan.

**Enforcement/Monitoring:**

Glenn County Planning & Community Development Services Agency &  
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.

**Timing/Implementation:**

Prior to site disturbance (including moving dirt, leveling and grading) or prior to approval of the Grading Plan.

**Enforcement/Monitoring:**

Glenn County Planning & Community Development Services Agency &  
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.

**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 (Glenn County Public Works):

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 Public Works Agency.

Condition of Approval (Glenn County Building Division):

All construction shall require a building permit issued by the Glenn County Building Division.

Condition of Approval (Glenn County Planning Division):

Prior to receiving a Building Permit (Zone Clearance) and operations, the Applicant/Landowner shall submit a copy of a recorded (by Glenn County Recorder's office) Agriculture Statement of Acknowledgement.

**DURING CONSTRUCTION/EXCAVATION ACTIVITIES**

Mitigation Measure CR-1 (Cultural Resources):

If subsurface deposits believed to be cultural or human in origin are discovered during construction, all work must halt within a 100-foot radius of the discovery. A qualified professional archaeologist, meeting the Secretary of the Interior's Professional Qualification Standards for prehistoric and historic archaeologist, shall be retained to evaluate the significance of the find, and shall have the authority to modify the no-work radius as appropriate, using professional judgment. The following notifications shall apply, depending on the nature of the find:

- If the professional archaeologist determines that the find does not represent a cultural resource, work may resume immediately and no agency notifications are required.
- If the professional archaeologist determines that the find does represent a cultural resource from any time period or cultural affiliation, he or she shall immediately notify the lead federal agency, the lead CEQA agency, and applicable landowner.

The agencies shall consult on a finding of eligibility and implement appropriate treatment measures if the find is determined to be eligible for inclusion in the NRHP or CRHR. Work may not resume within the no-work radius until the lead agencies, through consultation as appropriate, determine that the site either:

- 1) is not eligible for the NRHP or CRHR; or
  - 2) that the treatment measures have been completed to their satisfaction.
- If the find includes human remains, or remains that are potentially human, he or she shall ensure reasonable protection measures are taken to protect the discovery from disturbance (Assembly Bill [AB] 2641). The archaeologist shall notify Glenn Butte County Coroner (as per § 7050.5 of the Health and Safety Code). The provisions of § 7050.5 of the California Health and Safety Code, § 5097.98 of the California PRC, and AB 2641 will be implemented. If the Coroner determines the remains are Native American and not the result of a crime scene,

the coroner will notify the NAHC, which then will designate a Native American Most Likely Descendant (MLD) for the Project (§ 5097.98 of the PRC). The designated MLD will have 48 hours from the time access to the property is granted to make recommendations concerning treatment of the remains. If the landowner does not agree with the recommendations of the MLD, the NAHC can mediate (§ 5097.94 of the PRC). If no agreement is reached, the landowner must rebury the remains where they will not be further disturbed (§ 5097.98 of the PRC). This will also include either recording the site with the NAHC or the appropriate Information Center; using an open space or conservation zoning designation or easement; or recording a reinternment document with the county in which the property is located (AB 2641). Work may not resume within the no-work radius until the lead agencies, through consultation as appropriate, determine that the treatment measures have been completed to their satisfaction.

Timing/Implementation:  
During Construction/Excavation Activities

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

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

Condition of Approval (Glenn County Public Works):

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.

Condition of Approval (Glenn County Public Works):

The driveway entrance(s) shall be paved in accordance with Glenn County Standard S-19 for Private Driveway.

**ON GOING:**

Condition of Approval (Glenn County Building Division):

All setbacks to the property lines for existing and proposed structures shall be maintained according to the California Building Code.

Condition of Approval (Glenn County Building Department):

All existing structures shall comply with the original permitted use, any change of use shall be approved through the permitting process to assure code compliance.

Condition of Approval (Glenn County Environmental Health)

All wastewater shall be discharged to an onsite wastewater treatment system (OWTS). All OWTS shall be permitted and approved by the Environmental Health Department (EHD). If existing OWTS are proposed for parts of the project, the OWTS shall be evaluated by EHD to determine if it is adequately sized to handle the proposed daily flows and if it meets OWTS regulations. Existing OWTS may require upgrading or replacement to meet current county regulations.

Condition of Approval (Glenn County Environmental Health)

Water wells used to supply water to the proposed facility shall be permitted and regulated by EHD and/or the State Water Resources Control Board (SWRCB), Division of Drinking Water. Contact EHD to determine the appropriate regulatory tier for the water system.

Condition of Approval (Glenn County Environmental Health)

The facility/premises shall not serve more than 24 persons (patrons and employees), more than 59 days out of the year until receiving all required approvals from the Division of Drinking Water (or written exemption therefrom), the applicant shall provide evidence of compliance with SB1263 to the Glenn County Planning Division.

Condition of Approval (Glenn County Environmental Health)

The proposed food facility will require a plan review and permitting through EHD.

Condition of Approval (Glenn County Environmental Health)

All Garbage, rubbish, and refuse created, produced, or accumulated at the property shall be removed by a permitted waste hauler or taken to a permitted facility at least once per week. All garbage, rubbish, and refuse shall be stored in leak-proof containers with tight-fitting lids.

Condition of Approval (Glenn County Public Works):

That no parking or queuing of vehicles associated with this development shall be allowed on County Road D at any time.

Condition of Approval (Transportation):

That the project applicant shall promote (via website, printed directions, etc.) the Route 1 (per Traffic Letter) and the use of County Road 28 as the preferred route from I-5 to the Project site.

Condition of Approval (Transportation):

The applicant shall designate an area on the site for overflow parking during peak events (weddings with 300 or more attendees) that are anticipated to occur a minimal number of times per year.

Condition of Approval (Glenn County Planning Division):

No more than twenty-five (25) events per calendar year, a single day event may be held, including no more than 500 attendees (including staff) and no more than 122 vehicles. At said events, any amplified audio and live entertainment shall be concluded by 10:30 P.M.

Condition of Approval (Glenn County Planning Division):

That the areas of operation and uses shall be confined to as listed in these Mitigation Measures and Conditions of Approval, and delineated as on file with the Glenn County Planning & Community Development Services Agency.

Acknowledgment:

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 Stillwater Ranch.

Signed: \_\_\_\_\_  
Forrest Jinks, Landowner/Applicant/Operator

Date: \_\_\_\_\_

Signed: \_\_\_\_\_  
Melissa Jinks, Landowner/Applicant/Operator

Date: \_\_\_\_\_



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## MITIGATED NEGATIVE DECLARATION

Date: May 18, 2023

Project Title: Conditional Use Permit 2022-002  
Wedding & Retreat Facility

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

Contact Person: Andy Popper, Principal Planner  
(530) 934-6540, [apopper@countyofglenn.net](mailto:apopper@countyofglenn.net)

Project Location: The project is located at 3595 County Road D, on the west side of County Road D, west of County Road F, south of County Road 25, east of County Road C, and north of County Road 28, in the unincorporated area of Glenn County, California.

Assessor Parcel Number: 024-210-022 (59.67 ± acres)

Applicant: Forrest and Melissa Jinks  
3595 County Road D  
Orland, CA. 95963  
Phone Number: 707-888-4473  
Email: Forrestlee77@gmail.com

Landowner: The Forrest and Melissa Jinks Trust  
3595 County Road D  
Orland, CA. 95963  
Phone Number: 707-888-4473  
Email: Forrestlee77@gmail.com

General Plan: “Intensive Agriculture”

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

Project Summary:

**Conditional Use Permit 2022-002, Stillwater Ranch, Wedding and Retreat Facility**  
Stillwater Ranch has applied for Conditional Use Permit 2022-002 to operate a combination wedding and retreat facility for up to 500 guests, with the existing agricultural use. The proposed size of the wedding/community meeting barn is 7,200 sq. ft.; additionally, the attached kitchen is 2,400 sq. ft., including laundry facilities. The peak traffic flow, due to the anticipated 20 to 30 weddings per year, is estimated to occur on Saturdays between 3:00 p.m. and 10:00 p.m. Fourteen (14 ft by 16 ft.) sleeping cabins are included for bridal parties and overnight stay by retreat users. Multiple outdoor ceremony areas are included. Electric car charges will be provided for event guests. Proposed facility limits could include; wedding music to limited to 105 decibels and ending by 10:30 p.m. parking to 122 spaces, and existing diesel pumps to be replaced by electric pumps.

Note: The project description is abridged from the submitted application; the application documentation includes additional project information. A Pre-Application Review regarding the preliminary proposal occurred during August 2022. This updated request for review is being sent because the applicant has included additional information, made some plan revisions, and has applied to proceed with the Conditional Use Permit 2022-002 application.

Surrounding Land Uses and Setting:

The site is bounded by agricultural and rural residential uses on all sides. Surrounding land uses and setting is further described below.

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

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

## FINDINGS FOR 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 in conjunction with existing structures and uses on the property. 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-40" Intensive Agriculture (Chapter 15.33 Glenn County Code). The project does not involve construction or conversion of forestland. Agricultural activities on the property and within the vicinity will not be significantly impacted by this project. No significant impact in the existing aquicultural 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. The project will not violate air quality standards or contribute substantially to an existing air quality violation.

Additionally, the project will not adversely impact sensitive receptors nor would it create objectionable odors. Impacts are considered less than significant.

#### Finding 4 (Biological Resources)

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

#### 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 with mitigation measures incorporated.

##### *Mitigation Measure CR-1 (Cultural Resources)*

*If subsurface deposits believed to be cultural or human in origin are discovered during construction, all work must halt within a 100-foot radius of the discovery. A qualified professional archaeologist, meeting the Secretary of the Interior's Professional Qualification Standards for prehistoric and historic archaeologist, shall be retained to evaluate the significance of the find, and shall have the authority to modify the no-work radius as appropriate, using professional judgment. The following notifications shall apply, depending on the nature of the find:*

- *If the professional archaeologist determines that the find does not represent a cultural resource, work may resume immediately and no agency notifications are required.*
- *If the professional archaeologist determines that the find does represent a cultural resource from any time period or cultural affiliation, he or she shall immediately notify the lead federal agency, the lead CEQA agency, and applicable landowner. The agencies shall consult on a finding of eligibility and implement appropriate treatment measures if the find is determined to be eligible for inclusion in the NRHP or CRHR. Work may not resume within the no-work radius until the lead agencies, through consultation as appropriate, determine that the site either:
  - 1) *is not eligible for the NRHP or CRHR; or*
  - 2) *that the treatment measures have been completed to their satisfaction.**
- *If the find includes human remains, or remains that are potentially human, he or she shall ensure reasonable protection measures are taken to protect the discovery from disturbance (Assembly Bill [AB] 2641). The archaeologist shall notify Glenn County Coroner (as per § 7050.5 of the Health and Safety Code). The provisions of § 7050.5 of the California Health and Safety Code, § 5097.98 of the California PRC, and AB 2641 will be implemented.*
- *If the Coroner determines the remains are Native American and not the result of a crime scene, the coroner will notify the NAHC, which then will designate a Native American Most Likely Descendant (MLD) for the Project (§ 5097.98 of the PRC). The designated MLD will have 48 hours from the*

*time access to the property is granted to make recommendations concerning treatment of the remains. If the landowner does not agree with the recommendations of the MLD, the NAHC can mediate (§ 5097.94 of the PRC). If no agreement is reached, the landowner must rebury the remains where they will not be further disturbed (§ 5097.98 of the PRC). This will also include either recording the site with the NAHC or the appropriate Information Center; using an open space or conservation zoning designation or easement; or recording a reinternment document with the county in which the property is located (AB 2641). Work may not resume within the no-work radius until the lead agencies, through consultation as appropriate, determine that the treatment measures have been completed to their satisfaction.*

#### 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 conflict or obstruct with, and is required to meet 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.

#### 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.

#### 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 enough 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.

#### 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 and invited to review and comment on the project; 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.

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. Impacts are considered less than significant.

Finding 21 (Mandatory Findings of Significance)

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



## **CHAPTER 1 INTRODUCTION**

### **1.1 INTRODUCTION AND REGULATORY GUIDANCE**

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

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

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

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

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

### **1.2 LEAD AGENCY**

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

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

Andy Popper, Principal Planner  
Glenn County Planning & Community Development Services Agency  
225 North Tehama Street, Willows, CA 95988  
(530) 934-6540

### **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 2022-002 – Stillwater Ranch Wedding and Retreat Facility. The proposal includes the permitting for a combination wedding and retreat facility for an attendance of up to 500 guests, with existing agricultural use. The peak traffic flow due to the anticipated 20 to 30 weddings per year, is estimated to occur on Saturdays between 3:00 p.m. and 10:00 p.m.

Stillwater Ranch has proposed that they will operate a wedding and retreat facility as a family run business, no employees will be utilized. This proposal includes fourteen (14 ft. x 16 ft.) sleeping cabins, which will be utilized during weddings or retreats for overnight stays. This proposal also includes a wedding/community barn, which is proposed to be 7,200 sq. ft.; this structure will house a 2,400 sq. ft. kitchen and laundry facility. There is currently one site on the property used for wedding ceremonies, however, there is plans to add/build additional ceremony site in the future.

### 2.2 Location

The project is located at 3595 County Road D, on the west side of County Road D, west of County Road F, south of County Road 25, east of County Road C, and north of County Road 28, in the unincorporated area of Glenn County, California. 39 40 37.12 N (Latitude), 122 15 21.32 W (Longitude). The project site comprised the following Assessor’s Parcel Number (APN): 024-210-022 (59.67± acres).

### 2.3 Surrounding Land Uses and Setting

The majority of the project site is being utilized for agriculture (olive orchard); this will not change as a result of this proposal. Approximately 32.37-acres of the 59.67-acre site is developed; the proposed operations are proposed to be conducted on the previously developed portion of the project site. The remaining (27.3-acres) will remain under agriculture.

Topography at the project site and surrounding areas relatively flat, based on the topography of the site the site drains south east towards Interstate 5.

**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.

<b>Table 1: Existing Uses and Land Use Designations</b>			
	Existing Uses	General Plan	Zoning Designations
Project Site	Agriculture/Residential	Intensive Agriculture	AE-40
North	Agriculture/Residential	Intensive Agriculture	AE-40
East	Agriculture/Residential	Intensive Agriculture	AP-80
South	Agriculture	Intensive Agriculture	AE-40
West	Agriculture	Intensive Agriculture	AP-80

## CHAPTER 3 ENVIRONMENTAL CHECKLIST

### PURPOSE OF THIS INITIAL STUDY

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

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

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

### ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

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

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

<b>DETERMINATION:</b> 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"/>	<b>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.</b>
<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.

*A. POPPER*

Signature

Andy Popper, Principal Planner

May 17, 2023

Date

**I. AESTHETICS**

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

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

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

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

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

The proposed project would not remove scenic resources such as buildings (historic or otherwise), rock outcroppings, or trees. There are no unique scenic resources or structures located at the project site.

The roadways in Glenn County are not listed as Eligible or as Officially Designated Scenic Highways according to the California Department of Transportation.<sup>1</sup> 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 with new structures. However, it is concluded that there will be a less than significant impact on the existing visual character or quality of the site and its surroundings as a result of this project.

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

Less Than Significant Impact. The proposal is not anticipated to produce glare, which may adversely affect day or nighttime views in the area. Therefore, glare from the project site would not be substantial enough to alter the existing characteristics of the area.

Installation of future lighting will be required to conform to the Glenn County Code. Glenn County Code §15.56.080 (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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<sup>1</sup> California Department of Transportation. *Officially Designated State Scenic Highways.*  
<http://www.dot.ca.gov/hq/LandArch/scenic/schwy.htm>.

## II. AGRICULTURE AND FOREST RESOURCES

In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (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 2018 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 2018 FMMP map designates the site as 'Farmland of Statewide Importance'

California Department of Conservation defines 'Farmland of Statewide Importance as *"Irrigated land similar to Prime Farmland that has a good combination of physical and chemical characteristics for the production of agricultural crops. This land has minor shortcomings, such as greater slopes or less ability to store soil moisture than Prime Farmland. Land must have been used for production of irrigated crops at some time during the four years prior to the mapping date."*

The project site is designated Farmland of Statewide Importance; however, Existing structures will be utilized for a wedding and retreat facility; several new structures are proposed, which include a meeting/wedding facility with commercial kitchen, sleeping cabins, and restrooms. Approximately 32.37 acres of the 59.67-acre site is developed; the proposed operations are proposed to be conducted on the previously developed portion of the project site. The remaining (27.3 acres) will remain agriculture. No agriculture land will be removed from production as a result of this proposal. It is concluded there will be a less than significant impact.

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

**No Impact.** As the site is zoned for Intensive 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 15.32 and 15.45 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 Intensive 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. The proposal has historically been used for agriculture; agriculture operations will continue (27.3 acres) of the (59.67 acres) project site is currently being used for olive farming. It is concluded there will be a less than significant impact as a result of this project.

### III. AIR QUALITY

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

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

The Air Quality section addresses the impacts of the proposed project on ambient air quality and the exposure of people, especially sensitive individuals, to unhealthy pollutant concentrations. Examples of criteria pollutants (according to California Ambient Air Quality Standards) include ozone (O<sub>3</sub>), carbon monoxide (CO), sulfur oxides (SO<sub>x</sub>) and nitrogen dioxide (NO<sub>2</sub>)<sup>2</sup>.

Geographic areas are classified under the federal and California Clean Air Act (CAA) as in either attainment or nonattainment for each criteria pollutant based on whether the Ambient Air Quality Standards have been achieved. The CAA 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 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:

<sup>2</sup> Northern Sacramento Valley Planning Area 2018 Triennial Air Quality Attainment PLAN  
<http://airquality.org/SVBAPCC/Documents/2018%20Triennial%20Report.pdf>

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

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

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

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

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

Glenn County has been designated as an attainment area for ozone; additionally, there have been no exceedances of the maximum ozone values for 1- hour or 8-hour standard since 2010.

This proposal is not anticipated to increase population nor is it anticipated to significantly increase Vehicle Miles Traveled. The facility is not for retail, it is for wedding parties and retreat goers planned to visit the property.

Vehicle Miles Traveled nor population are anticipated to significantly increase; both of which are contributors to pollutants. Headway Transportation submitted a traffic study, on behalf of Stillwater Ranch, dated March 27, 2023. Headway Transportation conducted a Traffic volume data collection study between the dates of Thursday, March 16, 2023 through Sunday, March 19, 2023. The data collection was done along County Road D.

It was concluded that the daily average trips for a wedding would be 164 trips, while the daily average trips for a retreat would be 44 trips, which if averaged over a one-year period is approximately an increase of 13 trips per day. The proposed

wedding and retreat facility will not conflict with or obstruct the implementation of the Air Quality Attainment Plan. It is concluded there will be a less than significant impact.

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

**Less Than Significant Impact.**

See Section III a)

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

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

There will not be a significant increase in Vehicle Miles Traveled (VMT) as a result of this project. Northern Sacramento Valley Planning Area 2018 Triennial Air Quality Attainment Plan estimated Glenn County would have VMT/1000 people of approximately 988 by 2020. This project is not anticipated to significantly increase VMT due to the number of people coming on site. It is also not anticipated to increase population. Both VMT and population growth are contributors to pollutants, in this case the impacts from the proposal for VMT and population growth are considered less than significant.

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

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

The proposed project is 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.

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 §15.56.040). These requirements include, but are not limited to, emissions of suspended particles, carbon monoxide, hydrocarbons, odors, toxic or obnoxious gases and fumes. As there are no sensitive receptors in the vicinity, 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.

The project site vicinity consists primarily of 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.

All land uses are required to comply with applicable local, state and federal laws and regulations regarding contaminants and pollutants (Glenn County Code §15.56.040). 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 (expansion of existing structures) would not directly result in the creation of objectionable odors, as the project does not include any features that would create objectionable odors; additionally, the project vicinity consist of 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 Glenn County Air Pollution Control District was provided project documentation December 7, 2022; no response was received.

**IV. BIOLOGICAL RESOURCES**

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

**Regulatory Background**

Special-Status Species

Special-status species include those plants and wildlife species that have been formally listed, are proposed as endangered or threatened, or are candidates for such listing under the federal Endangered Species Act (ESA) or California Endangered Species Act (CESA). These acts afford protection to both listed and proposed species. In addition, California Department of Fish and Wildlife (CDFW) Species of Special Concern, which are species that face extirpation in California if current population and habitat trends continue, U.S. Fish and Wildlife Service (USFWS) Birds of Conservation Concern, and CDFW special-status invertebrates are all considered special-status species. Although CDFW Species of Special Concern generally have no special legal status, they are given special consideration under the California Environmental Quality Act (CEQA). In addition to regulations for special-status species, most birds in the United States, including non-

status species, are protected by the Migratory Bird Treaty Act of 1918. Under this legislation, destroying active nests, eggs, and young is illegal. Plant species on the California Native Plant Society (CNPS) Rare and Endangered Plant Inventory (Inventory) with California Rare Plant Ranks (Rank) of 1 and 2 are also considered special-status plant species and must be considered under CEQA. Rank 3 and Rank 4 species are afforded little or no protection under CEQA.

### Waters of the United States

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

### Waters of the State

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

### 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

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



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.<sup>4</sup> “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”.<sup>5</sup> Removal of riparian vegetation also requires a Section 1602 Lake and Streambed Alteration Agreement from CDFW.

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

**Less Than Significant Impact.**

Site Conditions and Surrounding Land Uses/Setting:

The site has previously been developed and is currently used for agriculture and a residence. Previous uses include agriculture and residential; there is a home on the property along with an olive orchard. Topography at the project site and surrounding area slopes west to east with an elevation of approximately 250 to 230 feet above mean sea level;<sup>6</sup> based on the topography the site generally drains east.

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<sup>7</sup>. 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

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<sup>4</sup> 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.

<sup>5</sup> 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.

<sup>6</sup> ERSI, Terrain: Elevation Tinted Hillshade, <https://elevation.arcgis.com/arcgis/rest/services/WorldElevation/Terrain/ImageServer>

<sup>7</sup> 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. The project does not include activities that would adversely affect fisheries because the site is not located within any major watercourses.

No special status or endangered species have been documented within or around the project site. As previously discussed, the site has been significantly disturbed by agriculture operations, the addition of a private ski lake and a primary residence. 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.<sup>8</sup>

The project site is not located in the vicinity of any of the twelve important biological areas defined in Table 2-5 of Volume III of the General Plan. These important biological areas are primarily located within the riparian zones of the Sacramento River. The project site is located within an area of special biological importance as shown on Figure 3-14 of Volume I of the General Plan. Although, the property is, roughly, 1.89 miles from Walker Creek, 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.

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

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

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

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

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 Service<sup>10</sup>, no wetlands exist at the project site; a Riverine is located south of the project site; additionally, Freshwater Emergent Wetlands; Freshwater Forested/Shrub Wetland and Riverine’s make up the Sacramento River to the east of the project site. According to the California Central Valley Wetlands and Riparian GIS data sets of the California Department of Fish and Wildlife<sup>11</sup>, the project site is not designated as a protected wetland site. It is concluded there will be a less than significant impact.

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

**Less Than Significant Impact.** According to the Glenn County General Plan, there is a large expanse of deer range located in the western portion of the County next to the Mendocino National Forest.<sup>12</sup> 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 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.

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

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

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

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

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

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

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

## V. CULTURAL RESOURCES

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

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

- a) **Would the project cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?**
- b) **Would the project directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?**
- c) **Would the project disturb any human remains, including those interred outside of formal cemeteries?**

**a), b) and c) Less Than Significant Impact with Mitigations Incorporated** The proposed is for a conditional use permit to operate a wedding and retreat facility. The proposal includes the construction of several structures. The structures proposed in application include a meeting/wedding facility, that will include a commercial kitchen, sleeping cabins with restrooms, and community restrooms. Approximately 32.37 acres of the 59.67-acre site is developed; the proposed operation are proposed to be conducted on the previously developed portion of the project site. The remaining (27.3 acres) will remain agriculture. The site has routinely been graded for agriculture uses and for the construction of existing structures. There is no evidence to suggest the presence of any human remains or burial sites located on or near the project site. The project site contains no known paleontological resources or unique geologic sites.

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

Section 7050.5 of the California Health and Safety Code states that if human remains are found during construction activities, all operations are to cease until the County coroner has determined that the remains are not subject to the provisions of law concerning investigation of the circumstances in the manner provided in Section 5097.98 of the Public Resources Code. The potential exists to possibly uncover previously unidentified

resources; therefore, it is concluded that there is a less than significant impact with mitigation measure incorporated.

### **Mitigation Measure CR-1 (Cultural Resources)**

If subsurface deposits believed to be cultural or human in origin are discovered during construction, all work must halt within a 100-foot radius of the discovery. A qualified professional archaeologist, meeting the Secretary of the Interior's Professional Qualification Standards for prehistoric and historic archaeologist, shall be retained to evaluate the significance of the find, and shall have the authority to modify the no-work radius as appropriate, using professional judgment. The following notifications shall apply, depending on the nature of the find:

- If the professional archaeologist determines that the find does not represent a cultural resource, work may resume immediately and no agency notifications are required.
- If the professional archaeologist determines that the find does represent a cultural resource from any time period or cultural affiliation, he or she shall immediately notify the lead federal agency, the lead CEQA agency, and applicable landowner. The agencies shall consult on a finding of eligibility and implement appropriate treatment measures if the find is determined to be eligible for inclusion in the NRHP or CRHR. Work may not resume within the no-work radius until the lead agencies, through consultation as appropriate, determine that the site either:
  - 3) is not eligible for the NRHP or CRHR; or
  - 4) that the treatment measures have been completed to their satisfaction.
- If the findings include human remains, or remains that are potentially human, he or she shall ensure reasonable protection measures are taken to protect the discovery from disturbance (Assembly Bill [AB] 2641). The archaeologist shall notify Glenn County Coroner (as per § 7050.5 of the Health and Safety Code). The provisions of § 7050.5 of the California Health and Safety Code, § 5097.98 of the California PRC, and AB 2641 will be implemented. If the Coroner determines the remains are Native American and not the result of a crime scene, the coroner will notify the NAHC, which then will designate a Native American Most Likely Descendant (MLD) for the Project (§ 5097.98 of the PRC). The designated MLD will have 48 hours from the time access to the property is granted to make recommendations concerning treatment of the remains. If the landowner does not agree with the recommendations of the MLD, the NAHC can mediate (§ 5097.94 of the PRC). If no agreement is reached, the landowner must rebury the remains where they will not be further disturbed (§ 5097.98 of the PRC). This will also include either recording the site with the NAHC or the appropriate Information Center; using an open space or conservation zoning designation or easement; or recording a reinternment document with the county in which the property is located (AB 2641). Work may not resume within the no-work radius until the lead agencies, through consultation as appropriate, determine that the treatment measures have been completed to their satisfaction.

*Timing/Implementation:*

During Construction/Excavation Activities

*Enforcement/Monitoring:*

*Glenn County Planning & Community Development Services Agency*

**VI. ENERGY**

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

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

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

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

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

## VII. GEOLOGY AND SOILS

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



### Geologic Setting

The soils of the project property are primarily (est. 95% of total) (CZB) Corning-Redding gravelly loams, 1 to 3 percent slopes. A small portion (est. 5% of total) of southeastern area of the property is designated as (Ar) Arbuckle gravelly loam, clayey substratum, 0 to 2 percent slope.

- 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.<sup>13</sup> 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.<sup>14</sup> 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

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

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

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.<sup>15</sup> 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.<sup>16</sup>

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

**iii) Seismic-related ground failure, including liquefaction?**

(Also see VII a) i-ii)

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

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

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

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

shaking.<sup>17</sup> Additionally, the reported depths to groundwater at the project site is greater than 90 feet below the surface

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

**iv) Landslides?**

(See Section VII. a) i)

**No Impact.** Landslides include phenomena that involve the downslope displacement and movement of material, either triggered by static (gravity) or dynamic (earthquake) forces. Areas susceptible to landslides are typically characterized by steep, unstable slopes in weak soil or bedrock units. The highest potential for landslides exists in the western portion of the County. Figure 4-2 of Volume II of the General Plan depicts the project site as being in an area of least landslide potential.<sup>18</sup> 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 to make a pond/lake in the past. Disruption of soils from grading and leveling on the sites would enter in to the onsite pond and not expected to create significant erosion. It is concluded that there will be a less than significant impact.

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

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

On or Off-Site Landslide

Landslide potential in the County generally correlates with relief. Landslides are not a threat because the site is not located in an area with a great amount of relief.

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<sup>17</sup> 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](http://www.consrv.ca.gov/cgs/information/publications/ms/Documents/MS48_revised.pdf).

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

Figure 4-2 of Volume II of the General Plan shows that the project area is in an area of least landslide potential.<sup>19</sup>

#### 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.<sup>20</sup>

According to the Glenn County General Plan, potential subsidence areas occur in the eastern portion of the County where extensive groundwater withdrawals have occurred.<sup>21</sup> 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 monitoring stations. There have been cases of Subsidence within Glenn County; however, there have been minimal to no cases of subsidence in the vicinity of the project site<sup>22</sup>. 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.

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?**

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

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

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

<sup>22</sup> CA. Department of Water Resources. February 2015. Glenn County GPS Subsidence

**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.<sup>23</sup> 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.

- 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. Additionally, the proposed wedding and retreat facility will have wedding and retreat guest throughout the year. This will require a potable water supply, toilet rooms, and washing facilities that meet all applicable codes and regulations. The following conditions of approval were made from the comments received from the Glenn County Environmental Health Department on December 13, 2022; therefore, this impact would be less than significant with the established conditions of approval.

Condition of Approval (Glenn County Environmental Health)

All wastewater shall be discharged to an onsite wastewater treatment system (OWTS). All OWTS shall be permitted and approved by the Environmental Health Department (EHD). If existing OWTS are proposed for parts of the project, the OWTS shall be evaluated by EHD to determine if it is adequately sized to handle the proposed daily flows and if it meets OWTS regulations. Existing OWTS may require upgrading or replacement to meet current county regulations.

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

Condition of Approval (Glenn County Environmental Health)

Water wells used to supply water to the proposed facility shall be permitted and regulated by EHD and/or the State Water Resources Control Board (SWRCB), Division of Drinking Water. Contact EHD to determine the appropriate regulatory tier for the water system.

Condition of Approval (Glenn County Environmental Health)

The proposed food facility will require a plan review and permitting through EHD. Food service activities shall be regulated by EHD.

Condition of Approval (Glenn County Environmental Health)

All Garbage, rubbish, and refuse created, produced, or accumulated at the property shall be removed by a permitted waste hauler or taken to a permitted facility at least once per week. All garbage, rubbish, and refuse shall be stored in leak-proof containers with tight-fitting lids.

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

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

### VIII. GREENHOUSE GAS EMISSIONS

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

#### Legislative/Regulatory

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

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

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

Greenhouse gases (GHGs), as defined by the Health and Safety code, include but are not limited to water vapor, carbon dioxide (CO<sub>2</sub>), methane (CH<sub>4</sub>), nitrous oxide (N<sub>2</sub>O), ozone (O<sub>3</sub>), 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 (CO<sub>2</sub>), methane (CH<sub>4</sub>), nitrous oxide (N<sub>2</sub>O), some (like CFCs) are completely new to the atmosphere.

Natural sources of carbon dioxide (CO<sub>2</sub>) include respiration (breathing) of animals and plants and evaporation from the oceans. Together, these natural sources release about 150 billion tons of CO<sub>2</sub> 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 CO<sub>2</sub>, and consequently the gas is building up in the atmosphere.

Methane (CH<sub>4</sub>) 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 CH<sub>4</sub> 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 CH<sub>4</sub> concentrations in the atmosphere are increasing.<sup>24</sup>

**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.

This part of the County is used primarily for agriculture and contains limited residential use. There is not anticipated to be a significant increase in Vehicle Miles

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<sup>24</sup> 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](http://www.leginfo.ca.gov/pub/05-06/bill/asm/ab_0001-0050/ab_32_bill_20060927_chaptered.pdf)



Traveled (VMT) as a result of this proposal. The proposal would serve multiple communities within Glenn County. As a result of limited options, Glenn County customers may have to travel to Chico (16-miles for project site) or Red Bluff (45-miles for project site) for some of the similar services. It is concluded that the proposed project would have a less than significant impact on emissions of GHG's and climate change.

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

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

**IX. HAZARDS AND HAZARDOUS MATERIALS**

Would the project:		Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a)	Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b)	Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c)	Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input 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.** 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 §15.56.070 for fire and explosion hazards. This section states: *All uses involving the use or storage of combustible, explosive, caustic or otherwise hazardous materials shall comply with all applicable local, state and federal safety standards and shall be provided with adequate safety devices against the hazard of fire and explosion, and adequate fire-fighting and fire suppression equipment.*

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

Glenn County GCAPCD was supplied with the proposals Notice of Early Consultation & Request for Review; for Conditions of Approval see section III. Air Quality.

Due to the existing county requirements the project has a less than significant impact related to the use hazardous materials onsite.

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

**Less Than Significant Impact**

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

According to the GCAPCD, businesses that handle hazardous materials are required by law to provide an immediate verbal report of any release or threatened release of hazardous materials. Local, state, and federal regulations for use and handling of hazardous materials will reduce impacts to the public and the environment. Glenn County GCAPCD 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 Pounds or 200 cubic feet or facilities that generate any amount of hazardous waste.

- 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.** Project operations will not emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste. The project is not located within one-quarter mile of a school. Due to lack of hazardous emissions and no schools being located within one-quarter mile 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.<sup>25</sup> 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 six miles southwest of the Orland Airport (Haigh Field).<sup>26</sup> 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?**

**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 access to County Road D through frontage. The project will not interfere with adjacent roadways that may be used for emergency response or evacuation. The project will not prohibit subsequent plans from being established or prevent the goals and objectives of existing plans from being carried out.

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

<sup>26</sup> 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](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.<sup>27</sup> The project does not pose a unique or unusual use or activity that would impair the effective and efficient implementation of an adopted emergency response or evacuation plan. The project will not obstruct or compromise the safety of emergency response vehicles or aircraft and their ability to effectively respond in an emergency. It is concluded this project will have a less than significant impact.

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

**Less Than Significant Impact.** The proposed project would not expose people or structures to a significant risk of loss, injury or death involving wildland fires. The project site is not within Cal Fire's State Responsibility Area; the site is within Artois Fire Protection District. According to Figure 3-2 of Volume II of the Glenn County General Plan, the project site is not within fire hazard severity zone. The most severe wildland fires occur in the western portion of the County within the Mendocino National Forest. It is concluded that there will be a Less than Significant Impact on the project from wildland fires.

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<sup>27</sup> 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**

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

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

**Less Than Significant Impact with Mitigation Incorporated.** 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 with mitigation incorporated as a result of this project.

Based on Glenn County Public Works Agency comments the following will be implemented:

**Condition of Approval (Public Works Agency):**

(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*

Central Valley Regional Water Quality Control Board:

In addition, Central Valley Regional Water Quality Control Board was provided project documentation during the Request for Review process and commented regarding the proposal. Based on the comment letter the following are being implemented:

**Condition of Approval:**

(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:**

**(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:**

**(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*

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

**Less Than Significant Impact.** The proposed project would not substantially decrease groundwater supplies or interfere with groundwater recharge. No significant increases in the existing use, beyond that of the surrounding uses, of 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.**

The site currently drains to the east towards the Sacramento River. All future construction is required to conform to the Glenn County Code, which includes Glenn County Code Section 15.70 (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 15.65 of the County Code.

**iv) impede or redirect flood flows?**

**Less Than Significant Impact.** This project will not impede or redirect flood flows. 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. All future construction and improvements of the project will be required to comply with the Glenn County Flood Plain Management Ordinance (Chapter 15.54 of the Glenn County Code). The project will not have a significant impact in impeding or redirecting flood flows.

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

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

The project site is located within Flood Zone “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.

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

**Less than Significant Impact**

The proposal will not conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan. The proposed project will not substantially degrade water quality. No source of 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. The proposed project would not substantially decrease groundwater supplies or interfere with groundwater recharge as no significant increases in groundwater use are planned.

No modifications to the sites septic system are proposed; any future expansion of a septic system or a new system could degrade water quality. However, compliance with Glenn County Environmental Health standards, along with the previously established conditions of approval, would ensure the safe treatment and disposal of wastewater and the protection of groundwater quality.

**XI. LAND USE AND PLANNING**

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

**a) Would the project physically divide an established community?**

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

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

**No Impact.** The General Plan land use designation is “Intensive Agriculture” and the zoning designation is “AE-40” (Intensive Agriculture 36-acre minimum parcel size). This project is consistent with and will not conflict with the “AE-40” zoning designation (Glenn County Code Chapter 15.33). The proposed wedding and retreat facility is a permitted uses only if a conditional use permit has first been secured (*Glenn County Code §15.33.040. 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.

## XII. MINERAL RESOURCES

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

The purpose of the Mineral Resources section is to identify and evaluate the potential for the project to adversely affect the availability of known mineral resources. The mineral resources of concern include metals, industrial minerals (e.g., aggregate, sand and gravel), oil and gas, and geothermal resources that would be of value to the region and residents of the State of California. Notable mineral resources in Glenn County include natural gas and construction grade aggregate material. In addition, published reports indicate past attempts to exploit deposits of chromite, molybdenite and copper. Primary areas for gravel extraction occur along Stony Creek and the Sacramento River, although there are other pockets of gravel scattered throughout the County.

Several gas fields contribute to a significant quantity of natural gas production in Glenn County. Of these, the Malton-Black Butte field located on the border with Tehama County in eastern Glenn County, and the Willows-Beehive Bend field located in southeastern Glenn County account for nearly 80 percent of total gas production in the County. No oil or geothermal resources have been discovered in the County. Mining in Glenn County was primarily related to the extraction of strategic minerals during World Wars I and II. The extraction of chrome and manganese essentially ended in the late 1940s with the loss of government demand and subsidies.<sup>28</sup>

- 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. 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.

<sup>28</sup> Quad Consultants. January 22, 1993. *Glenn County General Plan, Volume III, Environmental Setting Technical Paper*, Section 2.5, Mineral and Energy Resources.

### XIII. NOISE

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

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

Less Than Significant Impact. 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 15.56.100) in the County Code. This ordinance contains noise level standards for residential and non-residential land uses.

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 §15.56.100(F)(5). Construction-related noise levels at other times are regulated by the above-referenced County Code section. Glenn County Code §15.16.100 also states that agricultural equipment when operated on property zoned for agricultural activities (provided standard, reasonable practices are being followed) are exempt from local noise standards.

Section 6.10 of the Glenn County General Plan supplies noise/land use compatibility guidelines and noise level standards. Noise impacts associated with on-site activities and traffic is not anticipated to exceed noise standards.

The project may increase noise levels in the project vicinity; however, there are no residences within 500 feet of the project property. Therefore, no persons in the surrounding vicinity are anticipated to be exposed to excessive noise. However, based

on information provided by the applicant, and in order to limit the volume and occurrence of potential sources of noise, the following Condition of Approval shall apply.

Condition of Approval:

No more than twenty-five (25) events per calendar year, a single day event may be held, including no more than 500 attendees (including staff) and no more than 122 vehicles. At said events, any amplified audio and live entertainment shall be concluded by 10:30 P.M.

In addition:

Condition of Approval (Glenn County Planning Division):

That the areas of operation and uses shall be confined to as listed in these Mitigation Measures and Conditions of Approval, and delineated as on file with the Glenn County Planning & Community Development Services Agency.

Therefore, it is concluded there will be less than significant impact with the included Conditions of Approvals.

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

**Less Than Significant Impact.** The proposed project would not generate excessive ground-borne vibrations. Vibrations are regulated by Glenn County Code §15.56.130, 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 §15.56.130. Potential construction work in the future would not cause significant ground-borne vibration. Since the duration of impact would be brief and would occur during less sensitive daytime hours (i.e., between 7:00 a.m. and 7:00 p.m.), the impact from construction-related ground-borne vibration and ground-borne noise is considered less than significant.

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

**No Impact.** There are no private airports or private airstrips located within the vicinity of the project site. According to topographic maps and aerial photos, the project site is not located within the vicinity of a private airstrip. Additionally, the project site is located outside of airport land use planning boundaries and is approximately six miles southwest of the Orland Airport (Haigh Field).<sup>29</sup> 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.

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<sup>29</sup> 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](http://gcppwa.net/documents/Willows_Airport_Land_Use_Plan-1990.pdf)

**XIV. POPULATION AND HOUSING**

<b>Would the project:</b>		<b>Potentially Significant Impact</b>	<b>Less Than Significant With Mitigation Incorporated</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
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"/>

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 Artois Protection District. Artois Fire Protection District were provided application documentation, no comments were received. Response time is not anticipated to be affected by the proposed project. Compliance with state laws will reduce impacts from fire. Therefore, it is concluded that the impact from the proposal is less than significant.



**ii) Police protection?**

**Less Than Significant Impact.** Law enforcement for unincorporated portions of Glenn County, including the project site, is provided by the Glenn County Sheriff's Department. There is a sheriff's office located in the City of Willows and a substation located in the City of Orland. 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 D through frontage. Response time would not be affected by the proposed project. This project is not anticipated to require the staffing of additional peace officers or the purchase of additional equipment to support law enforcement activities. The project will not generate substantial additional population in the area and therefore would not require additional police surveillance over existing conditions. Based on this information, it is concluded that the project would have a less than significant impact on police protection.

**iii) Schools?**

The project will not result in an increase in demand on the public schools' system as the proposal will not increase development. The project site is located within the Orland Unified School District. It is concluded that there is no impact from the project.

**iv) Parks?**

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

**v) Other public facilities?**

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

**XVI. RECREATION**

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

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

**No Impact.** The project will have no impact on recreation. No new demand will be generated for the use of the existing area parks. The project does not include recreation facilities or require the construction or expansion of recreational facilities that might have an adverse physical effect on the environment.

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

**No Impact.** The project does not include recreational facilities or require the construction or expansion of recreational facilities that might have an adverse physical effect on the environment.

**XVII. TRANSPORTATION**

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

**Glenn County Roads Overview:**

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

State Route 162 is the only state route west of I-5. The route originally began at Highway 101 in Mendocino County and continued into Glenn County, but a 70-mile break currently exists (34 miles of which is in Mendocino County and 36 miles in Glenn County). The intermediate mileage is a seasonal road owned and maintained by Mendocino and Glenn Counties. This travel corridor is the only east-west route between I-5 and Highway 101 between State Routes 20 and 36, 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. A request for project review was sent to Glenn County Public Works Agency on December 7, 2022 and comments were received. The following Conditions of Approval were established based upon their comments.

Condition of Approval

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 Public Works Agency.

Condition of Approval

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.

Condition of Approval

That no off-site parking associated with this development shall be allowed on County Road D.

The project is not anticipated to result in a significant increase in traffic from current or future operations. The project will not conflict with a program, plan, ordinance or policy addressing the circulation system including transit, roadway, bicycle and pedestrian facilities. It is therefore concluded the project will not conflict with a program, plan, ordinance or policy addressing the circulation system.

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

**§ 15064.3 Determining the Significance of Transportation Impacts**

**(b) Criteria for Analyzing Transportation Impacts**

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

**Less Than Significant Impact.** Section 15064.3 was recently added to the CEQA Guidelines and states that “vehicle miles traveled” (VMT) is the preferred method for evaluating transportation impacts. However, according to Headway Transportations study “[t]he Technical Advisory on Evaluating Transportation Impacts in CEQA, December 2018, published by the Governor’s Office of Planning and Research (OPR) provides screening thresholds for land use projects, including a “Screening Threshold for Small Projects” which states:

*“Many local agencies have developed screening thresholds to indicate when detailed analysis is needed. Absent substantial evidence indicating that a project would generate a potentially significant level of VMT, or inconsistency with a Sustainable Community Strategy (SCS) or general plan, projects that generate or attract fewer than 110 trips per day generally may be assumed to cause a less-than-significant transportation impact.”*

This project will include the operation of a wedding and retreat facility, which is projected to generate a yearly estimated average increase of 13 trips per day. The project will not result in a substantial increase in vehicle miles traveled by project-related traffic. 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 D will provide adequate ingress and egress to the proposed facility. Access to County Road D will be provided by an existing driveway. It is concluded that there will be a less than significant impact.

Glenn County Public Works was sent a request for comments due to the site being located within the unincorporated area of Glenn County. Per Glenn County Public Works Agency an encroachment permit is required as seen in previously established Conditions of Approval.

- d) **Would the project result in inadequate emergency access?**

**Less Than Significant Impact.** The project would not result in inadequate emergency access as the site has approximately 660 feet of frontage along County Road D. County Road D will provide ingress and egress to the site. It is concluded that the driveway there will be a less than significant impact on emergency access.

**XVIII. TRIBAL CULTURAL RESOURCES**

Would the project:		Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a)	Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:	<input type="checkbox"/>	<input 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.**

In compliance with CEQA Guideline §15064.5 (Determining the Significance of Impacts to Archaeological and Historical Resources), a request for a records search was submitted to local native tribes and the Northeast Information Center (NEIC), a member of the California Historic Resources Information System (CHRIS), to determine if any cultural places are located within the project site.

If any site excavation occurs in the future and any artifacts uncovered, that project would be subject to laws governing the accidental discovery. It is concluded the proposal will have a less than significant impact 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 type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d)	Generate solid waste in excess of state or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e)	Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input 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 continue to rely on individual sewage disposal systems for wastewater treatment.

The proposed project would not require or result in the construction of new municipal storm water drainage facilities or the expansion of existing facilities; therefore, no significant environmental damage would result from the construction of such facilities. Current land drainage will not change, any leveling of land or drainage changes must comply with Chapter 15.70 of the Glenn County Code, as



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

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

**Less Than Significant Impact.** New wells 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 reasonably foreseeable future.

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

**Less Than Significant Impact.** There is no municipal wastewater treatment provider for the area. Individual sewage disposal systems are currently the only long-term method of providing sewage disposal for the project area. Any new sewage disposal systems would be required to meet the standards set forth in Chapter 7.010 of the Glenn County Code and by the Glenn County Environmental Health Department. Glenn County Environmental Health Department was supplied with the projects request for review; Glenn County Environmental Health submitted comments. It is concluded there will be a less than significant impact.

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

**Less Than Significant Impact.** Solid waste generated by the project is transported to Glenn County Transfer Station. In 2019 Glenn County closed the landfill and is currently utilizing a transfer station. At this time, waste disposal is not anticipated to be a significant issue. The cumulative impacts on the transfer station will be minimal and will be offset in the future from increased requirements for sorting, recycling, diversion, and increases in disposal costs. Additionally, the following conditions of approval have been established.

Condition of Approval (Glenn County Environmental Health)

All Garbage, rubbish, and refuse created, produced, or accumulated at the property shall be removed by a permitted waste hauler or taken to a permitted facility at least once per week. All garbage, rubbish, and refuse shall be stored in leak-proof containers with tight-fitting lids.

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

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

these goals and objectives through seven main programs, consisting of Source Reduction, Recycling, Composting, Special Waste Materials, Public Education, Policy Incentives, and Facility Recovery. The proposed project will be required to comply with all federal, state, and local statutes and regulations related to solid waste disposal. As a result, there would be no impact on solid waste regulations.

**XX. WILDFIRE**

		Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a)	Substantially impair an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b)	Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c)	Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 access to County Road D. The project will not interfere with adjacent roadways that may be used for emergency response or evacuation. The project will not prohibit subsequent plans from being established or prevent the goals and objectives of existing plans from being carried out.

The proposed project does not pose a unique or unusual use or activity that would impair the effective and efficient implementation of an adopted emergency response or evacuation plan. According to Figure 3-2 of Volume II of the Glenn County General Plan, the project site is not located within a fire hazard severity zone or within Cal Fire’s State Responsibility Zone. The most severe wildland fires occur in the western portion of the County within the Mendocino National Forest. The project will not obstruct or compromise the safety of emergency response vehicles or aircraft and their ability to effectively respond in an emergency. Therefore, it is concluded that there is a less than significant impact.

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

**Less Than Significant Impact.** The project site has no features that would exacerbate wildfire risk including slope or prevailing winds; therefore, it is concluded there will be a less than significant impact.

- c) **Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?**

**Less Than Significant Impact.** This project would not require the installation or maintenance of additional infrastructure that may exacerbate fire risk impacts to the environment. The project does not include new infrastructure or maintenance that may exacerbate fire risks or result in temporary or ongoing impacts to the environment. Artois Fire Department was contacted regarding this proposal and no comments were received. It is concluded there will be a Less Than Significant Impact.

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

**Less Than Significant Impact.** The drainage pattern of the site is not anticipated to significantly change as a result of this project. No people or structures will be exposed to a significant risk due to post-fire slope instability or drainage changes. It is concluded there will be a less than significant impact.

**XXI. MANDATORY FINDINGS OF SIGNIFICANCE**

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

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

**Less Than Significant Impact.** 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 listed in 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, 225 North Tehama Street, Willows, CA 95988, Phone (530) 934-6540.

### APPLICANT/ OPERATOR:

Forrest and Melissa Jinks  
3595 County Road D  
Orland, CA. 95963  
Phone Number: 707-888-4473  
Email: Forrestlee77@gmail.com

### LANDOWNER:

The Forrest and Melissa Jinks Trust  
3595 County Road D  
Orland, CA. 95963  
Phone Number: 707-888-4473  
Email: Forrestlee77@gmail.com

### Records of, or consultation with the following:

Artois Fire Protection District  
California Department of Fish and Wildlife  
California Department of Housing and Community Development (HCD)  
California Department of Transportation (Caltrans)  
Central Valley Regional Water Quality Control Board (RWQCB)  
Colusa Indian Community Council Cachi Dehe Band of Wintun Indians  
Glenn County Agricultural Commissioner  
Glenn County Assessor  
Glenn County Air Pollution Control District/Certified Unified Program Agency  
Glenn County Planning and Community Development Services Agency  
Glenn County Public Works Agency  
Glenn County Sheriff's Office  
Grindstone Rancheria of Wintun-Wailaki  
Mechoopda Indian Tribe of Chico Rancheria  
Orland Fire Protection District  
Orland Unit Water Users Association  
Orland Unified School District  
Pacific Gas and Electric Company (PG&E)  
Paskenta Band of Nomlaki Indians  
State Water Resources Control Board – Division of Drinking Water

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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 Justice, Office of the Attorney General. *Global Warming*.  
<http://ag.ca.gov/globalwarming/index.php>
- California Department of Toxic Substance Control. *Envirostor: Cleanup Sites and Hazardous Waste Permitted Facilities*. <http://www.envirostor.dtsc.ca.gov/public/>.
- California Department of Transportation. *Officially Designated State Scenic Highways*.  
<http://www.dot.ca.gov/hq/LandArch/scenic/schwy.htm>.
- California Environmental Protection Agency, Air Resources Board. *Climate Change Program*.  
<http://www.arb.ca.gov/cc/cc.htm>
- California Environmental Protection Agency, Air Resources Board. June 2011. *2011 State Area Designations*. <http://www.arb.ca.gov/desig/adm/adm.htm>.
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- Federal Emergency Management Agency. Flood Insurance Rate Maps (FIRM) for Glenn County, as revised to date.
- Glenn County Airport Land Use Commission. February 27, 1991. *Comprehensive Airport Land Use Plan: Orland-Haigh Field Airport*.  
[http://gcppwa.net/documents/Orland\\_Airport\\_Land\\_Use\\_Plan-1991.pdf](http://gcppwa.net/documents/Orland_Airport_Land_Use_Plan-1991.pdf).



Glenn County Planning & Community Services Agency. Geographic Information System.

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

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

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

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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](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](http://www.countyofglenn.net/govt/county_code/?cc_t_id=17)

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

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

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

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

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

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

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08/22/2022

Construction Site Well Review (CSWR) ID: 1012553

Assessor ParceNumber(s): 024210022000

Property Owner(s): Forrest Jinks

Project Location Address: 3595 County Road D Orland, California 95963

Project Title: CUP2022-002, Stillwater Ranch

Public Resources Code (PRC) § 3208.1 establishes well reabandonment responsibility when a previously plugged and abandoned well will be impacted by planned property development or construction activities. Local permitting agencies, property owners, and/or developers should be aware of, and fully understand, that significant and potentially dangerous issues may be associated with development near oil, gas, and geothermal wells.

The California Geologic Energy Management Division (CalGEM) has received and reviewed the above referenced project dated 8/19/2022. To assist local permitting agencies, property owners, and developers in making wise land use decisions regarding potential development near oil, gas, or geothermal wells, the Division provides the following well evaluation.

The project is located in Glenn County, within the boundaries of the following fields:

N/A

Our records indicate there are no known oil or gas wells located within the project boundary as identified in the application.

- Number of wells Not Abandoned to Current Division Requirements as Prescribed by Law and

Projected to Be Built Over or Have Future Access Impeded by this project: 0

- Number of wells Not Abandoned to Current Division Requirements as Prescribed by Law and Not Projected to Be Built Over or Have Future Access Impeded by this project: 0
- Number of wells Abandoned to Current Division Requirements as Prescribed by Law and Projected to Be Built Over or Have Future Access Impeded by this project: 0
- Number of wells Abandoned to Current Division Requirements as Prescribed by Law and Not Projected to Be Built Over or Have Future Access Impeded by this project: 0

As indicated in PRC § 3106, the Division has statutory authority over the drilling, operation, maintenance, and abandonment of oil, gas, and geothermal wells, and attendant facilities, to prevent, as far as possible, damage to life, health, property, and natural resources; damage to underground oil, gas, and geothermal deposits; and damage to underground and surface waters suitable for irrigation or domestic purposes. In addition to the Division's authority to order work on wells pursuant to PRC §§ 3208.1 and 3224, it has authority to issue civil and criminal penalties under PRC §§ 3236, 3236.5, and 3359 for violations within the Division's jurisdictional authority. The Division does not regulate grading, excavations, or other land use issues.

If during development activities, any wells are encountered that were not part of this review, the property owner is expected to immediately notify the Division's construction site well review engineer in the Northern district office, and file for Division review an amended site plan with well casing diagrams. The District office will send a follow-up well evaluation letter to the property owner and local permitting agency.

Should you have any questions, please contact me at (805) 937-7246 or via email at [Miguel.Cabrera@conservation.ca.gov](mailto:Miguel.Cabrera@conservation.ca.gov).

Sincerely,

Miguel Cabrera  
Northern District Deputy

cc: Colin Lawson - Submitter



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## Central Valley Regional Water Quality Control Board

17 August 2022

Brandon Jennings  
Glenn County Planning & Community Development Services Agency  
225 North Tehama Street  
Willows, CA 95988

### **COMMENTS ON CONDITIONAL USE PERMIT PRE-APPLICATION 2022-002 STILLWATER RANCH, APN NUMBER 024-210-022, ORLAND, GLENN COUNTY**

The Central Valley Regional Water Quality Control Board (Central Valley Water Board) is a responsible agency for this project, as defined by the California Environmental Quality Act (CEQA). On 10 August 2022, we received your request for comments on Conditional Use Permit Pre-Application 2022-002, Stillwater Ranch (Project).

Stillwater Ranch has applied for a pre-application review to operate a wedding and corporate retreat facility. The proposed size of the wedding/meeting barn is 7,200 sq. ft. The attached kitchen is submitted at 2,400 sq. ft. This will include laundry facilities for linens, etc. The proposal will also include fourteen small sleeping cabins, which will be 16 ft. by 16 ft. The cabins are necessary for overnight stay, for corporate retreat uses. Additionally, there will be three wedding venue sites; each site will have two bathrooms, for a total of six restrooms. There will be two hundred available parking spots. The project is located at 3595 County Road D, on the west side of County Road D, west of County Road F, south of County Road 25, east of County Road C, and north of County Road 28, in the unincorporated area of Glenn County, California.

Based on our review of the information submitted for the proposed project, we have the following comments:

#### Clean Water Act (CWA) Section 401, Water Quality Certification

The Central Valley Water Board has regulatory authority over wetlands and waterways under the Federal Clean Water Act (CWA) and the California Water Code, Division 7 (CWC). Discharge of dredged or fill material to waters of the United States requires a CWA Section 401 Water Quality Certification from the Central Valley Water Board. Typical activities include any modifications to these waters, such as stream crossings, stream bank modifications, filling of wetlands, etc. 401 Certifications are issued in combination with CWA Section 404 Permits issued by the Army Corps of Engineers.

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MARK BRADFORD, CHAIR | PATRICK PULUPA, EXECUTIVE CHAIR

The proposed project must be evaluated for the presence of jurisdictional waters, including wetlands and other waters of the State. Steps must be taken to first avoid and minimize impacts to these waters, and then mitigate for unavoidable impacts. Both the Section 404 Permit and Section 401 Water Quality Certification must be obtained prior to site disturbance. Any person discharging dredge or fill materials to waters of the State must file a report of waste discharge pursuant to Sections 13376 and 13260 of the California Water Code. Both the requirements to submit a report of waste discharge and apply for a Water Quality Certification may be met using the same application form, found at [Water Boards 401 Water Quality Certification and/or WDRs Application](https://www.waterboards.ca.gov/water_issues/programs/cwa401/#resources) ([https://www.waterboards.ca.gov/water\\_issues/programs/cwa401/#resources](https://www.waterboards.ca.gov/water_issues/programs/cwa401/#resources)).

#### General Permit for Storm Water Discharges Associated with Construction and Land Disturbance Activities (CGP)

Construction activity, including demolition, resulting in a land disturbance of one acre or more must obtain coverage under the CGP. The Project must be conditioned to implement storm water pollution controls during construction and post-construction as required by the CGP. To apply for coverage under the CGP the property owner must submit Permit Registration Documents electronically prior to construction. Detailed information on the CGP can be found on the State Water Board website [Water Boards Stormwater Construction Permits](https://www.waterboards.ca.gov/water_issues/programs/stormwater/constpermits.shtml) ([https://www.waterboards.ca.gov/water\\_issues/programs/stormwater/constpermits.shtml](https://www.waterboards.ca.gov/water_issues/programs/stormwater/constpermits.shtml)).

#### Isolated wetlands and other waters not covered by the Federal Clean Water Act

Some wetlands and other waters are considered "geographically isolated" from navigable waters and are not within the jurisdiction of the Clean Water Act. (e.g., isolated wetlands, vernal pools, or stream banks above the ordinary high-water mark). Discharge of dredged or fill material to these waters may require either individual or general waste discharge requirements from the Central Valley Water Board. If the U.S. Army Corps of Engineers determine that isolated wetlands or other waters exist at the project site, and the project impacts or has potential to impact these non-jurisdictional waters, a Report of Waste Discharge and filing fee must be submitted to the Central Valley Water Board. The Central Valley Water Board will consider the information provided and either issue or waive Waste Discharge Requirements. Failure to obtain waste discharge requirements or a waiver may result in enforcement action.

Any person discharging dredge or fill materials to waters of the State must file a report of waste discharge pursuant to Sections 13376 and 13260 of the CWC. Both the requirements to submit a report of waste discharge and apply for a Water Quality Certification may be met using the same application form, found at [Water Boards 401 Water Quality Certification and/or WDRs Application](https://www.waterboards.ca.gov/water_issues/programs/cwa401/#resources) ([https://www.waterboards.ca.gov/water\\_issues/programs/cwa401/#resources](https://www.waterboards.ca.gov/water_issues/programs/cwa401/#resources)).

If you have any questions or comments regarding this matter, please contact me at (530) 224-4784 or by email at [Jerred.Ferguson@waterboards.ca.gov](mailto:Jerred.Ferguson@waterboards.ca.gov).

*(for)* Jerred Ferguson  
Environmental Scientist  
Storm Water & Water Quality Certification Unit

JTF: DB

cc:  
via email: Forrest Jinks, Morgan Utah

## **Brandon Jennings**

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**From:** Dhatt, Satwinder K@DOT <satwinder.dhatt@dot.ca.gov> on behalf of D3 Local Development@DOT <D3.local.development@dot.ca.gov>  
**Sent:** Thursday, August 25, 2022 1:58 PM  
**To:** Brandon Jennings  
**Cc:** Arnold, Gary S@DOT  
**Subject:** CUP2022-002 Stillwater Ranch, Pre-Application Request for Review

Hi Brandon,

Thank you for including California Department of Transportation in the review process for Stillwater Ranch project. This project will not cause any operational issues and will not effect our State Highway System. Therefore, our office has no comments/conditions for this project.

Please provide our office with copies of any further actions regarding this proposal. We would appreciate the opportunity to review and comment on any changes related to this development.

Should you have questions please contact me, Local Development Review, Equity and System Planning Coordinator, by phone (530) 821-8261 or via email at [D3.local.development@dot.ca.gov](mailto:D3.local.development@dot.ca.gov).

Thank you!

**Satwinder Dhatt**  
**Local Development Review, Equity and System Planning**  
**California Department of Transportation, District 3**  
**(530) 821-8261**



September 2, 2022

Brandon Jennings  
County of Glenn  
225 North Tehama St  
Willows, CA 95988

Ref: Gas and Electric Transmission and Distribution

Dear Brandon Jennings,

Thank you for submitting the Stillwater Ranch 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](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: <https://www.usanorth811.org/images/pdfs/CA-LAW-2018.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 ( $90^\circ \pm 15^\circ$ ). 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.

## 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 10 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](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.



September 22, 2022

Brandon Jennings  
County of Glenn  
225 North Tehama St  
Willows, CA 95988

Re: Stillwater Ranch CUP2022-002  
3595 County Road D, Orland, CA 95963

Dear Brandon:

Thank you for providing PG&E the opportunity to review your proposed plans for Stillwater Ranch CUP2022-002 dated 8-11-2022. Our review indicates your proposed improvements do not appear to directly interfere with existing PG&E facilities or impact our easement rights.

Please note this is our preliminary review and PG&E reserves the right for additional 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 your design, we ask that you resubmit the plans to the email address listed below.

If you require PG&E gas or electrical service in the future, please continue to work with PG&E's Service Planning department: <https://www.pge.com/cco/>.

As a reminder, before any digging or excavation occurs, please contact Underground Service Alert (USA) by dialing 811 a minimum of 2 working days prior to commencing any work. This free and independent service will ensure that all existing underground utilities are identified and marked on-site.

If you have any questions regarding our response, please contact the PG&E Plan Review Team at [pgeplanreview@pge.com](mailto:pgeplanreview@pge.com).

Sincerely,

PG&E Plan Review Team  
Land Management

**GLENN COUNTY**  
**Planning & Community Development Services Agency**  
**Environmental Health Department**

225 N Tehama St.  
Willows, CA 95988  
Tel: 530.934.6102 Fax: 530.934.6103  
[www.countyofglenn.net](http://www.countyofglenn.net)



Mardy Thomas, Director

Date: August 17, 2022

To: Brandon Jennings, Assistant Planner  
Glenn County Planning & Community Development Services Agency (PCDSA)  
(Via Email)

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

Re: CUPA 2022-002, Stillwater Ranch, APN 024-210-022 (Wedding and Corporate Retreat Pre-Application Review)

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

1. All sewage and graywater discharge shall be connected to onsite wastewater treatment systems (OWTS). All OWTS shall be permitted and approved by the Environmental Health Department (EHD). If existing OWTS are proposed for parts of the project the OWTS shall be evaluated by the EHD to determine if it's adequately sized to handle the proposed daily flows and meets current county OWTS regulations. The OWTS may require upgrading and EHD permits/fees to meet current county regulations.
2. Water wells used to supply water to the proposed facility shall be permitted and regulated by the EHD or the State Water Resource Control Board (SWRCB), Division of Drinking Water. Contact EHD and SWRCB to determine appropriate level of regulation.
3. Permanent food facilities shall be plan reviewed and permitted by EHD if public events are proposed at the facility.
4. All food facilities serving food at wedding and corporate retreat events shall be reviewed by the EHD to determine if permitting and inspection will be required.
5. All garbage, rubbish and refuse created, produced or accumulated at the proposed facility and on the property shall be removed by a permitted waste hauler or taken to a permitted facility at least once each week. All garbage shall be kept in a container with a close-fitting cover, without leakage or escape of odors.

Please contact Environmental Health at 530-934-6102 with any comment/requirement questions.

**From:** [Donald Rust](#)  
**Sent:** Thursday, September 15, 2022 3:10 PM  
**To:** [Andy Popper](#)  
**Cc:** [Talia Richardson](#); [Kevin Cook-Guteriez](#); [Michael Biggs](#)  
**Subject:** FW: Last Image

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Andy,

With regards to Stillwater Ranch land development project, the PWA offers the following comments related to the pre-application:

- The applicant will need to provide detailed site improvement plans to demonstrate that the proposed land development project will comply with all applicable performance and development standards prior to issuance of any ministerial or discretionary approval(s)/permit(s). The applicant should review the Glenn County Code, specifically, Title 15, Unified Development Code: Divisions 1 through 4. The information should consist of drawings and/or reports prepared by a qualified professional and shall be accurate and representative of the proposed project according to accepted engineering practices.
- Once the applicant provides detailed improvement plans, the PWA staff will review the improvement plans to provide comments regarding the proposed land development project.
- Prior to any work done in the County right-of-way related to the proposed land development project, an encroachment permit shall be applied for and received from the PWA.
- In addition to the above, our land development engineering consultant (Robert Hunter) has provided comments that are highlighted below.

Thanks, Don

*Donald L. Rust, Director*

**Public Works Agency**

777 North Colusa Street  
PO Box 1070  
Willows, CA 95988  
530-934-6530  
[www.countyofglenn.net](http://www.countyofglenn.net)

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**From:** Michael Biggs <MBiggs@countyofglenn.net>  
**Sent:** Thursday, September 15, 2022 2:42 PM



**To:** Donald Rust <[DRust@countyofglenn.net](mailto:DRust@countyofglenn.net)>  
**Subject:** FW: Last Image

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**From:** Robert Hunter  
**Sent:** Wednesday, September 14, 2022 2:15 PM  
**To:** Michael Biggs  
**Subject:** Re: Last Image

Mike, I have reviewed the information for the Stillwater Ranch proposal and offer the following comments:

**Drainage:**

The lake was apparently constructed prior to 2010 per the aerials. Has the Road Crew experienced any runoff problems since the lake was installed?

The application state that there will be minimal increased runoff. With all of the proposed improvements (walkways, buildings, roads and parking areas), I would question this statement. I would suggest that a drainage plan be required as a condition of this application.

**Title:**

The title report has three exceptions noted (4,5,8 &9) that should be reviewed to see what affects these may have on the proposal.

If you have any questions regarding these comments, please contact me.  
Tom

On Thursday, September 8, 2022 at 09:44:47 AM PDT, Michael Biggs <[mbiggs@countyofglenn.net](mailto:mbiggs@countyofglenn.net)> wrote:

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**From:** Donald Rust <[DRust@countyofglenn.net](mailto:DRust@countyofglenn.net)>  
**Sent:** Wednesday, August 31, 2022 3:11 PM  
**To:** Michael Biggs <[MBiggs@countyofglenn.net](mailto:MBiggs@countyofglenn.net)>  
**Subject:** FW: Last Image

Email 4 of 4

Donald L. Rust, Director

## **Public Works Agency**

777 North Colusa Street

PO Box 1070

Willows, CA 95988

530-934-6530

[www.countyofglenn.net](http://www.countyofglenn.net)

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**From:** Mardy Thomas <[mthomas@countyofglenn.net](mailto:mthomas@countyofglenn.net)>

**Sent:** Wednesday, August 31, 2022 2:27 PM

**To:** Donald Rust <[DRust@countyofglenn.net](mailto:DRust@countyofglenn.net)>

**Subject:** Last Image

## **Mardy Thomas**

### **Director**

Glenn County Planning & Community Development Services

225 N. Tehama St.

Willows, CA 95988

Phone: 530.934.6540

This electronic message may contain information that is confidential and/or legally privileged. It is intended only for the use of the individual(s) and entity named as recipients in the message. If you are not an intended recipient of the message, please notify the sender immediately and delete the material from any computer. Do not deliver, distribute, or copy this message, and do not disclose its contents or take action in reliance on the information it contains. Thank you

## Brandon Jennings

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**From:** Eileen Worthington <eileenmworthington@yahoo.com>  
**Sent:** Thursday, August 25, 2022 2:49 PM  
**To:** Planning Email Group; Tom Arnold; Brandon Jennings  
**Subject:** Pre application review Stillwater Ranch

Dear Sir

My name is Eileen Worthington my husband Rod (Rod Worthington Family Trust) own the Property 5956 County Road 28 forty acres close to the property in question.

We are concerned about this request since we are in an exclusive agricultural use zone.

Worried that if they build this large project right next to us which has nothing to do with agriculture!!

We already have a water shortage!!

They could potentially start complaining when we are harvesting our almonds and shaking trees which is dusty. Also if we have to use helicopters for frost control in the winter. They will be complaining about the noise. We lost numerous acres of almonds this past February There are so many issues that could arise. Our road is not set up for hundreds of vehicles using our road.

We already have so many pot holes.

Also we are worried about drunk drivers using our only road. Safety concerns regarding corporate retreats gun safety hunting!! We are totally against this project!!

Sincerely

Eileen and Rod Worthington

Sent from my iPhone

## Brandon Jennings

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**From:** Judy Timinsky <jmtdairy@gmail.com>  
**Sent:** Thursday, August 25, 2022 3:29 PM  
**To:** Brandon Jennings  
**Subject:** Stillwater Ranch Pre-Application Review

Mr. Jennings,

We have just been made aware of a possible conditional use permit at 3595 County Road D, Orland. They propose to build several structures, hold weddings, plan for 200 parking spaces, etc.

The property owner previous to this one did something similar to this (I don't know if it was permitted or not) and the noise and traffic on the weekends was terrible. Is there any kind of noise ordinance in an ag zone? Has anyone considered the road maintenance? I understand our neighbors have legitimate issues with this project as well. I hope the county will look into this thoroughly before they approve something like this in our area.

J. Timinsky

## Brandon Jennings

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**From:** Karen Waltman <kwwatrspk@gmail.com>  
**Sent:** Thursday, August 25, 2022 4:01 PM  
**To:** Planning Email Group  
**Subject:** "Stillwater Ranch- Wedding and Party Venue"

Hello,

My name is Karen Waltman. I am a 25 year resident at 6331 County Road 28.

I have ran and operated a dog training and boarding kennel here for the whole time.

I am writing with my concerns regarding a proposed Conditional Use Permt for " Stillwater Ranch, Forrest Jinks";, located at 3595 County Rd D , Orland.

The parcel # is 024-210-022

As a long time resident here, I have several concerns with this business opening up in our area.

- 1) **WATER**..... it is no secret that Glenn County has been in trouble the past few years, with wells drying up, and people's homes and livelihoods being drained DRY. How is it possible that this Stillwater Ranch be considered for build and operation.....Bathrooms, Cooking facilities,lodging/? Current residents are concerned daily for our wells , WHERE is the water going to come from to sustain this new business?
- 2) **TRAFFIC**..... Road 28,is in poor condition already. Many potholes erupt ,and are not repaired. This road carries a great deal of traffic already, ;Its an agricultural area,; and large trucks are often using this road. ;Thus; Beating it up further. This road does not need,nor can it handle any extra traffic
- 3). **SAFETY** ..... This is generally a quiet rural area, people all have pets and/or children. With a Wedding and party venue, there will be people undoubtedly driving home after consuming alcohol. This will endanger everyone that lives and travels on this road. Our law enforcement is already severely taxed, where are the extra patrols going to come from?
- 4.) **"INTENSIVE AGRICULTURE"**....The general plan states "Intensive Agriculture". It is in a Exlusive Agriculture Zone- what about this venue is AGRICULTURE????

Please reconsider the needs and thoughts of current residents and businesses in this area, and deny any further approval for this proposed venue.

Thank you,  
Karen M Waltman  
Waterspook Labradors

## Brandon Jennings

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**From:** Loretta Little <llittle53@gmail.com>  
**Sent:** Thursday, August 25, 2022 5:31 PM  
**To:** Planning Email Group; Tom Arnold  
**Subject:** Stillwater Ranch

My husband and I would like to object to the Stillwater Ranch project.

We are very concerned about their use of precious water to fill and maintain a lake for recreational use, when Farmers are being denied water for crops. Wells are going dry in this area and all around Glenn County. The water district says there is no water for crops, yet this project wants a recreational lake.

We feel this is an agricultural zoned area and this project is not agricultural related. We are concerned about possible future complaints from the owners and guests against ag related practices such as chemical use, noise and dust issues that arise frequently, and the use of helicopters for frost protection and spraying.

We have concerns about the traffic this project will generate. Our roads do not hold up to the farm traffic. How will they be with increased traffic from these venues? Farm traffic is frequently slow moving. How will it be impacted by guests from this project? How will alcohol use by these drivers impact the farmer's safety, and that of our animals, young children, senior citizens, and farm workers driving equipment day and night? It is not unusual for the roads to be flooded and impassable during storms. Are the persons involved with this project prepared to deal with this issue?

Are the Glenn County Sheriff's department and fire departments on board with this project? We are already struggling with minimal availability and often lengthy response times due to our isolated area. Most of our community live here because of the isolation and farming atmosphere. This will be greatly impacted by the venues. Farmers usually have guns and use them for rodent and varment control. Will this cause issues for the venue attendees? How will trespassing issues on private property by guests be dealt with?

Thank you for the opportunity to voice our concerns regarding the Stillwater Ranch Project.

Dennis and Loretta Little

In regards to the proposed Conditional Use Permit 2022-002, Still Water Ranch;

Myself and other neighboring property owners have concerns regarding the proposed future use of the property in question. As stated on the notice we received, this area is zoned as an "Exclusive Agricultural Zone" and all the surrounding properties are used for farming and agricultural uses.

The proposed modifications to this property would place a new pavilion, 14 cabins and other structures in very close proximity to the almond farm directly to the north. This farm should not have to modify their farming practices at any time and in any way to accommodate the type of venue or event that may be happening on the property next to them. During the spring, summer and fall, these farms have tasks that cannot be hindered such as; spraying at night, running diesel irrigation pumps 24 hours a day, harvesting crops, mowing, disking, floating etc. These important and very necessary tasks produce loud noise and often large amounts of dust, not to mention chemicals and pesticides that are applied. Placing a "resort" in the middle of several operating farms does not seem like a good idea!

If this project was to be approved and constructed, it would potentially cause a huge increase in the amount of traffic on County Road D and adjacent roadways. Our rural roads in this area are already in a state of disrepair, and doubling or tripling the traffic would only expedite further damage to the roads.

If this project were to proceed, how will the surrounding property owners be insured that we will not have to change our farming practices? What would be done to mitigate the accelerated damages to our roads? How will this affect the renters of the residence on my property? What other unforeseen constraints will be caused by this new business?

Please consider my concerns before proceeding with an approval on this Conditional Use Permit.

Thanks,

A handwritten signature in blue ink that reads "Matt Deadmond". The signature is written in a cursive, flowing style.

Matt Deadmond

Property Owner at 3645 County Rd D, Orland (2 parcels to the north)



To Brandon Jennings


I am writing in concern of the "Conditional Use Permit 2002-002, Stillwater Ranch".

I am the VP of Farming for Big W Ranch that farms adjacent to the parcel in question and I was raised within a couple miles of this location. This proposal is concerning for a number of reasons:

1. The roads to and from this protentional site are were not adequate to accommodate 200 cars safely on a consistent basis. Most of road D has little to no shoulder. Road 25 has the dip as the crossing on walker creek that doesn't allow 2 cars to pass at the same time.
2. This area is an "Intensive Agriculture" zone.
3. We have farming operations (adjacent to the West, ½ mile to the North and a ¼ of a mile to the South) that include spraying and harvest. How is this going to affect our farming operation and our neighbors farming operations?
4. One of the special things about this area of the county is how rural it is and how unchanged it has been over the last 40 years of my life. It has seen Land O Lake's come and go, sheep pastures and clover fields turn to almond and olive trees, but it's still the same rural place my grandparents, parents and I were raised.
5. This site had previously been an unpermitted wedding venue before being shut down by the county. During the time of operation, it effected our employees living on the ranch and it was nowhere near the scale of what is being proposed.

Please feel free to give me a call with any questions at 530-865-1403.

Sincerely,

A handwritten signature in blue ink that reads "Matt Lohse". The signature is written in a cursive, slightly slanted style.

Matt Lohse



**From:** [matt@bigwranch.com](mailto:matt@bigwranch.com)  
**Sent:** Friday, August 26, 2022 3:30 PM  
**To:** [Brandon Jennings](#)  
**Subject:** Conditional Use Permit 2022-002, Still Water Ranch  
**Attachments:** [Stillwater Ranch Proposal.pdf](#)

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To Brandon Jennings

I am writing in concern of the "Conditional Use Permit 2002-002, Stillwater Ranch".

I am the VP of Farming for Big W Ranch that farms adjacent to the parcel in question and I was raised within a couple miles of this location. This proposal is concerning for a number of reasons:

1. The roads to and from this protentional site are were not adequate to accommodate 200 cars safely on a consistent basis. Most of road D has little to no shoulder. Road 25 has the dip as the crossing on walker creek that doesn't allow 2 cars to pass at the same time.
2. This area is an "Intensive Agriculture" zone.
3. We have farming operations (adjacent to the West, ½ mile to the North and a ¼ of a mile to the South) that include spraying and harvest. How is this going to affect our farming operation and our neighbors farming operations?
4. One of the special things about this area of the county is how rural it is and how unchanged it has been over the last 40 years of my life. It has seen Land O Lake's come and go, sheep pastures and clover fields turn to almond and olive trees, but it's still the same rural place my grandparents, parents and I were raised.
5. This site had previously been an unpermitted wedding venue before being shut down by the county. During the time of operation, it effected our employees living on the ranch and it was nowhere near the scale of what is being proposed.

Please feel free to give me a call with any questions at 530-865-1403.

Sincerely,

Matt Lohse

To: Brandon Jennings

From: Miguel Calzada

We have received a courtesy notice about a Pre-Application Review Conditional Use Permit 2022-002, Stillwater Ranch project for wedding venues and corporate retreat facility.

I have farmed around this property for the last 20 years and lived within a quarter mile of the location for the last five years. I do not agree with this planning development because of traffic issues, late noise hours, big crowds, and most important sanitation around the orchards. Sorry for the inconvenience this might cause.

**From:** [Miguel Calzada](#)  
**Sent:** Friday, August 26, 2022 1:33 PM  
**To:** [Brandon Jennings](#)  
**Subject:** Still Water Ranch Project  
**Attachments:** [Still Water Ranch venue proposal..docx](#)

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## Brandon Jennings

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**From:** Jeanna Kilmer <jeannakilmer77@gmail.com>  
**Sent:** Thursday, August 25, 2022 8:42 AM  
**To:** Brandon Jennings  
**Subject:** Pre-Application Review Conditional Use Permit 2022-002 Still Water Ranch

To whom it may concern,

I am writing in opposition to the Pre-Application Review Conditional Use Permit 2022-002 Still Water Ranch. I oppose this proposal based on the following, but not limited to, safety concerns.

### ROADS

The access roads and surrounding roads have not been maintained are in poor and dangerous condition. These roads have not been maintained before, during or after the operation of Land 'O Lakes processing facility and this poses a very large safety risk.

These damaged roads cannot currently handle the current resident traffic, let alone an additional 100-200 cars per week. Keep in mind that current residents who are familiar with the roads try to avoid damage but this is not always the case even with experienced drivers. The current road "Fix-it's" will not be sufficient.

### WATER

Currently, we are facing a severe drought and risk having no available water required to irrigate our orchards and to raise our families. Significant amounts of water will be needed in order to ensure food safety, avoid cross contamination and necessary guest hygiene in wake of COVID-19. Toilets, restrooms, hand washing and effective sanitation require considerable amounts of water.

### PRIVATE PROPERTY DISTURBANCES and DAMAGE

Speeding, driving under the influence, unlawful hunting and trespassing are already been a concern for local residents. These occurrences are very likely to increase with the weekly traffic.

From experience, not only are the local residents more vigilant in recent times to protect their properties, oft-times, events proposed will also increase the need for law enforcement.

Thank you in advance for allowing me to address some very serious concerns that the planning division should be considering.

Regards,

Concerned neighbor  
Jeanna

## Brandon Jennings

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**From:** Refugio Medina <mrefugio143@gmail.com>  
**Sent:** Friday, August 26, 2022 1:41 PM  
**To:** Brandon Jennings  
**Subject:** Pre-Application Stillwater Ranch

To Mr. Brandon Jennings,

It's to my understanding that The Moffits', Derrick and Sandy sold their property of County Road D, and the new owners are interested in developing a wedding and event center. This venue will be under 600 yards away from my north fence. A big reason that I chose to live in a rural area is to get away from all the noise and atmosphere that surrounds city living. Even though a wedding and event center is a setting for fun and enjoyment, that does come with some unintended consequences like: lots of vehicle traffic on county roads that don't have sufficient shoulder, or traffic lines. The occasional guest wondering off event center property, or the potential of contamination of our crops from unsanitary conditions within the event center. These are just a few that come to mind, please take in consideration my thoughts on this matter and thank you for your time.

Regards,

Cuco

Good morning,

Thank you for providing Glenn County RCD the opportunity to provide comments for the proposed Conditional Use Permit. Glenn County RCD has no comments regarding the proposal at this time.

The project site is in the vicinity of CA State Responsibility Area; Cal Fire would be the primary emergency response agency with the State Responsibility Area.

Please add me as primary contact person for future Request for Reviews and Planning Commission public hearings.

# GLENN COUNTY

## Planning & Community Development Services Agency

225 N. Tehama Street  
Willows, CA 95988  
530.934.6540  
[www.countyofglenn.net](http://www.countyofglenn.net)



Mardy Thomas, Director

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Forest & Melissa Jinks, Stillwater Ranch  
P.O. Box 1063 (sent via email)  
Morgan, UT 84050

**RE: Pre-Application Review, Conditional Use Permit 2022-002, Stillwater Ranch**

September 29, 2022

To Stillwater Ranch,

On August 03, 2022, the Glenn County Planning & Community Development Services Agency (PCDSA) received documentation for the Conditional Use Permit 2022-002, Stillwater Ranch Pre-Application Review. The Pre-Application documents were sent to agencies, as well as property owners within the project vicinity, for review and comment, with the most recent comments being received September 22, 2022.

The responses provided by the agencies, and property owners in the project vicinity, may assist in the development of a formal conditional use permit application. Should an application be submitted for the proposed project, additional comments may still be received by PCDSA as the project is noticed to the public, undergoes environmental review, is reviewed at a public hearing(s), etc. The comments received from the agencies and public are provided as a guide and not intended to be a comprehensive summary of all the codified or site-specific requirements pertaining to the proposal. The pre-application review process may also identify plausible conditions or mitigations that require attention prior to application submittal.

All responses received by PCDSA from the pre-application review are attached. The application deposit for the pre-application review is applicable toward the application fee for a Conditional Use Permit for up to six months after it was initially paid, which was February, 03, 2022. Please note that no further permit processing related to this proposal will occur unless an application and fees are submitted.

The comments received in the pre-application process should be addressed in the submittal of a Conditional Use Permit application and Environmental Information Form. If clarifications regarding the comments or the recommended application information are required, you may contact the Planning Division or corresponding commenting agency.

Sincerely,

Brandon Jennings, Assistant Planner  
[bjennings@countyofglenn.net](mailto:bjennings@countyofglenn.net)

Cc:  
[Environmental@countyofglenn.net](mailto:Environmental@countyofglenn.net), [Planning@countyofglenn.net](mailto:Planning@countyofglenn.net), [publicworks@countyofglenn.net](mailto:publicworks@countyofglenn.net)

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**From:** [DWR DAM Safety](#)  
**Sent:** Wednesday, December 7, 2022 1:15 PM  
**To:** [Brandon Jennings](#)  
**Subject:** RE: CUP2022-002, Stillwater Ranch Request for Review

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Hello Brandon,

The dam on this property is not a State jurisdictional dam.

Regards,

**Eric J. Holland, P.E. | Senior Water Resources Engineer**  
DWR Division of Safety of Dams  
Field Engineering Branch  
(916) 565-7811 office  
[Eric.Holland@water.ca.gov](mailto:Eric.Holland@water.ca.gov)

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**From:** Brandon Jennings <[bjennings@countyofglenn.net](mailto:bjennings@countyofglenn.net)>  
**Sent:** Wednesday, December 7, 2022 11:31 AM  
**Cc:** Andy Popper <[APopper@countyofglenn.net](mailto:APopper@countyofglenn.net)>; Boniface Chifamba <[bchifamba@countyofglenn.net](mailto:bchifamba@countyofglenn.net)>  
**Subject:** CUP2022-002, Stillwater Ranch Request for Review

Some people who received this message don't often get email from [bjennings@countyofglenn.net](mailto:bjennings@countyofglenn.net). [Learn why this is important](#)

To Whom it may Concern,

Please accept the Request for Review for comments.

Documentation is available at  [CUP2022-002, Stillwater Ranch, Request for Review.pdf](#)

Comments are being requested by Monday, December 19, 2022.

Thank you for your time regarding this matter.

Respectfully,

Brandon Jennings, Assistant Planner  
<http://www.countyofglenn.net/>  
Glenn County Planning & Community Development Services Agency  
225 North Tehama Street  
Willows, Ca 95988  
530-934-6540



# GLENN COUNTY

## Planning & Community Development Services Agency Environmental Health Department

225 N Tehama St.  
Willows, CA 95988  
Tel: 530.934.6102 Fax: 530.934.6103  
[www.countyofglenn.net](http://www.countyofglenn.net)



Mardy Thomas, Director

Date: December 13, 2022

To: Brandon Jennings, Assistant Planner  
Glenn County Planning & Community Development Services Agency (via email)

From: John H Wells, REHS  
Glenn County Environmental Health

Re: CUP 2022-002 Stillwater Ranch (024-210-022) – Wedding and Corporate Retreat

We have reviewed the conditional use permit application information and have the following comments:

1. All wastewater shall be discharged to an onsite wastewater treatment system (OWTS). All OWTS shall be permitted and approved by the Environmental Health Department (EHD). If existing OWTS are proposed for parts of the project, the OWTS shall be evaluated by EHD to determine if it is adequately sized to handle the proposed daily flows and if it meets OWTS regulations. Existing OWTS may require upgrading or replacement to meet current county regulations.
2. Water wells used to supply water to the proposed facility shall be permitted and regulated by EHD and/or the State Water Resources Control Board (SWRCB), Division of Drinking Water. Contact EHD to determine the appropriate regulatory tier for the water system.
3. The proposed food facility will require a plan review and permitting through EHD. Food service activities shall be regulated by EHD.
4. All Garbage, rubbish, and refuse created, produced, or accumulated at the property shall be removed by a permitted waste hauler or taken to a permitted facility at least once per week. All garbage, rubbish, and refuse shall be stored in leak-proof containers with tight-fitting lids.

Contact Environmental Health at (530) 934-6102 if you have any further questions/comments pertaining to this matter.

# California Historical Resources Information System

BUTTE  
GLENN  
LASSEN  
MODOC  
PLUMAS  
SHASTA

SIERRA  
SISKIYOU  
SUTTER  
TEHAMA  
TRINITY

Northeast Information Center  
1074 East Avenue, Suite F  
Chico, California 95926  
Phone (530) 898-6256  
*neinfoctr@csuchico.edu*

December 16, 2022

Brandon Jennings  
Glenn County Planning & Community Development Services Agency  
225 North Tehama Street  
Willows, CA 95988

## IC File # Y22-2 Project Review

RE: Conditional Use Permit 2022-002  
T21N, R4W, Section 13, MDBM  
USGS Fruto NE 7.5' quad  
59.67 acres (Glenn County)

Dear Mr. Jennings,

In response to your request, a records search for the project cited above was conducted by examining the official maps and records for historical resources and surveys in Glenn County. Historical resources in our inventory include archaeological objects, sites, landscapes, districts, and all manner of buildings and structures associated with past human activities. Please note that access to archaeological records is restricted to qualified individuals.

### Results:

#### Archaeological Resources:

Resources within or adjacent to the project area:	None listed
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In addition, no archaeological resources have been recorded within the one-mile vicinity.

**Historic Properties:** According to our records, no resources of this type have been recorded within or adjacent to the project boundaries. The Built Environment Resources Directory (BERD), which includes listings of the California Register of Historical Resources, California State Historical Landmarks, California State Points of Historical Interest, and the National Register of Historic Places, lists no properties within or adjacent to the project area. The BERD is available online at: [https://ohp.parks.ca.gov/?page\\_id=30338](https://ohp.parks.ca.gov/?page_id=30338)

The USGS Fruto (1944) 15' topographic quadrangle fails to depict buildings and structures within the project boundaries; therefore, there is a low potential for any buildings or structures 45 years or older to be within the project area.

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

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

### **Sensitivity Assessment and Recommendations:**

We are unable to provide a sensitivity assessment based upon the above information alone; therefore, more research may be needed to determine if the project area has the potential for discovery of archaeological resources.

Since the project area has not been previously surveyed for historical resources, we recommend that a professional archaeologist be contacted prior to ground disturbance. The project consultant can offer recommendations for avoidance and protection of any existing or newly identified resources. If the proposed project contains buildings or structures that meet the minimum age requirement (45 years in age or older) it is recommended that the resources be assessed by a qualified specialist familiar with architecture and history of the county. Review of the available historic building/structure data has included only those sources listed above and should not be considered comprehensive. A list of qualified consultants is available online at [www.chrisinfo.org](http://www.chrisinfo.org).

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

If human remains are discovered, California Health and Safety Code Section 7050.5 requires you to protect the discovery and notify the county coroner, who will determine if the find is Native American. If the remains are recognized as Native American, the coroner shall then notify the Native American Heritage Commission (NAHC). California Public Resources Code Section 5097.98 authorizes the NAHC to appoint a Most Likely Descendant (MLD) who will make recommendations for the treatment of the discovery.

The California Office of Historic Preservation (OHP) contracts with the California Historical Resources Information System's (CHRIS) regional Information Centers (ICs) to maintain information in the CHRIS inventory and make it available to local, state, and federal agencies, historical resource professionals, Native American tribes, researchers, and the public.

Recommendations made by IC coordinators or their staff regarding the interpretation and application of this information are advisory only. Such recommendations do not necessarily represent the evaluation or opinion of the State Historic Preservation Officer in carrying out the OHP's regulatory authority under federal and state law.

Due to processing delays and other factors, not all of the historical resource reports and resource records that have been submitted to the OHP are available via this records search. Additional information may be available through the federal, state, and local agencies that produced or paid for historical resource management work in the search area. Finally, Native American tribes have historical resource information not in the CHRIS Inventory, and the NAHC should be contacted at (916) 373-3710 for information regarding Native American representatives in the vicinity of the project.

Payment for this project review was received on December 13<sup>th</sup>, 2022 (Check #116). Thank you for your dedication preserving Glenn County's and California's irreplaceable cultural heritage, and please feel free to contact us if you have any questions or need any further information or assistance.

Sincerely,

A handwritten signature in black ink, appearing to read 'R. Bradshaw', with a long horizontal stroke extending to the right.

Ryan Bradshaw, Coordinator  
Northeast Information Center

**From:** [ROD WORTHINGTON](#)  
**Sent:** Monday, December 19, 2022 2:50 PM  
**To:** [Brandon Jennings](#)  
**Subject:** Proposed recreational lake camp

---

Dear Glenn County Planning,

You wrote me in regard to approval of a zone variance/conditional use permit. It would be for a camp retreat project proposed a few hundred feet north of my property at 5956 County Road 28. Conditional use permit 2022-002 Stillwater Ranch is the proposal...

I cannot approve of a variance from our agricultural zoning for this kind of activity.

We are short on ground and well for water as it is. Contributing to a recreational lake is a bad idea. We have had to rip the majority of the orchard to get by for a year and a half. We are just now in the 1st leaf. The previous owner bought the land at 3595 County Road D, ( Still Water), with a small stock pond on it. The pond was located adjacent to the creek. That was enlarged into a ski lake and dock that was too big to be maintained by runoff. We see equipment working the site already working the levees. The lake may already be larger than the state allows without state environmental approval.

As a practice, farms, dairies, etc., are located in Ag zoning so manure, odors, dust, machinery noise, crop dusting, pump noise, bee swarms, and such do not bother neighbors with the similar conditions.

To expose urban campers and wedding parties to heavy agriculture practices and conditions does not seem to be a viable plan to start with.

If approved, the campground may fail to a common trailer camp. I do not think planning can affect that outcome after the fact.

Thank you for recording my disapproval.

Sinceely,  
Rod Worthington



# PUBLIC WORKS AGENCY

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

Airports  
Engineering  
Flood Control  
Roads & Bridges  
Solid Waste  
Surveyor

**Donald Rust, Director**

December 19, 2022

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

Attn: Brandon Jennings, Assistant Planner

Subject: Conditional Use Permit 2022-002 – Stillwater Ranch

## 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 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 on County Road D.

That the northerly driveway entrance shall be paved in accordance with Glenn County Standard S-19 for Private Road Intersection and the southerly driveway entrance shall be paved in accordance with Glenn County Standard S-19 for Private Driveway.

Michael Biggs  
Engineering Technician III  
Glenn County Public Works

**From:** [Brandon Jennings](#)  
**Sent:** Friday, December 16, 2022 3:21 PM  
**To:** [Eileen Worthington](#)  
**Cc:** [Andy Popper](#); [Boniface Chifamba](#)  
**Subject:** RE: Conditional Use Permit 2022-002, Stillwater Ranch Wedding and Retreat Facility

---

To Eileen Worthington,

This project will go before the Planning Commission, which will be open to the public, however, a date for the hearing has yet to be determined.

When a date has been decided, the Planning Department will send out additional notices.

This project is currently in the Request for Review phase, during which time we will be gathering comments from local and state agencies.

Additionally, you were sent the vicinity notice for the updated project because you provided comments during the Pre-Application phase of this project.

If you would like to comment on the updated project, you can attach them to a replied copy of this email.

Respectfully,

Brandon Jennings, Assistant Planner  
<http://www.countyofglenn.net/>  
Glenn County Planning & Community Development Services Agency  
225 North Tehama Street  
Willows, Ca 95988  
530-934-6540

---

**From:** Eileen Worthington <[eileenmworthington@yahoo.com](mailto:eileenmworthington@yahoo.com)>  
**Sent:** Friday, December 16, 2022 1:51 PM  
**To:** Brandon Jennings <[bjennings@countyofglenn.net](mailto:bjennings@countyofglenn.net)>  
**Subject:** Re: Conditional Use Permit 2022-002, Stillwater Ranch Wedding and Retreat Facility

We are not happy and our neighbors want to fight this

Will there be an in person meeting?

Regards

Eileen Worthington

Sent from my iPhone

On Dec 12, 2022, at 10:56 AM, Brandon Jennings <[bjennings@countyofglenn.net](mailto:bjennings@countyofglenn.net)> wrote:

To Whom it May Concern,

This updated Vicinity Notice is being sent because the applicant has included additional information, made some plan revisions, and has applied to proceed with the Conditional Use Permit 2022-002 application.

The project can be found at

<image001.png>

[CUP2022-002, Stillwater Ranch, Request for Review.pdf](#)

The updated Vicinity Notice and Site Plan has been attached to this email for your convenience.

Respectfully,

Brandon Jennings, Assistant Planner

<http://www.countyofglenn.net/>

Glenn County Planning & Community Development Services Agency

225 North Tehama Street

Willows, Ca 95988

530-934-6540

<Application Vicinity Notice with Site Plan.pdf>





**OLIVAREZ HONEY BEES**

December 19, 2022

Brandon Jennings  
Assistant Planner  
Glenn County Planning & Community  
Development Services Agency  
225 North Tehama Street  
Willows, CA 95988

RE: Project- Conditional Use Permit 2022-002, Stillwater Ranch

Dear Brandon,

We are writing to you in response to the Vicinity Notice of Application Submittal above. Although we appreciate new business opportunities coming to Glenn County we are concerned as our company utilizes this general area for raising queen bees, pollination, and general forage areas for our hives year around. At times the bee population can be significant in that area and the continued usage of the land is paramount as it is a key component of our business and has been for well over 40 years now.

We would appreciate it if this can be considered as a concern as you continue to evaluate this request.

Best Regards,

A handwritten signature in black ink, appearing to read 'Raymund A. Olivarez, Jr.', is written over a horizontal line.

Raymund A. Olivarez, Jr  
CEO/President

**GLENN COUNTY**  
**Planning & Community Development Services Agency**



225 N. Tehama Street  
Willows, CA 95988  
530.934.6540 Fax 530.934.6533  
[www.countyofglenn.net](http://www.countyofglenn.net)

Mardy Thomas, Director

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Forrest and Melissa Jinks  
3595 County Road D  
Orland, CA 95963

Email: [Forrestlee77@gmail.com](mailto:Forrestlee77@gmail.com)

**RE: CUP 2022-002, Stillwater Ranch, Wedding and Retreat Facility**  
**APN: 024-210-022, Complete Application Notification**

December 22, 2022

To Applicant,

On November 23, 2022, a Conditional Use Permit was applied for to operate a wedding and retreat facility. On December 22, 2022, the Glenn County Planning & Community Development Services Agency deemed the application for the Conditional Use Permit 2022-002 as complete, with further information being requested.

**Transportation:**

The application generally states that there will be no more than 25 weddings and 15 retreat events, no more than 40 days a year with a maximum of 500 attendees; staff is not noted. The project requires review/environmental analysis regarding vehicle miles traveled, vehicle routes, Green House Gas Emissions, and the existing/proposed route conditions.

Therefore, in order to support the environmental review data of possible impacts from the project traffic on the road system, the applicant shall submit a completed Traffic Impact Study/Analysis conducted by a professional transportation consulting firm. The Traffic Impact Study/Analysis shall also include, but not limited to, recommended Conditions of Approval and/or Mitigation Measures to offset plausible traffic and road impacts.

**Agricultural Statement of Acknowledgment**

The applicant/landowner is again notified of Glenn County Code 15.58 Right to Farm and Section 15.58.030 which requires the Agricultural Statement of Acknowledgment to be recorded.

A signed, notarized, and recorded copy of the Agricultural Statement of Acknowledgment is being requested to be included with the Conditional Use Permit application (attached).

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**Noise:**

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 by enforcing its Noise Ordinance (County Code Chapter 15.56.100).

The application states wedding music creates somewhere around 95-105 decibels of noise. The provided information does not analyze noise levels created due to facility functions. For example, decibels anticipated at the property lines from plausible amplified audio and music. The project is required to comply with the Glenn County Noise Code(s).

**Hydrology/Water Supply:**

Onsite ground water wells used to supply water to the proposed facility and attendees shall be permitted and regulated by the Glenn County Environmental Health Department (EHD) and/or the State Water Resource Control Board (SWRCB), Division of Drinking Water.

Although comments from the State Water Resources Control Board have yet to be received; based on the projected persons at the location, this facility may be classified as a Public Water System, and may be required to obtain a drinking water permit from the State Water Resources Control Board, Division of Drinking Water. It is recommended that the applicant contact Glenn County EHD and the following for additional information:

District 21 - Valley Reese Crenshaw  
364 Knollcrest Dr.,  
Ste 101 Redding CA, 96002  
(530) 224-4800

**Water Quality/Onsite Septic Capacity:**

The total water usage/wastewater volumes are not addressed in the application documents. This is not being required at this time; however, it is yet to be determined if the property can support the proposed number of persons and ancillary wastewater uses (cabins, kitchen, laundry). EHD has commented that, all sewage and graywater discharge shall be connected to onsite wastewater treatment systems (OWTS). All OWTS shall be permitted and approved by the EHD.

If existing OWTS are proposed for parts of the project the OWTS shall be evaluated by the EHD to determine if it is adequately sized to handle the proposed daily flows and meets current county OWTS regulations. The OWTS may require upgrading and EHD permits/fees to meet current county regulations.

**Written Notice:**

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

No additional progress can be taken on your project regarding the particular items listed, until a completed Traffic Impact Study/Analysis conducted by a professional Transportation Consulting firm is submitted, and the items are addressed/responded to. In order to continue the Conditional Use Permit process, please provide the required information to the Glenn County Planning Division in a timely manner.

You may appeal the Application determination by filing an appeal in writing (a \$546.02 filing fee will be required) with the Planning & Community Development Services Agency within ten (10) days from the date of this letter. The basis of the appeal shall be specifically described in detail in the appeal letter.

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

Sincerely,

Andy Popper  
Principal Planner  
planning@countyofglenn.net

Cc:

Glenn County Building Inspector

Glenn County Engineering & Surveying Division

Glenn County Environmental Health Department

State Water Resource Control Board, Reese Crenshaw

Attached:

*Agricultural Statement of Acknowledgement with Instructions*

# GLENN COUNTY Planning & Community Development Services Agency

225 North Tehama Street  
Willows, CA 95988  
530.934.6540  
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## **AGRICULTURAL STATEMENT OF ACKNOWLEDGMENT**

In accordance with the provisions of Glenn County Code Section 15.580.050, as set forth in Glenn County Board of Supervisor's Ordinance No. 943, Right to Farm Ordinance, an Agricultural Statement of Acknowledgement is required to be recorded prior to any residential building permit being issued.

This list is intended to meet the above mentioned requirements:

1. **Obtain DEED** and a copy of the Agricultural Statement of Acknowledgment.
2. **THE NAMES ON THE DEED AND THE SIGNERS OF THE STATEMENT MUST BE WRITTEN THE SAME.**
3. **ALL OWNERS MUST SIGN** the Agricultural Statement of Acknowledgement in the presence of a Notary Public.
4. Make a **COPY** of the Statement.
5. Take the original and copy to the **Glenn County Recorder's Office** located at, 516 W. Sycamore St., Willows, California.
6. Have original recorded. The fee is as listed in the Glenn County Master Fee schedule.
7. Have the Recorder stamp the copy.
8. Return the copy to the Glenn County Planning & Community Development Services Agency at 225 North Tehama Street, Willows, CA.

RECORDING REQUESTED BY  
AND WHEN RECORDED MAIL TO:

Name: \_\_\_\_\_

Address: \_\_\_\_\_

City/State: \_\_\_\_\_

**AGRICULTURAL STATEMENT OF ACKNOWLEDGEMENT**

If your real or leased property is adjacent to property used for agricultural operations or included within an area zoned for agricultural purposes, you may be subject to inconveniences or discomforts arising from such operations, including but not limited to noise, odors, fumes, dust, the operation of machinery of any kind during any 24-hour period (including aircraft), the storage and disposal of manure and the application by spraying or otherwise of chemical fertilizers, soil amendments and pesticides. Glenn County has determined that the use of real property for agricultural operations is a high priority and favored use to the county and will not consider to be a nuisance those inconveniences or discomforts arising from agricultural operations, if such operations are consistent with accepted customs and standards.

Property Description:

Date: \_\_\_\_\_

APN: \_\_\_\_\_

Address: \_\_\_\_\_

*PROPERTY OWNERS:*

\_\_\_\_\_  
\_\_\_\_\_

A notary public or other officer completing this certificate verifies on the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of the document.

**CERTIFICATE OF ACKNOWLEDGEMENT**

State of California  
County of \_\_\_\_\_

On \_\_\_\_\_ before me, \_\_\_\_\_

personally appeared \_\_\_\_\_

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal

\_\_\_\_\_  
Signature

**GLENN COUNTY**  
**Planning & Community Development Services Agency**

225 North Tehama Street  
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530.934.6540  
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Mardy Thomas, Director

CSU Chico Research Foundation:  
Northeast Information Center  
123 West 6<sup>th</sup> Street, Suite 100  
Chico, CA 95928

December 7, 2022

RE: Record Search  
Conditional Use Permit 2022-002

To Whom It May Concern:

The Glenn County Planning & Community Development Services Agency is submitting a project for a record search for potential archaeological resources located in the project area. The information for this project is attached. Please provide your written comments by **Monday December 19, 2020**, for the Staff Report.

Enclosed is check# 116 for \$75.00 to cover the cost associated with this request.

Thank you,

Brandon Jennings  
Assistant Planner  
[BJennings@countyofglenn.net](mailto:BJennings@countyofglenn.net)

Enclosures

## **PROJECT**

### **Conditional Use Permit 2020-003**

Forrest and Melissa Jinks have applied for a Conditional Use Permit to operate a combination wedding and retreat facility for up to 500 guests, with the existing agricultural use. The proposed size of the wedding/community meeting barn is 7,200 sq. ft.; additionally, the attached kitchen is 2,400 sq. ft., including laundry facilities. The peak traffic flow, due to the anticipated 20 to 30 weddings per year, is estimated to occur on Saturdays between 3:00 p.m. and 10:00 p.m. Fourteen (14 ft by 16 ft.) sleeping cabins are included for bridal parties and overnight stay by retreat users. Multiple outdoor ceremony areas are included. Electric car charges will be provided for event guests. Proposed facility limits could include; wedding music to limited to 105 decibels and ending by 10:30 p.m. parking to 122 spaces, and existing diesel pumps to be replaced by electric pumps.

The site (APN: 024-210-022) is zoned "AE-40" (Exclusive Agriculture) and is designated Intensive Agriculture in the Glenn County General Plan. Spectator events and other similar uses are Permitted within the AE-40 zoning district only if a conditional use permit has first been secured Glenn County Code §15.33.040. T.

Additional project information/documentation has been included. Please refer to the attached application and plot plan.

APPLICANT: Forrest and Melissa Jinks  
3595 County Road D  
Orland, CA. 95963  
Phone Number: 707-888-4473  
Email: Forrestlee77@gmail.com

LANDOWNER: The Forrest and Melissa Jinks Trust  
3595 County Road D  
Orland, CA. 95963  
Phone Number: 707-888-4473  
Email: Forrestlee77@gmail.com

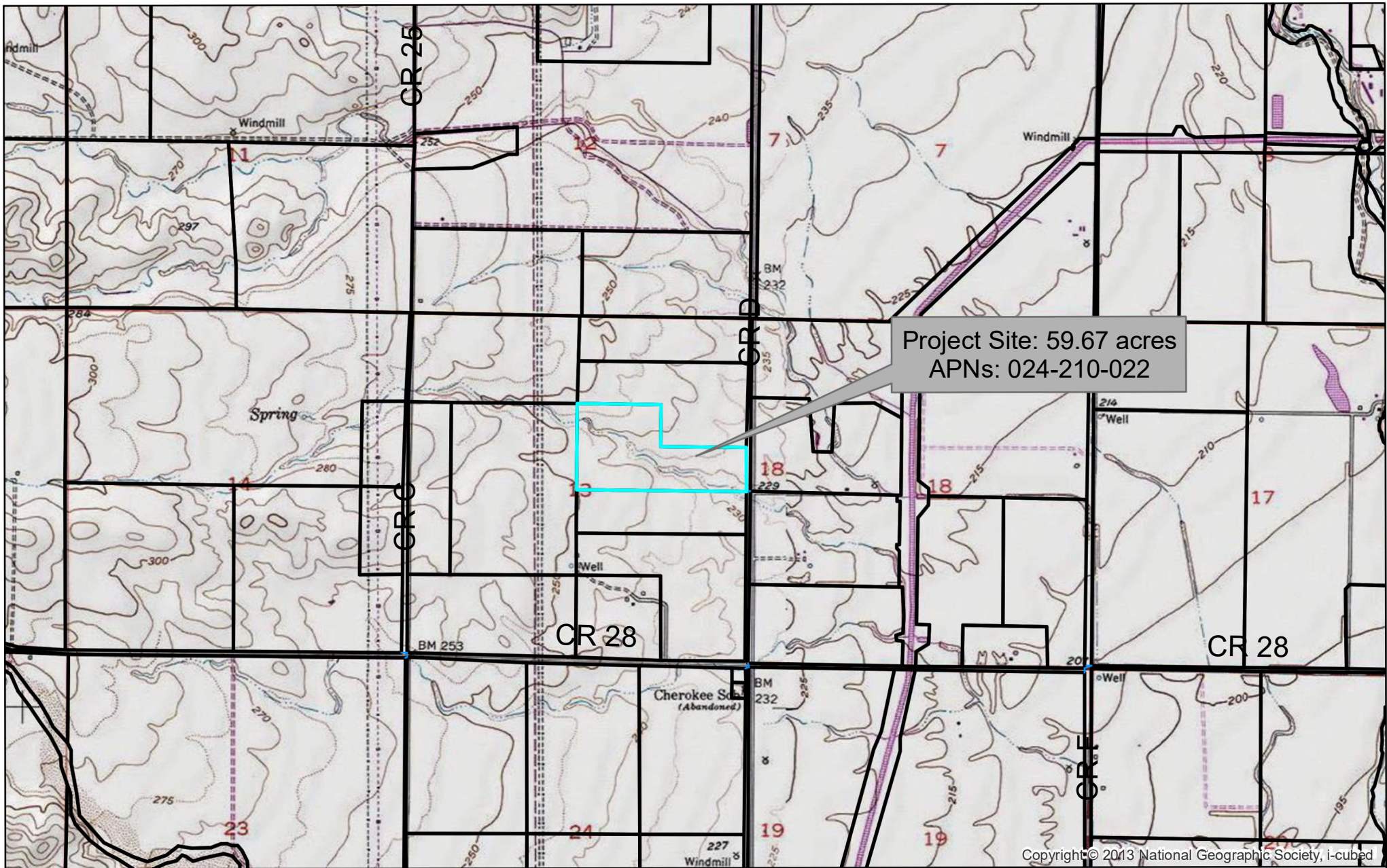
Assessor's Parcel Numbers: 024-210-022 (59.67± acres)

Portion of Section 13, Township 21 North, Range 4 West, M.D.B. & M. in the unincorporated area of Glenn County, California.

USGS 7.5' Quadrangle Map: Fruto NE, CA

Project Planner: Brandon Jennings, Assistant Planner





**CUP2022-002, Stillwater Ranch,  
Wedding and Retreat Facility**

USGS 7.5 Minute Quadrangle Map: Fruto NE, CA  
Section 13, T21N, R4W, M.D.B. & M.



Glenn County Planning & Community  
Development Services Agency

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# GLENN COUNTY Planning & Community Development Services Agency

225 North Tehama Street  
Willows, CA 95988  
530.934.6540  
[www.countyofglenn.net](http://www.countyofglenn.net)



Mardy Thomas, Director

## REQUEST FOR REVIEW/PRE-CONSULTATION

### 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

### OTHER

- Orland-Artois Water District
- 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
- Glenn County Resource Conservation District
- School District: 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
- California Air Resource Board (CARB)
- California Environmental Protection Agency (CalEPA)
- Department of Public Health
- Department of Toxic Substances Control (DTSC)
- Department of Transportation (Caltrans)
- Department of Water Resources (DWR)
- Office of the State Fire Marshall
- California Department of Resource Recycling and Recovery (CalRecycle)
- California Department of Water Resources: Division of Safety of Dams

DATE: December 7, 2022

PROJECT: **Conditional Use Permit 2022-002,  
Stillwater Ranch, Wedding and Retreat Facility**

PLANNER: Brandon Jennings, Assistant Planner;  
[bjennings@countyofglenn.net](mailto:bjennings@countyofglenn.net)



APPLICANT: Forrest and Melissa Jinks  
3595 County Road D  
Orland, CA. 95963  
Phone Number: 707-888-4473  
Email: Forrestlee77@gmail.com

LANDOWNER: The Forrest and Melissa Jinks Trust  
3595 County Road D  
Orland, CA. 95963  
Phone Number: 707-888-4473  
Email: Forrestlee77@gmail.com

PROPOSAL:

**Conditional Use Permit 2022-002, Stillwater Ranch, Wedding and Retreat Facility**

Stillwater Ranch has applied for Conditional Use Permit 2022-002 to operate a combination wedding and retreat facility for up to 500 guests, with the existing agricultural use. The proposed size of the wedding/community meeting barn is 7,200 sq. ft.; additionally, the attached kitchen is 2,400 sq. ft., including laundry facilities. The peak traffic flow, due to the anticipated 20 to 30 weddings per year, is estimated to occur on Saturdays between 3:00 p.m. and 10:00 p.m. Fourteen (14 ft by 16 ft.) sleeping cabins are included for bridal parties and overnight stay by retreat users. Multiple outdoor ceremony areas are included. Electric car charges will be provided for event guests. Proposed facility limits could include; wedding music to limited to 105 decibels and ending by 10:30 p.m. parking to 122 spaces, and existing diesel pumps to be replaced by electric pumps.

Note: The project description is abridged from the submitted application; the application documentation includes additional project information. A Pre-Application Review regarding the preliminary proposal occurred during August 2022. This updated request for review is being sent because the applicant has included additional information, made some plan revisions, and has applied to proceed with the Conditional Use Permit 2022-002 application.

LOCATION: The project is located at 3595 County Road D, on the west side of County Road D, west of County Road F, south of County Road 25, east of County Road C, and north of County Road 28, in the unincorporated area of Glenn County, California.

ZONING: "AE-40" Exclusive Agriculture  
GENERAL PLAN: "Intensive Agriculture"

APN: 024-210-022 (59.67 ± 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 **Monday, December 19, 2022**, it is assumed that there are no specific comments to be included in the initial analysis of the project. Comments submitted by e-mail are welcomed. Thank you for considering this matter.

**AGENCY COMMENTS:**

Please consider the following:

1. Is the information in the application complete enough to analyze impacts and conclude review?
  
2. Comments may include project-specific code requirements unique to the project. Cite code section and document (i.e., General Plan, Subdivision Map Act, etc.).
  
3. What are the recommended Conditions of Approval for this project and justification for each 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.)?

Date Submitted: 11/15/22

**GLENN COUNTY  
PLANNING AND COMMUNITY  
DEVELOPMENT SERVICES AGENCY**  
255 Tehama Street  
Willows, CA 95988  
(530) 934-6540  
[planning@countyofglenn.net](mailto:planning@countyofglenn.net)

**APPLICATION FOR CONDITIONAL USE PERMIT**

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

1. Applicant(s):  
Name: Forrest and Melissa Jinks  
Address: 3595 Co Rd D, Orland  
Phone: 707/888-4473 E-Mail forrestlee77@gmail.com
  
2. Property Owner(s):  
Name: The Forrest and Melissa Jinks Trust  
Address: 3595 Co Rd D, Orland  
Phone: 707/888-4473 E-Mail forrestlee77@gmail.com
  
3. Engineer/Person who Prepared Site Plan (if applicable):  
Name: Wes Gilbert, W Gilbert Engineering  
Address: 140 Yellowstone Dr, Suite 110, Chico CA 95973  
Phone: 530/588-9934 E-Mail wes@wgilbertengineering.com
  
4. Name and address of property owner's duly authorized agent (if applicable) who is to be furnished with notice of hearing (§65091 California Government Code).  
Name: Wes Gilbert  
Mailing Address: 140 Yellowstone Dr, Suite 110, Chico CA 95973

5. Existing Use of Property: Agricultural and residence
6. Request or Proposal:  
Wedding and retreat facility in adjunct with existing agricultural use. See attached project narrative for additional information.
7. Address and Location of Project: 3595 Co Rd D, Orland
8. Current Assessor's Parcel Number(s): 024-210-022-9
9. Existing Zoning (<http://gis.gcppwa.net/zoning/>): AE - 40
10. Provide any additional information that may be helpful in evaluating your proposal. *Example - number of employees, hours of operation, number of truck deliveries/loadings per day:*  
See attached Project Narrative
11. Setback Dimensions (Distance from property line to proposed structure):  
North: >30' ft. South: >200' ft.  
East: >200' ft. West: >200' ft.  
Other Setback/s: \_\_\_\_\_ ft.
12. Provide the following information:  
Size of Assessor Parcel: \_\_\_\_\_ sq.ft. 59.67 acres +/- acres  
Mean height of structure: \_\_\_\_\_ ft. Peak height of structure: \_\_\_\_\_ ft.  
Dimensions of proposed including overhangs: see attached ft. x \_\_\_\_\_ ft.  
Total Square Footage (Existing): 0 sq.ft.  
Total Square Footage (Proposed): ~9,600 sq.ft.

**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:   \_\_\_\_\_

Print: Forrest Jinks/Melissa Jinks \_\_\_\_\_

Date: 11/14/22 \_\_\_\_\_


Address: 3595 Co Rd D, Orland CA 95963 \_\_\_\_\_

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

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

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

Property Owner(s):

Signed:   \_\_\_\_\_

Print: Forrest Jinks/Melissa Jinks \_\_\_\_\_

Date: 11/14/22 \_\_\_\_\_

Address: 3595 Co Rd D, Orland CA 95963 \_\_\_\_\_



Project \_\_\_\_\_

Date Submitted: 11/15/22

**GLENN COUNTY  
PLANNING AND COMMUNITY  
DEVELOPMENT SERVICES AGENCY**  
225 Tehama Street  
Willows, CA 95988  
(530) 934-6540  
[planning@countyofglenn.net](mailto:planning@countyofglenn.net)

**ENVIRONMENTAL INFORMATION FORM**

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

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

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

**I. GENERAL INFORMATION:**

1. Applicant(s):

Name: Forrest Jinks

Address: 3595 Co Rd D, Orland CA 95963

Phone: 707/888-4473 E-Mail fjinks@altusequity.com

2. Property Owner(s):

Name: The Forrest and Melissa Jinks Living Trust

Address: 3595 Co Rd D, Orland CA 95963

Phone: 707/888-4473 E-Mail fjinks@altusequity.com

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

Name: Wes Gilbert, W.G. Civil Engineering Inc

Address: 140 Yellowstone Dr, Suite 100, Chico CA 95973

Phone: 530/588-9934 E-Mail wes@wgilbertengineering.com



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

Name: Wes Gilbert

Mailing Address: 140 Yellowstone Dr, Suite 100, CA 95973

5. Existing Use of Property: Agriculture

6. Request or Proposal:

As an adjunct to the existing agriculture use, a limited use wedding and retreat buildings. See project commentary for additional details.

7. Address and Location of Project: 3595 Co Rd 22 (Orland)

8. Current Assessor's Parcel Number(s): 024-210-022-9

9. Existing Zoning (<http://gis.qcppwa.net/zoning/>): AE-40

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

Conditional Use Permit

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

Conditional Use Permit as needed for an adjunct use with the agricultural zoning.

12. List and describe any other related permit(s) and other public approvals required for this project, including those required by city, regional, state, and federal agencies:

After approval, building permits will be required.

13. List any special studies been prepared for the project site that are related to the proposed project including, but not limited to traffic, biology, wetlands delineation, archaeology, etc?

None

**II. ENVIRONMENTAL SETTING:**

1. Describe in detail the project site as it exists before the project, including information on topography, soil stability, plants and animals (wetlands, if any), different crops, irrigation systems, streams, creeks, rivers, canals, water table depth, and any cultural historical or scenic aspects. Describe any existing structures on the site, and the use of the structures. Attach photographs of the site. Snapshots or Polaroid photos will be accepted.

Please see site plan as submitted. ~30 acres is in row olives. Another 15 acres is a farm pond. There is ~1 acre of drainage inlets and outlets to the pond located on the opposite side of the pond from the intended use. The remaining acreage includes a shop, a small residence, driveways, and equipment parking. The proposed use will cover ~ 1 acre within that remaining currently not farmed 14 acres. There will be no impact to the existing farming operations. See attached photos.

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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: Almonds. One dwelling on 60 acres. Dwelling is ~1000 feet from proposed use.

---

East: Roadway then almonds

---

North: South: Almonds

---

North: West: The afore mentioned olives and then almonds

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

Normal agricultural operations including a substantial number of diesel well pumps.

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III. **SPECIFIC ITEMS OF IMPACT:**

1. **Drainage:**

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

Runoff from the project site will mostly drain into the existing pond.

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

No. The existing drainage patterns on adjacent properties and on-site will not change. No improvements are proposed around the perimeter of the project site. See included letter to Don Rust

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

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

None that will be impacted by proposed use.

(e) Do you plan to grade, disturb, or in any way change swales, drainages, ditches, gullies, ponds, low lying areas, seeps, springs, streams, creeks, river banks, or other area on the site that carries or holds water for any amount of time during the year?

No. For clarity, the proposed use does not intrude upon, nor impact, the existing farm pond.

If yes, you may be required to obtain authorization from other agencies such as the Army Corps of Engineers or California Department of Fish and Game.

2. **Water Supply:**

(a) Indicate and describe source of water supply (domestic well, irrigation district, private water company):

Existing well. Water usage will be minimal in comparison to the surrounding uses and any potential replacement uses

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

No

3. Liquid Waste Disposal:

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

Private septic. To be designed in conjunction with Environmental Health

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

This has not yet been determined as it is contingent upon CUP approval. Applicant understands requirements and will comply with such during the building permit process.

(c) Will any special or unique sewage wastes be generated by this project other than normally associated with resident or employee restrooms? Industrial, chemical, manufacturing, animal wastes? (Please describe)

No

(d) Should waste be generated by the proposed project other than that normally associated with a single family residence, Waste Discharge Requirements may be required by the Regional Water Quality Control Board.

N/A

4. Solid Waste Collection:

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

Private carrier

5. Source of Energy:

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

Electricity provided by PG&E in conjunction with a solar system  
\_\_\_\_\_  
\_\_\_\_\_

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

No  
\_\_\_\_\_  
\_\_\_\_\_

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

N/A  
\_\_\_\_\_  
\_\_\_\_\_

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

N/A  
\_\_\_\_\_  
\_\_\_\_\_

6. Fire Protection:

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

To be determined by code for building permit approval. There are no current hydrants so any required hydrants will be private  
\_\_\_\_\_  
\_\_\_\_\_

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

To be determined by code for building permit approval.  
\_\_\_\_\_  
\_\_\_\_\_



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

1. Number and sizes of existing and proposed structures:  
Initial phase - 7200 sq ft barn plus 2400 commercial kitchen (attached to barn), and bathroom facilities as necessary  
A later phase: Up to 14 cabins at 256 sq ft each with restrooms but no kitchens  
\_\_\_\_\_
  
2. Square footage  
(structures) ~14,650 S.F.; ~5000 plus addition to existing house S.F.  
(New) (Existing)
  
3. Percentage of lot coverage: <1%
  
4. Amount of off-street parking provided: 122
  
5. Will the project be constructed in phases? If so, please describe each phase briefly:  
The wedding barn, including the kitchen area, and possibly the kitchen, plus at least one set of bathrooms will be the first phase. To include underground utilities for second phase. Second phase will be the kitchen build out (if not built in phase 1) and the sleeping cabins.  
\_\_\_\_\_
  
6. If residential, include the number of units, schedule of unit sizes, range of sale prices or rents, and type of household size expected:  
N/A  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_
  
7. If commercial, indicate type, estimated employment per shift, days and hours of operation, estimated number of daily customers/visitors on site at peak time, and loading facilities:  
This will be dependent on wedding size and what facilities are used (i.e. kitchen). Anticipate no more than 25 weddings and 15 retreat events, so no more than 40 days a year. Max wedding attendees is 500. Average wedding size is 167. Retreat size is anticipated to be no more than 30.  
\_\_\_\_\_
  
8. If industrial, indicate type, estimated employment per shift, and loading facilities:  
N/A  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

N/A

10. List types and quantities of any hazardous or toxic materials, chemicals, pesticides, flammable liquids, or other similar product used as a part of the operation and storage container sizes:

N/A

*Submit Material Safety Data Sheets (MSDS) for any proposed hazardous materials. If hazardous materials are proposed, it is recommended that the applicant contact the Air Pollution Control District/CUPA for permitting requirements.*

11. Describe any earthwork (grading) to be done and dust control methods to be used during construction:

Grading and trenching as part of construction. Water to be used for dust control.

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

Wedding music. Limited to 105 decibels and will be indoors. (for comparison, diesel motors create ~100 decibels)

13. Describe source, type, and amount of air pollutant emissions (smoke, odors, steam, gases, water vapor, dust, chemicals) from the project. Describe what methods would be used to reduce emissions:

None other than general vehicle emissions. Plan is to include electric car charging stations and solar energy production to offset emissions. Goal is a carbon neutral project (including farming operations).

**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: 11/14/22 Signature: 

For: Forest Jiriks, applicant / Melissa Jiriks applicant

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.



Date: November 14, 2022

RE: 3595 Co Rd D, conditional use permit submission

Dear Planning Department and 3595 Rd D Neighbors,

Melissa and I are excited to submit the attached conditional use permit application and want to use this cover letter to introduce ourselves as the applicant, but more importantly, as the family that will be moving onto and living full time at the subject property once the rebuild of the existing decrepit house is complete, and the home is livable. I work for a real estate company and Melissa is a nurse. We have three elementary aged children ages 10, 8, and 5. I grew up on a farm but moved away around the time I was entering high school. My parents had to sell the farm due to health issues my dad was experiencing. Since completing college, I have been trying to get back onto "the farm", which as we know is difficult due to land prices. Having some experience with animals and farming, the kids are excited to be able to live on a farm and have their animals on site. We have co-owned property and spent a considerable amount of time in Glenn County for the past 9 years, but due to the ownership structure of the property, were never able to make it our residence. The wedding business for which we are applying will be a home business of sorts, with us living in close proximity to where the weddings will be held.

There was some great feedback from the neighbors during the preapplication process. We reached out to everyone that took the time to respond and were able to connect with several. Based on the feedback received we made changes to this application versus the original application, which we hope both eases concerns, and appropriately communicates how important it is for us to be good neighbors and an active part of the local community.

The original feedback from the neighbors fell into four basic buckets:

1. Interference with farming activities: Purely from a philosophical perspective I can state we are in 100% agreement with the neighbors about their ability to continue to farm as they have been doing. For one, and just like most Glenn County residents, we are big believers in property rights. Two, this is an Ag zoning, and the property has a primary Ag use. We are fully supportive of any property continuing the Ag use, whether it is close to our property or not, though our particular secondary use benefits from the surrounding Ag uses. It would be bad for proposed use to not have Ag, and we want and support Ag. But this isn't just words, California is a right to farm state and as part of this approval we will be signing documents that are filed with the County clearly stating that there will be no disruption from our use on any of the surrounding farms.
2. Noise: This is a relatively easy one to address. Wedding music creates somewhere around 95 – 105 decibels of noise. Diesel motors create approximately 100 decibels of noise. Other than our own residence on the property, there are diesel motors much closer to any surrounding residence than where the weddings will be held. These existing diesel pumps run hundreds of nights a year, running all night, versus an estimated maximum of 25 weddings a year for a couple hours. Additionally, there will be no music allowed beyond 10:30 at night which is something we are including in this application at the request of area neighbors. Finally, we are replacing two diesel pumps with electric pumps. Not only does this improve the air quality, it

will reduce the noise produced by this property by more than 100 times any noise that will be added by the weddings. It should be noted that other than our own residence, the closest residence to the proposed facility is over 900 feet away with all other residences located considerably further way.

3. Water usage: The area where the facility is planned, should it not be built, will be planted in the same manner as the surrounding farms. No approvals are needed for such planting. Almonds use 4 acre of water per year per acre, or over 8 acre-feet per year applied to the area in question. The facility, assuming a max usage of 25 weddings per year, will use far less than one acre-foot of water, a massive reduction versus planting. In fewer words, the proposed use helps the water situation, it doesn't hurt it. Secondly, some comments seemed to imply we were building a lake. As you are aware, the farm pond on the property has been in existence for many years and this application does not change anything in regard to this pond.
4. Traffic: We certainly understand these concerns, but with a better understanding of the requested permit and limits we are placing on ourselves, we believe the impact will be far smaller than anticipated. An average single house in the US creates 10 vehicle trips per day. The average wedding is 167 attendees with an average vehicle occupancy in excess of 3 people per vehicle. That calculates to 56 cars per wedding on average. Multiplying it by the maximum number of expected weddings, and taking into account both arrival and departure, it calculates to less than 8 average daily vehicle trips for the year, or less traffic created than a single new home. Additionally, using google maps as a guide, the traffic will be split between three different routes approaching and leaving the property, further decreasing the traffic impact. Further, to help ease concerns, we have reduced the parking in this application versus the preapplication by 70 parking spaces.

Melissa and I spent considerable effort in locating a property that could work as a home, as producing agriculture, and as facility as has been proposed. We preferred for it to be in Glenn County because it is where we want to raise our children. This property further fit the profile of what we searched for because of the surrounding orchards, and how few neighbors there are. Other than our own house, the closest dwelling is almost 1000 feet away. The next closest dwelling is well over a quarter mile away, with no other dwellings within 2000 feet, and only four total dwellings within a mile (all measured the way the crow flies).

We respectfully request that the application be reviewed in full. We are happy to answer any questions which arise due to said review. My email address is [forrestlee77@gmail.com](mailto:forrestlee77@gmail.com) and Melissa's email address is [jinksmelissa08@gmail.com](mailto:jinksmelissa08@gmail.com). I am also available on my cell phone at 707/888-4473.

In all Sincerity,

A handwritten signature in blue ink, appearing to read "Melissa Jinks". The signature is fluid and cursive, with a large initial "M" and "J".

Forrest Jinks (and Melissa)

# Stillwater Ranch

## Wedding Facility and Retreat

### Premise for business plan:

1. Agriculture, especially in California, needs advocacy. Glenn County also needs advocacy. Few people realize the natural wonders or the amount of food that is produced in Glenn County.
  - a. Education is a great way to grow support, but...
  - b. People generally aren't interested in taking the time to be educated so passive education in many cases is more effective, and...
  - c. People are interested in food, so education can take place through food and food preparation
2. Many Californians have been priced out of Napa and Sonoma County wine countries but still want a special wedding experience.
3. With a move to remote working small companies need affordable options to get their teams together a few times a year. In this setting there should be an opportunity for less passive education via cooking and farming classes.
  - a. Companies want the "get away" to be unique and enjoyable
  - b. Companies still need a high-quality experience (lodging, food, meeting facility)
  - c. Companies like to include a team activity in their meetings such as the afore mentioned cooking and farming classes.

### Solution:

Provide a combination wedding and retreat (focused on business) facility that is integrated into a sustainable farming operation. The sustainability of the farming will reduce barriers to education for attendees (city dwellers) who might otherwise be very idealistic (and possibly unrealistic) about the way things *should* be. As opposed to active communication this education will take passively through farm to table on-site food preparation and printed and posted material. For retreat events, the events could/would include in field education through group cooking classes. Carbon neutrality is a target, but has not yet been determined to be achievable (tractor diesel needs to be offset).

### Facilities:

1. Meeting/Wedding facility. Most likely a "barn" design
  - a. Plus misc. required facilities as part of wedding facility. Electric car charges, bathroom facilities, etc.
2. Commercial kitchen, built into wedding/meeting facility
3. Renewable energy production – most likely solar due to unpredictability of wind
4. Sleeping Cabins for wedding party to stay before/after wedding and for retreat attendees. With bathrooms, no cooking capability.
5. Choice of three different outdoor ceremony areas.

## 6. Restrooms

### Overview

The primary focus is the wedding and meeting facility. Size is a consideration for weddings but would not be a concern for retreats due to other constraints (see below). Based on research the average wedding size is around 167 guests<sup>1</sup>, but with guest lists varying dramatically. This request is for up to 500 guests, understanding that rarely will an event include that many guest, but also realizing when these large weddings do occur there are few facilities available, providing a strong competitive advantage for a facility with such capacity. The proposed size of the wedding/meeting barn is 7200 sq ft, an amount needed to seat 500 guests at round tables plus have room for some restrooms and serving food. Additionally, the attached kitchen is submitted at 2400 square feet. This will include laundry facilities for linens, etc. As proposed, this facility will also be able to house community meetings.

Traffic is naturally a consideration. No broad statistics could be found, but using anecdotal evidence from conversations with other existing facilities, twenty to thirty weddings per year is a reasonable assumption and because we will also be living at the property it is unlikely we will have more than 25 events per year. Statistics on attendees per vehicle are not available but we can back into the number using parking restrictions as outlined by some municipalities (Glenn County doesn't define parking requirements for wedding facilities). Parking was defined as 1 space for every 10 guests at the maximum guest size plus 1 parking space for every 100 square feet of assembly area.

- Max wedding size = 500 guests
- Wedding facility size = 7200 square feet
  - **Parking requirements =  $500/10 + 7200/100 = 122$  spaces**
  - 500 guests / 122 spaces = 4 occupants per car.

Using the average wedding size referenced above, and making similarly broad assumptions about other events, but adjusting vehicle occupancy downward from 4 to 3 occupancy per car to be conservative in projections:

- 167 guests/ 3 guests per vehicle \* 24 weddings \* 2 trips (coming/going) = 2,672 vehicle trips per year
- 25 guests/2 guests per vehicle \* 12 retreats \* 2 trips = 300 vehicle trips per year
  - Total estimated vehicle trips = 2,672
  - Average trips per week = 57
  - **Average trips per day = 7.3**

Seven added trips per day shows minimal impact, though it is acknowledged that the true traffic flow will not occur spread out over the week and year. However, the peak traffic flow due to weddings (over 90% of anticipated traffic) will occur between 3:00 and 10:00 pm on Saturdays, a time of minimal agricultural traffic that would otherwise be using the roads. Additionally, according to directions to the property using Google Maps, the traffic created will come into the property from three different routes, further diminishing the impact on any route. Of note, there is currently very little traffic on the roads used to access the property and vehicles would be passenger vehicles, which have a far reduced impact on roads than do heavier farm and industrial equipment.

---

<sup>1</sup> Brides America Wedding Study, 2021



Key to both the weddings and retreats is the kitchen, as both a means of food prep and education. However, there are additional benefits to the kitchen for the Glenn County community. We have spoken with 4-H leaders about using the kitchen for cooking courses, and with additional research, discovered it can be difficult for small food producers to rent commercial kitchen space locally. While current regulations allow for small batch production of food items in a domestic kitchen, without access to commercial kitchen space food producers are limited in how much they are able to grow their production. Glenn County is a cornucopia of agricultural production. Having opportunity to turn that agricultural production into craft food production is both a short-term benefit to the food producers, and a longer-term economic benefit to the County at large.

Fourteen small sleeping cabins (14\*16) are included in the submission. These cabins are necessary for bridal parties. Additionally, the overnight stay could be required by retreat uses.

Multiple outdoor ceremony areas are included in the submission. We would like to offer a choice of at least two ceremony location options but anticipate future feedback from clients will provide better guidance as to where any additional locations other than next to the barn facility might be. Bathrooms for each potential location are included in the plan but would not be developed unless it is determined that value is added by having the extra choice in ceremony location.

Not included in the plan is an area for the future installation of solar power production. Renewable energy production is important for us to minimize environmental impact of the facility and the farming. Electric car charges will be provided for event guests in anticipation of California's efforts to eliminate combustion engines in small vehicles. Conversations with PG&E and a panel installer are ongoing to determine which location and ultimate panel count is most cost effective.

From initial conversations with County staff, a key consideration to CUP approval is to minimize the impact or reduction of agricultural activities. With this in mind, the submitted site plan was developed that does not impact the current olive crop. Efforts have been made to extend and incorporate new olive plantings into the landscaping and buffering between buildings.

Water usage is a consideration. Based on highly conservative estimates, the proposed facility will use less than 15% of the water the same area would use if it were instead planted in accordance with the surrounding agricultural uses.

Weddings do cause noise. A google search indicates wedding music runs between 95 – 105 decibels. While this sounds like a lot of noise creation, that noise is inside a building and is comparable to the noise created by a diesel motor (100 decibels). There is currently a well pump and irrigation pond pump that will be replaced with electric pumps (we are actively working with PG&E for the electricity supply). There are dozens of additional diesel pumps in the properties surrounding the subject property, few of them being muted by being inside a building. Those pumps run all night hundreds of nights out of the year, and every residence other than our own residence on the subject property are much, much closer to the diesel pumps than to the wedding building. There are no residences, other the small existing residence on the subject property, within 500 feet of any property line. The closest residence to the proposed facility/use is ~900 ft away to the northeast and there are only four residences within a mile radius.

The proposed use will not impede upon, nor is impacted by, the existing irrigation pond on the property.

### **Additional Considerations**

1. Need high power capacity (or not as preferable – battery capacity) for electric well and irrigation pumps instead of diesel, to reduce both air and sound pollution. Conversations are ongoing with PG&E to extend three-phase power to the site. This may also be a benefit to neighboring farms.
2. Venue to be designed to maximize passive heating and cooling to reduce energy use.

### **Facility Limits**

Based on feedback received during the preapplication process, the following limitations would self-imposed and become part of the approval. All limitations to be included in the facility rental contract:

1. All events are reported to the County staff. The method of said reporting to be determined by County staff.
2. All wedding music to be terminated no later than 10:30 PM
3. All wedding music to be limited to 105 decibels
4. Existing diesel pumps to be replaced by electric pumps once PG&E provides capacity for a substantial net reduction in noise creation.
5. Parking to be reduced to 122 spaces



March 27, 2023

Andy Popper  
Principal Planner  
Glenn County Community Development  
225 North Tehama Street  
Willows, CA 95988

### **Traffic/Transportation Analysis – Stillwater Ranch Event Venue**

Dear Mr. Popper,

This letter provides the findings of a Traffic/Transportation technical review completed to identify potential transportation related environmental impacts using the most up-to-date California Environmental Quality Act (CEQA) transportation checklist criteria, including vehicle miles traveled (VMT), associated with the Stillwater Ranch project in Glenn County, California (the “Project”). The Project consists of a 7,200 square foot wedding/meeting facility building, 2,400 square foot commercial kitchen, and 14 sleeping cabins (an ancillary use to the wedding/meeting facility).

### **PROJECT LOCATION**

The Project site is located on the west side of County Road D (a north-south roadway) approximately 7,280 feet south of County Road 25 and approximately 3,280 feet north of County Road 28. County Road D is a very low traffic volume, two-lane roadway. The existing uses along County Road D include farm land with four residential driveways (in addition to the Project driveway) between County Road 25 and County Road 28 (approximately a 2 mile distance). The closest residential driveway to the Project driveway is approximately 630 feet to the south.

### **EXISTING CONDITIONS**

#### ***Roadway Facilities***

County Road D is a rural, two-lane roadway with one lane in each direction. County Road D intersects County Road 25 to the north at a four-way intersection with stop control on the northbound and southbound approaches. The southbound leg of the intersection is a private dirt road. County Road D intersects County Road 28 to the south at a four-way intersection with stop control on the northbound and southbound approaches. County Road D does not have a posted speed limit. Glenn County has lists of speed limits (25 mph to 55 mph) published on their website for various County Roads, however County Road D is not included on any of the lists.

**Traffic Volumes**

Traffic volume data was collected on County Road D just south of the Project driveway for 24-hour periods from Thursday, March 16, 2023 to Sunday, March 19, 2023. **Table 1** shows the two-way daily and peak hour traffic volumes for each day. The raw data is provided in **Attachment A**.

**Table 1: Traffic Volume Data on County Road D**

Day	Daily (Two-Way) Volume	Peak Hour (Two-Way) Volume <sup>1</sup>
Thursday, March 16	88	19 <sup>2</sup>
Friday, March 17	92	18 <sup>3</sup>
Saturday, March 18	47	10 <sup>4</sup>
Sunday, March 19	20	6 <sup>5</sup>

- Notes: 1. The highest hourly volume of the day is reported.  
 2. The peak hour on March 16 occurred from 3:15 PM to 4:15 PM.  
 3. The peak hour on March 17 occurred from 11:30 AM to 12:30 PM.  
 4. The peak hour on March 18 occurred from 10:30 AM to 11:30 AM.  
 5. The peak hour on March 19 occurred from 8:30 AM to 9:30 AM.  
 Source: Headway Transportation, 2023

As shown in the table, the daily and peak hour volumes on County Road D are very low with less than 100 daily vehicles and less than 20 peak hour vehicles. The maximum daily traffic volume recorded during the four-day period was 92 vehicles per day.

**Crash Data**

Vehicle crash data for the 2017 to 2021 five-year period (the most current data available) was obtained from the Statewide Integrated Traffic Records System (SWITRS) via the Transportation Injury Mapping System (TIMS). As shown in **Exhibit 1**, one crash was recorded in the Project area at the County Road D/County Road 25 intersection in 2021. The crash was a broadside crash caused by unsafe speeds that resulted in two injuries. A single crash in a five-year period does not indicate any significant trend, issue, or a need for roadway or intersection modifications.



**Exhibit 1: 2017 to 2021 Crash Data**





**Speed Data**

Vehicle speed data on County Road D was collected in 5 mph increments for the four-day count period (Thursday through Sunday). **Table 2** shows the average and 85<sup>th</sup> percentile speeds recorded over the four-day period. The raw data is provided in **Attachment B**. As shown in the table, the average vehicle speeds over the four-day period were approximately 40 to 42 mph and the 85<sup>th</sup> percentile speeds were approximately 51 to 54 mph.

**Table 2: Traffic Speed Data on County Road D**

Average Vehicle Speed	85 <sup>th</sup> Percentile Speed
40-42 mph	51-54 mph

Source: Headway Transportation, 2023

**PROJECT CONDITIONS**

**Project Description**

The Project includes a wedding and retreat facility integrated into a sustainable (existing) farming operation. The Project anticipates hosting up to 25 weddings and 15 retreat events per year for a total of up to 40 event days per year. To accommodate these events, the proposed project site plan consists of:

- ▶ 7,200 square foot wedding/meeting facility building with a capacity of up to 500 people  
Ancillary features to wedding/retreat facility are:
  - » Three outdoor ceremony areas – used for wedding ceremonies (only one to be used at any given time)
  - » 2,400 square foot commercial kitchen – attached to the wedding/meeting facility
  - » 14 sleeping cabins – for use by wedding parties and retreat attendees
  - » Bathrooms
  - » Electric car charging stations

The preliminary site plan is provided as **Attachment C**.

**Trip Generation**

Weddings

According to two online sources (brides.com and theknot.com) the average number of wedding attendees was 167 in 2021 and 117 in 2022. To present a conservative analysis, the higher of the two numbers was assumed and rounded up to the nearest 10 (170 persons).



Weddings typically take place on Saturday afternoons between 3:00 PM and 10:00 PM, not during the typical weekday (Tuesday through Thursday) AM and PM peak commute periods (7:00 AM to 9:00 AM and 4:00 PM to 6:00 PM). The average number of trips generated by wedding events was calculated based on the following:

- ▶ Average wedding size – 170 persons
- ▶ Vehicle occupancy rate – 3 persons per vehicles
- ▶ Vehicles per wedding (attendees) – 57 vehicles
- ▶ Person trips per event (2 trips per vehicle) – 114 trips
- ▶ Staff trips (25 staff members, 2 trips per staff member) – 50 trips
- ▶ **Total average daily trips per wedding – 164 trips**

The highest attendance event could potentially reach 500 persons. Events of this size would be infrequent (likely fewer than three times per year). Trips for the highest event are estimated at 385 trips for the day(s) on which the maximum attendance weddings occur (using the same methodology outlined above). At only a few occurrences per year, this scenario is not a common condition nor the scenario by which transportation facilities should be evaluated.

#### Retreats

Based on information provided by the Project applicant, retreat trips were calculated based on the following:

- ▶ Average retreat size – 25 persons
- ▶ Vehicle occupancy rate – 1.5 persons per vehicles
- ▶ Vehicles per retreat – 17 vehicles
- ▶ Person trips per event (2 trips per vehicle) – 34 trips
- ▶ Staff trips (5 staff members, 2 trips per staff member) – 10 trips
- ▶ **Total average daily trips per retreat – 44 trips**

#### Average Annual Vehicle Trips per Day

The proposed venue anticipates hosting up to 25 weddings and 15 business retreats per year, for a total of 40 event days per year. The total daily trips for these 40 events is estimated to be approximately 4,760 (25 events x 164 trips + 15 events x 44 trips = 4,760 trips), which averaged over one year is approximately 13 trips per day. Other minor miscellaneous trips (estimated at 10 per day on average) are expected on the day before each of the 40 event days. Including 400 other trips within a one-year period, the total annual activity is estimated at 15 trips per day.



## ***Parking***

The Project site plan includes 127 parking spaces (including 5 ADA compliant spaces). During an average wedding event, approximately 82 vehicles are anticipated (57 wedding attendee vehicles and 25 staff vehicles) for an estimated parking demand of approximately 82 spaces, which is 45 fewer spaces than will be provided. During a peak wedding event with approximately 300 or more people in attendance, the parking demand may exceed supply. An overflow parking area should be designated on the Project site to accommodate peak events that are anticipated to occur a minimal number of times per year.

## ***Primary Vehicle Routes***

There are two primary routes to/from the Project site to Interstate 5 (I-5), the nearest major highway. The closest I-5 interchange to the Project is at County Road 27. Directions from I-5 to the Project are as follows:

### Route 1

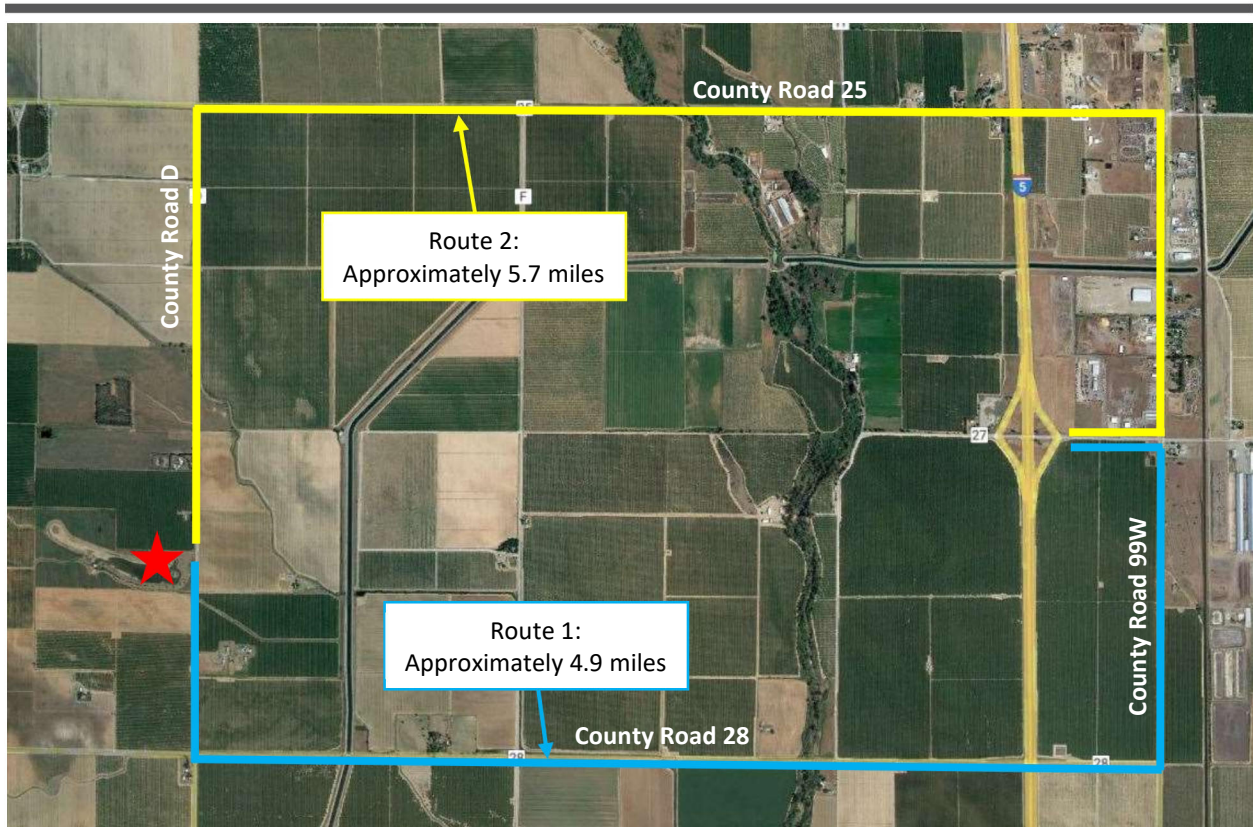
- ▶ Exit at County Road 27 and go eastbound to County Road 99W
- ▶ Turn right to go southbound on County Road 99W
- ▶ Turn right to go westbound on County Road 28
- ▶ Turn right to go northbound on County Road D

### Route 2

- ▶ Exit at County Road 27 and go eastbound to County Road 99W
- ▶ Turn left to go northbound on County Road 99W
- ▶ Turn left to go westbound on County Road 25
- ▶ Turn left to go southbound on County Road D

Route 2 includes a narrow, one-lane bridge on County Road 25. Therefore, it is recommended that the Project applicant promote (via website, printed directions, etc.) Route 1 and the use of County Road 28 as the preferred route from I-5 to the Project site. Route 1 is also the shorter of the two routes. **Exhibit 2** shows the travel routes between I-5 and the Project site.





**Exhibit 2: Travel Routes to/from Interstate 5**

### ***Deceleration Lane Needs***

This section evaluates the need for a left-turn lane on northbound County Road D at the Project driveway.

#### AASHTO Left-Turn Lane Guidance

*A Policy on Geometric Design of Highways and Streets, 7<sup>th</sup> Edition* (AASHTO) provides guidance on “Design Treatments for Left-Turn Maneuvers” and states, “...the principal controls are the design-hour traffic volume, the character or composition of traffic, and the design speed. The character of traffic and design speed affects many details of design, but in choosing the type of intersection they are not as significant as the traffic volume. Of particular significance are the actual and relative volumes of traffic involved in various turning and through movements.” Traffic volume guidelines from “Table 9-25. Suggested Left-Turn Treatment Guidelines Based on Results from Benefit-Cost Evaluations for Intersections on Two-Lane Highways in Rural Areas” are provided below in **Table 3**. The table provides recommendations on when to include a left-turn lane at a three-leg intersection on a rural two-lane highway. The AASHTO document also states, “The volume-based guidelines or warrants indicate situations where a left-turn lane may be desirable, not necessarily situations where a left-turn lane is definitely needed.”



**Table 3: AASHTO Left-Turn Lane Guidance**

Left-Turn Lane Peak Hour Volume (vph)	Three-Leg Intersection, Major-Road Two-Lane Highway Peak-Hour Volume (vphpl) that Warrants a Left-Turn Lane
5	200
10	100
15	100
20	50
25	50
30	50
35	50
40	50
45	50
50 or More	50

Notes: vphpl = vehicles per hour per lane

These guidelines apply where the major road is uncontrolled and the minor road approaches are stop- or yield-controlled. Both the left-turn peak-hour volume and the major road volume warrants should be met.

Source: Table 9-25. Suggested Left-Turn Treatment Guidelines Based on Results from Benefit-Cost Evaluations for Intersections on Two-Lane Highways in Rural Areas of *A Policy on Geometric Design of Highways and Streets, 7<sup>th</sup> Edition* (AASHTO, 2018)

As shown in the table, a left-turn lane on northbound County Road D is not recommended if the peak hour through movement volume on the major roadway (County Road D in this case) is less than 50 vehicles.

Traffic Volume Data

Existing traffic volumes, collected March 16, 2023 through March 19, 2023, on County Road D adjacent to the Project driveway were compared to the traffic volume guidelines in **Table 3**. The left-turn lane analysis results are shown in **Table 4**.

**Table 4: Left-Turn Lane Analysis**

Warrant	Arriving Peak Hour <sup>1</sup>			Departing Peak Hour <sup>2</sup>		
	Left-Turning Volume <sup>3</sup> (NB County Road D)	Opposing Through Volume (SB County Road D)	Turn Lane Warranted?	Left-Turning Volume <sup>4</sup> (NB County Road D)	Opposing Through Volume (SB County Road D)	Turn Lane Warranted?
Left-Turn	82	4	No	0	0	No

Notes: 1. Arriving peak hour is estimated as 2:00 PM to 3:00 PM on a Saturday.

2. Departing peak hour is estimated as 10:00 PM to 11:00 PM on a Saturday.

3. Left-turning volume estimated based on average number of wedding attendees and staff and conservatively assumes all arrive within a one hour period. Also assumes that all wedding attendees and staff arrive from the south and turn left into the Project site.

4. Left-turning volume during the departing peak hour is estimated to be 0 as people would be leaving the site, not entering.

Source: Headway Transportation, 2023



As shown in the table, a peak event would not warrant a left-turn lane. Additionally, based on the existing peak hour traffic volume data provided in **Attachment A**, the highest peak hour volume on County Road D during all four days would not warrant a left-turn lane.

## **CEQA THRESHOLDS OF SIGNIFICANCE**

Based on criteria outlined in the CEQA *Appendix G Environmental Checklist Form*, the proposed Project would create a significant transportation impact if it would:

- ▶ Conflict with a program, plan, ordinance, or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities
- ▶ Conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b), which addresses Vehicle Miles Traveled (VMT)
- ▶ Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)
- ▶ Result in inadequate emergency access

## **IMPACT EVALUATION**

### ***Public Transit Evaluation***

The Project would not make any changes to the existing public transit system or conflict with any public transit programs or plans. Therefore, the Project would have a less-than-significant impact on public transit.

### ***Alternative Transportation Mode Evaluation***

The Project would not conflict with any multimodal (bicycle or pedestrian) transportation programs or plans. Therefore, the Project would have a less-than-significant impact on alternative transportation modes.

### ***Vehicle Circulation Evaluation***

The primary driveway for the Project connects to County Road D at the north property line. A secondary access driveway is also provided approximately 340 feet south of the primary driveway. County Road D has adequate capacity to accommodate the Project traffic. The Project would not conflict with any vehicle circulation programs or plans.

Intersection and roadway level of service (LOS) is no longer a measure of environmental impact for CEQA review purposes. However, based on qualitative review, the County Road D/Project Driveway intersection is anticipated to operate at good levels, well within the County's General Plan level of service policies,



with the addition of the Project's traffic. Therefore, the Project would have a less-than-significant impact on vehicle circulation.

### ***Vehicle Miles Traveled (VMT) Evaluation***

#### State

Per SB 743 criteria, as of July 1, 2020, the CEQA guidelines require the evaluation of VMT as a key criterion to determine potentially significant transportation impacts.

The *Technical Advisory on Evaluating Transportation Impacts in CEQA, December 2018*, published by the Governor's Office of Planning and Research (OPR) provides screening thresholds for land use projects, including a "Screening Threshold for Small Projects" which states:

*"Many local agencies have developed screening thresholds to indicate when detailed analysis is needed. Absent substantial evidence indicating that a project would generate a potentially significant level of VMT, or inconsistency with a Sustainable Communities Strategy (SCS) or general plan, projects that generate or attract fewer than 110 trips per day generally may be assumed to cause a less-than-significant transportation impact."*

The proposed Project is expected to generate an average of 15 trips per day when averaged over one year. Reviewing various CEQA criteria and thresholds for VMT analysis, it is evident the intended measure is annualized daily trips rather than any peak day volume.

#### County

Glenn County does not currently have adopted VMT thresholds, however, the *Glenn County General Plan Update Public Review Draft* (January 2023) includes the following goals and policies pertaining to VMT reduction:

*Goal CIR-4: Plan for the future in a way that reduces the environmental impacts of transportation.*

*Policy CIR 4-4: Support the creation of electric vehicle charging stations at commercial, government, and other employment and community destinations.*

*Policy CIR 4-5 Support community education on electric farm vehicle technology and state and federal incentives for purchasing electric farm vehicles.*

The Project is proposing to include electric vehicle charging stations which supports Policy CIR 4-4.

Based on the Governor's OPR "Screening Threshold for Small Projects," this Project is exempt from detailed VMT analysis, and it is determined the Project would have a less-than-significant impact on Vehicle Miles Travelled.





### ***Design Feature Evaluation***

The proposed access routes to the Project site from I-5 were evaluated for incompatible uses and safety. As discussed in the “Primary Vehicle Routes” section of this report, there are two primary routes (shown in **Exhibit 2**) between I-5 and the Project. Route 2 includes a narrow, one-lane bridge. Route 1, however, does not appear to have any significant safety issues and is also the shorter of the two routes. Route 1 is the preferred and recommended route between the Project and I-5.

The Project area primarily consists of farm land which may potentially introduce farm equipment on the roadways, however the vehicle traffic is very low (less than 100 vehicles per day on County Road D) and is not expected to be negatively affected by irregular vehicle types.

Evaluation of the Project driveways and intersections along the anticipated travel routes show adequate sight lines/triangles.

The Project would have a less-than-significant impact related to safety and design features.

### ***Emergency Access Evaluation***

The Project includes two points of access to County Road D and two routes from County Road D to the external roadway network, which results in adequate emergency access. Therefore, the Project would have a less-than-significant impact related to emergency access.

## **CONCLUSIONS**

The following is a list of key findings:

- ▶ The Project is anticipated to generate approximately 15 trips per day (annual average). Typical wedding days are expected to generate around 164 trips.
- ▶ The existing daily traffic volume on County Road D is less than 100 vehicles per day.
- ▶ The roadway network has more than adequate capacity to accommodate the project, including maximum attendance events (500 persons).
- ▶ The Project should designate an area on the site for overflow parking during peak events (weddings with 300 or more attendees) that are anticipated to occur a minimal number of times per year.
- ▶ The Project should promote (via website, printed directions, etc.) the use of County Road 28 as the preferred route between I-5 and County Road D. County Road 25 has a small, one-lane bridge that makes that route the less preferred option.
- ▶ All potential transportation related environmental impacts would be less-than-significant based on CEQA criteria.





Sincerely,  
Headway Transportation, LLC

Loren E. Chilson, PE  
Principal



Attachments:

- A – Traffic Volume Data
- B – Vehicle Speed Data
- C – Preliminary Site Plan



# Attachment A

## Traffic Volume Data



**VOLUME**  
 CR D N/O CR 28

Day: Thursday  
 Date: 3/16/2023

City: Orland  
 Project #: CA23\_100004\_001

DAILY TOTALS					NB	SB	EB	WB	Total		
					46	42	0	0	88		
AM Period	NB	SB	EB	WB	TOTAL	PM Period	NB	SB	EB	WB	TOTAL
00:00	0	0	0	0		12:00	0	1	0	0	1
00:15	0	0	0	0		12:15	1	1	0	0	2
00:30	0	0	0	0		12:30	1	1	0	0	2
00:45	0	0	0	0		12:45	0	2	1	4	7
01:00	0	0	0	0		13:00	1	1	0	0	2
01:15	0	0	0	0		13:15	2	0	0	0	2
01:30	0	0	0	0		13:30	0	0	0	0	0
01:45	0	0	0	0		13:45	3	6	0	1	10
02:00	0	0	0	0		14:00	1	1	0	0	2
02:15	0	0	0	0		14:15	1	1	0	0	2
02:30	0	0	0	0		14:30	1	0	0	0	1
02:45	0	0	0	0		14:45	1	4	0	2	7
03:00	0	0	0	0		15:00	0	0	0	0	0
03:15	0	0	0	0		15:15	1	0	0	0	1
03:30	0	0	0	0		15:30	1	8	0	0	9
03:45	0	0	0	0		15:45	2	4	5	13	24
04:00	0	0	0	0		16:00	1	1	0	0	2
04:15	0	0	0	0		16:15	1	0	0	0	1
04:30	0	0	0	0		16:30	0	0	0	0	0
04:45	0	0	0	0		16:45	0	2	0	1	3
05:00	0	0	0	0		17:00	1	0	0	0	1
05:15	0	0	0	0		17:15	0	0	0	0	0
05:30	0	0	0	0		17:30	0	0	0	0	0
05:45	0	0	0	0		17:45	0	1	2	2	5
06:00	0	0	0	0		18:00	0	0	0	0	0
06:15	0	0	0	0		18:15	1	0	0	0	1
06:30	3	0	0	0	3	18:30	0	0	0	0	0
06:45	4	7	0	0	11	18:45	1	2	0	0	3
07:00	1	1	0	0	2	19:00	0	0	0	0	0
07:15	2	3	0	0	5	19:15	0	0	0	0	0
07:30	0	0	0	0	0	19:30	2	0	0	0	2
07:45	1	4	0	4	9	19:45	0	2	0	0	2
08:00	0	2	0	0	2	20:00	0	1	0	0	1
08:15	0	1	0	0	1	20:15	1	0	0	0	1
08:30	3	0	0	0	3	20:30	0	0	0	0	0
08:45	2	5	1	4	12	20:45	0	1	0	1	2
09:00	0	2	0	0	2	21:00	0	1	0	0	1
09:15	0	1	0	0	1	21:15	0	0	0	0	0
09:30	1	0	0	0	1	21:30	0	0	0	0	0
09:45	0	1	1	4	6	21:45	0	0	1	0	1
10:00	0	0	0	0	0	22:00	0	0	0	0	0
10:15	1	0	0	0	1	22:15	0	0	0	0	0
10:30	0	2	0	0	2	22:30	0	0	0	0	0
10:45	3	4	1	3	11	22:45	0	0	0	0	0
11:00	0	1	0	0	1	23:00	0	0	0	0	0
11:15	0	0	0	0	0	23:15	0	0	0	0	0
11:30	0	0	0	0	0	23:30	0	0	0	0	0
11:45	1	1	1	2	5	23:45	0	0	0	0	0
<b>TOTALS</b>	<b>22</b>	<b>17</b>	<b>0</b>	<b>0</b>	<b>39</b>	<b>TOTALS</b>	<b>24</b>	<b>25</b>	<b>0</b>	<b>0</b>	<b>49</b>
<b>SPLIT %</b>	<b>56.4%</b>	<b>43.6%</b>	<b>0.00%</b>	<b>0.00%</b>	<b>44.3%</b>	<b>SPLIT %</b>	<b>49.0%</b>	<b>51.0%</b>	<b>0.00%</b>	<b>0.00%</b>	<b>55.7%</b>

DAILY TOTALS					NB	SB	EB	WB	Total
					46	42	0	0	88
AM Peak Hour	06:30	07:15			06:30	PM Peak Hour	13:00	15:15	15:15
AM Pk Volume	10	5			14	PM Pk Volume	6	14	19
Pk Hr Factor	0.625	0.417			0.700	Pk Hr Factor	0.500	0.438	0.528
7 - 9 Volume	9	8	0	0	17	4 - 6 Volume	3	3	6
7 - 9 Peak Hour	08:00	07:15			08:00	4 - 6 Peak Hour	16:00	17:00	16:00
7 - 9 Pk Volume	5	5	0	0	9	4 - 6 Pk Volume	2	2	3
Pk Hr Factor	0.417	0.417	0.000	0.000	0.750	Pk Hr Factor	0.500	0.250	0.375

**VOLUME**  
 CR D N/O CR 28

Day: Friday  
 Date: 3/17/2023

City: Orland  
 Project #: CA23\_100004\_001

DAILY TOTALS					NB	SB	EB	WB	Total		
					47	45	0	0	92		
AM Period	NB	SB	EB	WB	TOTAL	PM Period	NB	SB	EB	WB	TOTAL
00:00	0	0	0	0		12:00	4	1	0	0	5
00:15	0	0	0	0		12:15	3	1	0	0	4
00:30	0	0	0	0		12:30	1	0	0	0	1
00:45	0	0	0	0		12:45	0	8	1	3	11
01:00	0	0	0	0		13:00	1	0	0	0	1
01:15	0	0	0	0		13:15	0	0	0	0	
01:30	0	0	0	0		13:30	2	1	0	0	3
01:45	0	0	0	0		13:45	2	5	2	3	8
02:00	0	0	0	0		14:00	0	0	0	0	
02:15	0	0	0	0		14:15	2	3	0	0	5
02:30	0	0	0	0		14:30	0	0	0	0	
02:45	0	0	0	0		14:45	1	3	2	5	8
03:00	0	0	0	0		15:00	0	1	0	0	1
03:15	0	0	0	0		15:15	0	2	0	0	2
03:30	0	0	0	0		15:30	1	3	0	0	4
03:45	0	0	0	0		15:45	1	2	4	10	12
04:00	0	0	0	0		16:00	1	0	0	0	1
04:15	0	0	0	0		16:15	0	0	0	0	
04:30	0	0	0	0		16:30	1	1	0	0	2
04:45	0	0	0	0		16:45	0	2	0	1	3
05:00	0	0	0	0		17:00	0	1	0	0	1
05:15	0	0	0	0		17:15	0	0	0	0	
05:30	0	0	0	0		17:30	1	1	0	0	2
05:45	0	0	0	0		17:45	2	3	0	2	5
06:00	0	0	0	0		18:00	0	1	0	0	1
06:15	0	0	0	0		18:15	0	1	0	0	1
06:30	3	0	0	0	3	18:30	0	0	0	0	
06:45	4	7	2	2	6	18:45	0	0	2	0	2
07:00	0	0	0	0		19:00	0	0	0	0	
07:15	0	1	0	0	1	19:15	0	0	0	0	
07:30	1	3	0	0	4	19:30	0	0	0	0	
07:45	0	1	0	4		19:45	0	0	0	0	
08:00	0	0	0	0		20:00	1	0	0	0	1
08:15	0	0	0	0		20:15	0	0	0	0	
08:30	0	1	0	0	1	20:30	1	0	0	0	1
08:45	1	1	1	2	2	20:45	0	2	0	0	2
09:00	1	0	0	0	1	21:00	2	0	0	0	2
09:15	0	0	0	0		21:15	0	0	0	0	
09:30	1	2	0	0	3	21:30	0	0	0	0	
09:45	1	3	2	4	3	21:45	0	2	0	0	2
10:00	0	1	0	0	1	22:00	0	0	0	0	
10:15	2	0	0	0	2	22:15	0	0	0	0	
10:30	1	0	0	0	1	22:30	0	0	0	0	
10:45	0	3	1	2	1	22:45	0	0	0	0	
11:00	0	0	0	0		23:00	0	0	0	0	
11:15	1	0	0	0	1	23:15	0	0	0	0	
11:30	0	2	0	0	2	23:30	0	0	0	0	
11:45	4	5	3	5	7	23:45	0	0	0	0	
<b>TOTALS</b>	<b>20</b>	<b>19</b>			<b>39</b>	<b>TOTALS</b>	<b>27</b>	<b>26</b>			<b>53</b>
<b>SPLIT %</b>	<b>51.3%</b>	<b>48.7%</b>			<b>42.4%</b>	<b>SPLIT %</b>	<b>50.9%</b>	<b>49.1%</b>			<b>57.6%</b>

DAILY TOTALS					NB	SB	EB	WB	Total
					47	45	0	0	92

AM Peak Hour	11:45	11:30		11:30	PM Peak Hour	12:00	15:00		13:30
AM Pk Volume	12	7		18	PM Pk Volume	8	10		12
Pk Hr Factor	0.750	0.583		0.643	Pk Hr Factor	0.500	0.625		0.600
7 - 9 Volume	2	6	0	8	4 - 6 Volume	5	3	0	8
7 - 9 Peak Hour	07:00	07:00		07:00	4 - 6 Peak Hour	17:00	16:15		17:00
7 - 9 Pk Volume	1	4	0	5	4 - 6 Pk Volume	3	2	0	5
Pk Hr Factor	0.250	0.333	0.000	0.313	Pk Hr Factor	0.375	0.500	0.000	0.625

**VOLUME**  
 CR D N/O CR 28

Day: Saturday  
 Date: 3/18/2023

City: Orland  
 Project #: CA23\_100004\_001

DAILY TOTALS					NB	SB	EB	WB	Total		
					22	25	0	0	47		
AM Period	NB	SB	EB	WB	TOTAL	PM Period	NB	SB	EB	WB	TOTAL
00:00	0	0	0	0		12:00	0	1	0	0	1
00:15	0	0	0	0		12:15	0	0	0	0	
00:30	0	0	0	0		12:30	0	0	0	0	
00:45	0	0	0	0		12:45	0	2	3	0	2 3
01:00	0	0	0	0		13:00	0	1	0	0	1
01:15	0	0	0	0		13:15	1	0	0	0	1
01:30	0	0	0	0		13:30	0	0	0	0	
01:45	0	0	0	0		13:45	1	2	0	1	1 3
02:00	0	0	0	0		14:00	1	3	0	0	4
02:15	0	0	0	0		14:15	1	0	0	0	1
02:30	0	0	0	0		14:30	0	1	0	0	1
02:45	0	0	0	0		14:45	0	2	0	4	6
03:00	0	0	0	0		15:00	0	0	0	0	
03:15	0	0	0	0		15:15	1	2	0	0	3
03:30	0	0	0	0		15:30	0	0	0	0	
03:45	0	0	0	0		15:45	0	1	0	2	3
04:00	0	0	0	0		16:00	0	0	0	0	
04:15	0	0	0	0		16:15	1	0	0	0	1
04:30	0	0	0	0		16:30	0	0	0	0	
04:45	0	0	0	0		16:45	0	1	1	1	1 2
05:00	0	0	0	0		17:00	2	0	0	0	2
05:15	0	0	0	0		17:15	0	0	0	0	
05:30	0	0	0	0		17:30	2	0	0	0	2
05:45	0	0	0	0		17:45	0	4	2	2	2 6
06:00	0	0	0	0		18:00	1	1	0	0	2
06:15	0	0	0	0		18:15	2	0	0	0	2
06:30	0	1	0	0	1	18:30	0	0	0	0	
06:45	0	0	1	0	1	18:45	0	3	0	1	4
07:00	0	0	0	0		19:00	1	0	0	0	1
07:15	0	1	0	0	1	19:15	0	0	0	0	
07:30	3	0	0	0	3	19:30	0	0	0	0	
07:45	0	3	0	1	4	19:45	1	2	0	0	1 2
08:00	0	1	0	0	1	20:00	0	0	0	0	
08:15	0	0	0	0		20:15	0	0	0	0	
08:30	0	0	0	0		20:30	0	0	0	0	
08:45	0	0	1	0	1	20:45	0	0	0	0	
09:00	1	0	0	0	1	21:00	0	0	0	0	
09:15	0	0	0	0		21:15	0	0	0	0	
09:30	0	0	0	0		21:30	0	0	0	0	
09:45	0	1	0	0	1	21:45	0	0	0	0	
10:00	1	0	0	0	1	22:00	0	0	0	0	
10:15	0	0	0	0		22:15	0	0	0	0	
10:30	1	1	0	0	2	22:30	0	0	0	0	
10:45	0	2	0	1	3	22:45	0	0	0	0	
11:00	0	4	0	0	4	23:00	0	0	0	0	
11:15	1	3	0	0	4	23:15	0	0	0	0	
11:30	0	0	0	0		23:30	0	0	0	0	
11:45	0	1	0	7	8	23:45	0	0	0	0	
<b>TOTALS</b>	<b>7</b>	<b>11</b>			<b>18</b>	<b>TOTALS</b>	<b>15</b>	<b>14</b>			<b>29</b>
<b>SPLIT %</b>	<b>38.9%</b>	<b>61.1%</b>			<b>38.3%</b>	<b>SPLIT %</b>	<b>51.7%</b>	<b>48.3%</b>			<b>61.7%</b>

DAILY TOTALS					NB	SB	EB	WB	Total
					22	25	0	0	47

AM Peak Hour	06:45	10:30		10:30	PM Peak Hour	17:30	13:45		17:30
AM Pk Volume	3	8		10	PM Pk Volume	5	4		8
Pk Hr Factor	0.250	0.500		0.625	Pk Hr Factor	0.625	0.333		1.000
7 - 9 Volume	3	2	0	5	4 - 6 Volume	5	3	0	8
7 - 9 Peak Hour	07:00	07:15		07:15	4 - 6 Peak Hour	16:45	17:00		17:00
7 - 9 Pk Volume	3	2	0	5	4 - 6 Pk Volume	4	2	0	6
Pk Hr Factor	0.250	0.500	0.000	0.417	Pk Hr Factor	0.500	0.250	0.000	0.750

**VOLUME**  
 CR D N/O CR 28

Day: Sunday  
 Date: 3/19/2023

City: Orland  
 Project #: CA23\_100004\_001

DAILY TOTALS					NB	SB	EB	WB	Total		
					11	9	0	0	20		
AM Period	NB	SB	EB	WB	TOTAL	PM Period	NB	SB	EB	WB	TOTAL
00:00	0	0	0	0		12:00	0	0	0	0	
00:15	0	0	0	0		12:15	1	0	0	0	1
00:30	0	0	0	0		12:30	0	0	0	0	
00:45	0	0	0	0		12:45	0	1	0	0	1
01:00	0	0	0	0		13:00	0	1	0	0	1
01:15	0	0	0	0		13:15	0	0	0	0	
01:30	0	0	0	0		13:30	0	0	0	0	
01:45	0	0	0	0		13:45	0	0	1	0	1
02:00	0	0	0	0		14:00	0	0	0	0	
02:15	0	0	0	0		14:15	0	0	0	0	
02:30	0	0	0	0		14:30	1	0	0	0	1
02:45	0	0	0	0		14:45	0	1	0	0	1
03:00	0	0	0	0		15:00	0	0	0	0	
03:15	0	0	0	0		15:15	0	1	0	0	1
03:30	0	0	0	0		15:30	0	1	0	0	1
03:45	0	0	0	0		15:45	0	0	2	0	2
04:00	0	0	0	0		16:00	0	0	0	0	
04:15	0	0	0	0		16:15	1	0	0	0	1
04:30	0	0	0	0		16:30	1	0	0	0	1
04:45	0	0	0	0		16:45	0	2	0	0	2
05:00	0	0	0	0		17:00	0	0	0	0	
05:15	0	0	0	0		17:15	0	0	0	0	
05:30	0	0	0	0		17:30	1	0	0	0	1
05:45	0	0	0	0		17:45	0	1	0	0	1
06:00	0	0	0	0		18:00	0	0	0	0	
06:15	0	0	0	0		18:15	0	1	0	0	1
06:30	0	0	0	0		18:30	0	0	0	0	
06:45	0	0	0	0		18:45	0	0	1	0	1
07:00	0	1	0	0	1	19:00	0	0	0	0	
07:15	0	0	0	0		19:15	0	0	0	0	
07:30	0	0	0	0		19:30	0	0	0	0	
07:45	0	0	1	0	1	19:45	0	0	0	0	
08:00	0	0	0	0		20:00	0	0	0	0	
08:15	0	0	0	0		20:15	0	0	0	0	
08:30	2	0	0	0	2	20:30	0	0	0	0	
08:45	0	2	0	0	2	20:45	0	0	0	0	
09:00	0	2	0	0	2	21:00	0	0	0	0	
09:15	1	1	0	0	2	21:15	0	0	0	0	
09:30	0	0	0	0		21:30	1	0	0	0	1
09:45	0	1	0	3	4	21:45	0	1	0	0	1
10:00	0	0	0	0		22:00	0	0	0	0	
10:15	1	0	0	0	1	22:15	0	0	0	0	
10:30	0	1	0	0	1	22:30	0	0	0	0	
10:45	0	1	0	1	2	22:45	0	0	0	0	
11:00	0	0	0	0		23:00	0	0	0	0	
11:15	0	0	0	0		23:15	0	0	0	0	
11:30	1	0	0	0	1	23:30	0	0	0	0	
11:45	0	1	0	0	1	23:45	0	0	0	0	
<b>TOTALS</b>	<b>5</b>	<b>5</b>			<b>10</b>	<b>TOTALS</b>	<b>6</b>	<b>4</b>			<b>10</b>
<b>SPLIT %</b>	<b>50.0%</b>	<b>50.0%</b>			<b>50.0%</b>	<b>SPLIT %</b>	<b>60.0%</b>	<b>40.0%</b>			<b>50.0%</b>

DAILY TOTALS					NB	SB	EB	WB	Total	
					11	9	0	0	20	
AM Peak Hour	08:30	08:30			08:30	PM Peak Hour	15:45	14:45	12:15	
AM Pk Volume	3	3			6	PM Pk Volume	2	2	2	
Pk Hr Factor	0.375	0.375			0.750	Pk Hr Factor	0.500	0.500	0.500	
7 - 9 Volume	2	1	0	0	3	4 - 6 Volume	3	0	0	3
7 - 9 Peak Hour	07:45	07:00			07:45	4 - 6 Peak Hour	16:00			16:00
7 - 9 Pk Volume	2	1	0	0	2	4 - 6 Pk Volume	2	0	0	2
Pk Hr Factor	0.250	0.250	0.000	0.000	0.250	Pk Hr Factor	0.500	0.000	0.000	0.500

# Attachment B

## Vehicle Speed Data



# SPEED

## CR D N/O CR 28

Day: Thursday  
Date: 3/16/2023

City: Orland  
Project #: CA23\_100004\_001

### Summary

Time	< 15	15 - 19	20 - 24	25 - 29	30 - 34	35 - 39	40 - 44	45 - 49	50 - 54	55 - 59	60 - 64	65 - 69	70 +	Total
00:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0
01:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0
02:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0
03:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0
04:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0
05:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0
06:00	0	0	0	0	0	0	1	2	2	2	0	0	0	7
07:00	0	0	1	0	0	4	1	1	0	1	0	0	0	8
08:00	0	2	0	0	1	2	0	1	2	1	0	0	0	9
09:00	0	0	2	0	0	2	1	0	0	0	0	0	0	5
10:00	1	0	0	1	1	0	1	1	2	0	0	0	0	7
11:00	0	0	0	1	0	0	1	1	0	0	0	0	0	3
12:00 PM	0	0	0	0	1	0	1	3	1	0	0	0	0	6
13:00	0	1	1	0	2	0	1	1	1	0	0	0	0	7
14:00	0	0	0	1	0	2	0	1	1	1	0	0	0	6
15:00	0	0	0	0	4	2	5	5	1	0	0	0	0	17
16:00	1	0	0	0	0	0	1	1	0	0	0	0	0	3
17:00	0	0	0	0	0	2	0	1	0	0	0	0	0	3
18:00	0	0	0	0	0	0	0	0	1	1	0	0	0	2
19:00	0	0	0	0	0	1	0	0	1	0	0	0	0	2
20:00	0	0	0	0	0	1	0	0	0	1	0	0	0	2
21:00	0	0	0	0	0	0	1	0	0	0	0	0	0	1
22:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0
23:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0
<b>Totals</b>	<b>2</b>	<b>3</b>	<b>4</b>	<b>3</b>	<b>9</b>	<b>16</b>	<b>14</b>	<b>18</b>	<b>12</b>	<b>7</b>				<b>88</b>
<b>% of Totals</b>	<b>2%</b>	<b>3%</b>	<b>5%</b>	<b>3%</b>	<b>10%</b>	<b>18%</b>	<b>16%</b>	<b>20%</b>	<b>14%</b>	<b>8%</b>				<b>100%</b>

<b>AM Volumes</b>	1	2	3	2	2	8	5	6	6	4	0	0	0	39		
<b>% AM</b>	1%	2%	3%	2%	2%	9%	6%	7%	7%	5%				44%		
<b>AM Peak Hour</b>	10:00	08:00	09:00	10:00	08:00	07:00	06:00	06:00	06:00	06:00				08:00		
<b>Volume</b>	1	2	2	1	1	4	1	2	2	2				9		
<b>PM Volumes</b>	1	1	1	1	7	8	9	12	6	3	0	0	0	49		
<b>% PM</b>	1%	1%	1%	1%	8%	9%	10%	14%	7%	3%				56%		
<b>PM Peak Hour</b>	16:00	13:00	13:00	14:00	15:00	14:00	15:00	15:00	12:00	14:00				15:00		
<b>Volume</b>	1	1	1	1	4	2	5	5	1	1				17		
<b>Directional Peak Periods All Speeds</b>		<b>AM 7-9</b>				<b>NOON 12-2</b>				<b>PM 4-6</b>			<b>Off Peak Volumes</b>			
		Volume	↔		%	Volume	↔		%	Volume	↔		%	Volume	↔	
		17			19%	13			15%	6			7%	52		

Street Name	Direction	Percentiles					
		15th	50th	Average	85th	95th	ADT
CR D	Summary	31	43	41	52	57	88



# SPEED

## CR D N/O CR 28

Day: Friday  
Date: 3/17/2023

City: Orland  
Project #: CA23\_100004\_001

### Summary

Time	< 15	15 - 19	20 - 24	25 - 29	30 - 34	35 - 39	40 - 44	45 - 49	50 - 54	55 - 59	60 - 64	65 - 69	70 +	Total
00:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0
01:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0
02:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0
03:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0
04:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0
05:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0
06:00	0	0	0	0	0	1	2	0	4	2	0	0	0	9
07:00	0	0	0	0	0	1	2	1	0	1	0	0	0	5
08:00	0	1	1	0	0	1	0	0	0	0	0	0	0	3
09:00	0	0	0	1	0	2	0	3	1	0	0	0	0	7
10:00	1	0	0	0	0	1	0	1	2	0	0	0	0	5
11:00	1	0	0	2	3	1	2	0	0	1	0	0	0	10
12:00 PM	0	1	0	3	0	0	2	1	2	2	0	0	0	11
13:00	0	0	0	0	1	2	2	2	0	1	0	0	0	8
14:00	0	0	0	2	0	3	1	1	1	0	0	0	0	8
15:00	0	0	0	0	1	3	2	5	0	1	0	0	0	12
16:00	0	0	0	0	0	0	2	0	0	1	0	0	0	3
17:00	0	0	0	0	0	1	1	0	2	1	0	0	0	5
18:00	1	0	0	0	0	0	1	0	0	0	0	0	0	2
19:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0
20:00	0	1	0	0	0	0	0	1	0	0	0	0	0	2
21:00	0	0	0	0	0	0	0	1	1	0	0	0	0	2
22:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0
23:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0
<b>Totals</b>	<b>3</b>	<b>3</b>	<b>1</b>	<b>8</b>	<b>5</b>	<b>16</b>	<b>17</b>	<b>16</b>	<b>13</b>	<b>10</b>				<b>92</b>
<b>% of Totals</b>	<b>3%</b>	<b>3%</b>	<b>1%</b>	<b>9%</b>	<b>5%</b>	<b>17%</b>	<b>18%</b>	<b>17%</b>	<b>14%</b>	<b>11%</b>				<b>100%</b>

<b>AM Volumes</b>	2	1	1	3	3	7	6	5	7	4	0	0	0	39	
<b>% AM</b>	2%	1%	1%	3%	3%	8%	7%	5%	8%	4%				42%	
<b>AM Peak Hour</b>	10:00	08:00	08:00	11:00	11:00	09:00	06:00	09:00	06:00	06:00				11:00	
<b>Volume</b>	1	1	1	2	3	2	2	3	4	2				10	
<b>PM Volumes</b>	1	2	0	5	2	9	11	11	6	6	0	0	0	53	
<b>% PM</b>	1%	2%		5%	2%	10%	12%	12%	7%	7%				58%	
<b>PM Peak Hour</b>	18:00	12:00		12:00	13:00	14:00	12:00	15:00	12:00	12:00				15:00	
<b>Volume</b>	1	1		3	1	3	2	5	2	2				12	
<b>Directional Peak Periods All Speeds</b>			<b>AM 7-9</b>				<b>NOON 12-2</b>				<b>PM 4-6</b>		<b>Off Peak Volumes</b>		
			Volume		%	Volume		%	Volume		%	Volume		%	
			8	↔	9%	19	↔	21%	8	↔	9%	57	↔	62%	

Street Name	Direction	Percentiles					
		15th	50th	Average	85th	95th	ADT
CR D	Summary	29	43	42	54	58	92

# SPEED

## CR D N/O CR 28

Day: Saturday  
Date: 3/18/2023

City: Orland  
Project #: CA23\_100004\_001

### Summary

Time	< 15	15 - 19	20 - 24	25 - 29	30 - 34	35 - 39	40 - 44	45 - 49	50 - 54	55 - 59	60 - 64	65 - 69	70 +	Total
00:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0
01:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0
02:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0
03:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0
04:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0
05:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0
06:00	0	0	0	0	0	0	0	1	0	0	0	0	0	1
07:00	0	1	0	0	0	0	1	2	0	0	0	0	0	4
08:00	0	0	0	0	0	0	1	0	0	0	0	0	0	1
09:00	0	0	0	0	0	0	0	0	1	0	0	0	0	1
10:00	0	0	0	0	1	2	0	0	0	0	0	0	0	3
11:00	1	0	0	0	1	1	1	3	1	0	0	0	0	8
12:00 PM	0	0	0	0	0	0	1	2	0	0	0	0	0	3
13:00	0	0	0	0	1	0	0	0	0	2	0	0	0	3
14:00	0	0	0	1	0	2	1	2	0	0	0	0	0	6
15:00	0	0	0	1	0	1	0	0	1	0	0	0	0	3
16:00	0	0	0	0	0	1	1	0	0	0	0	0	0	2
17:00	2	2	0	0	0	0	1	1	0	0	0	0	0	6
18:00	0	0	0	0	0	0	1	2	0	1	0	0	0	4
19:00	0	0	0	0	0	0	0	0	1	1	0	0	0	2
20:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0
21:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0
22:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0
23:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0
<b>Totals</b>	<b>3</b>	<b>3</b>		<b>2</b>	<b>3</b>	<b>7</b>	<b>8</b>	<b>13</b>	<b>4</b>	<b>4</b>				<b>47</b>
<b>% of Totals</b>	<b>6%</b>	<b>6%</b>		<b>4%</b>	<b>6%</b>	<b>15%</b>	<b>17%</b>	<b>28%</b>	<b>9%</b>	<b>9%</b>				<b>100%</b>

<b>AM Volumes</b>	1	1	0	0	2	3	3	6	2	0	0	0	0	18	
<b>% AM</b>	2%	2%			4%	6%	6%	13%	4%					38%	
<b>AM Peak Hour</b>	11:00	07:00			10:00	10:00	07:00	11:00	09:00					11:00	
<b>Volume</b>	1	1			1	2	1	3	1					8	
<b>PM Volumes</b>	2	2	0	2	1	4	5	7	2	4	0	0	0	29	
<b>% PM</b>	4%	4%		4%	2%	9%	11%	15%	4%	9%				62%	
<b>PM Peak Hour</b>	17:00	17:00		14:00	13:00	14:00	12:00	12:00	15:00	13:00				14:00	
<b>Volume</b>	2	2		1	1	2	1	2	1	2				6	
<b>Directional Peak Periods All Speeds</b>			<b>AM 7-9</b>				<b>NOON 12-2</b>				<b>PM 4-6</b>			<b>Off Peak Volumes</b>	
			Volume		%	Volume		%	Volume		%	Volume		%	
			5	↔	11%	6	↔	13%	8	↔	17%	28	↔	60%	

Street Name	Direction	Percentiles					
		15th	50th	Average	85th	95th	ADT
CR D	Summary	28	43	40	51	57	47

# SPEED

## CR D N/O CR 28

Day: Sunday  
Date: 3/19/2023

City: Orland  
Project #: CA23\_100004\_001

### Summary

Time	< 15	15 - 19	20 - 24	25 - 29	30 - 34	35 - 39	40 - 44	45 - 49	50 - 54	55 - 59	60 - 64	65 - 69	70 +	Total
00:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0
01:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0
02:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0
03:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0
04:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0
05:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0
06:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0
07:00	0	0	0	0	1	0	0	0	0	0	0	0	0	1
08:00	0	0	2	0	0	0	0	0	0	0	0	0	0	2
09:00	0	2	0	0	1	1	0	0	0	0	0	0	0	4
10:00	0	0	0	0	0	0	0	1	1	0	0	0	0	2
11:00	0	0	0	0	0	1	0	0	0	0	0	0	0	1
12:00 PM	0	0	0	0	0	0	0	0	0	1	0	0	0	1
13:00	0	0	0	0	0	0	0	0	1	0	0	0	0	1
14:00	0	0	0	0	0	0	0	0	0	1	0	0	0	1
15:00	0	0	0	0	0	0	1	0	1	0	0	0	0	2
16:00	0	0	0	0	0	0	2	0	0	0	0	0	0	2
17:00	0	0	0	1	0	0	0	0	0	0	0	0	0	1
18:00	0	0	0	0	0	0	1	0	0	0	0	0	0	1
19:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0
20:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0
21:00	0	0	0	0	0	0	0	0	1	0	0	0	0	1
22:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0
23:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0
<b>Totals</b>		2	2	1	2	2	4	1	4	2				20
<b>% of Totals</b>		10%	10%	5%	10%	10%	20%	5%	20%	10%				100%

<b>AM Volumes</b>	0	2	2	0	2	2	0	1	1	0	0	0	0	10		
<b>% AM</b>		10%	10%		10%	10%		5%	5%					50%		
<b>AM Peak Hour</b>		09:00	08:00		07:00	09:00		10:00	10:00					09:00		
<b>Volume</b>		2	2		1	1		1	1					4		
<b>PM Volumes</b>	0	0	0	1	0	0	4	0	3	2	0	0	0	10		
<b>% PM</b>				5%			20%		15%	10%				50%		
<b>PM Peak Hour</b>				17:00			16:00		13:00	12:00				15:00		
<b>Volume</b>				1			2		1	1				2		
<b>Directional Peak Periods All Speeds</b>		<b>AM 7-9</b>				<b>NOON 12-2</b>				<b>PM 4-6</b>				<b>Off Peak Volumes</b>		
		Volume		%		Volume		%		Volume		%		Volume	%	
		3	↔	15%		2	↔	10%		3	↔	15%		12	↔	60%

Street Name	Direction	Percentiles					
		15th	50th	Average	85th	95th	ADT
CR D	Summary	23	41	40	54	58	20





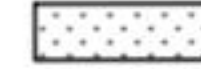

# Attachment C

## Preliminary Site Plan





**LEGEND**

-  NEW BUILDING
-  NEW DRIVEWAY
-  RELOCATED EXISTING BUILDING
-  EXISTING BUILDING
-  CEREMONY AREA (GRASS?)
-  PROPERTY SETBACK

PROPOSED BUILDINGS						
#	BUILDING	DESCRIPTION	CONSTRUCTION TYPE	AREA (SQ.FT)	WIDTH (FT)	LENGTH (FT)
1	WEDDING BARN	EVENT DINING WITH ATTACHED COMMERCIAL KITCHEN	TIMBER FRAMED?	7200	72	100
2	KITCHEN	ATTACHED TO WEDDING BARN VENUE	?	2400	30	80
3	CEREMONY #1 MEN'S R/R	RESTROOMS	?	1500	30	50
4	CEREMONY #1 WOMEN'S R/R	RESTROOMS	?	1500	30	50
5	CABIN'S 1-14	OVERNIGHT ACCOMMODATION & VENUE GUEST PREP	WOOD FRAMED	256	16	16
6	TENT (NOT SHWN)	OUTDOOR SHADE COVER	TEMPORARY POLE TENT	3600	60	60
7	CEREMONY #2 & 3 MEN'S R/R	RESTROOMS	?	450	18	25
8	CEREMONY #2 & 3 WOMEN'S R/R	RESTROOMS	?	450	18	25
9	AG SHOP (EXISTING BLDG)	EXISTING AG SHOP	PRE-ENGINEERED METAL BUILDING	3840	40	96

**GENERAL NOTES**

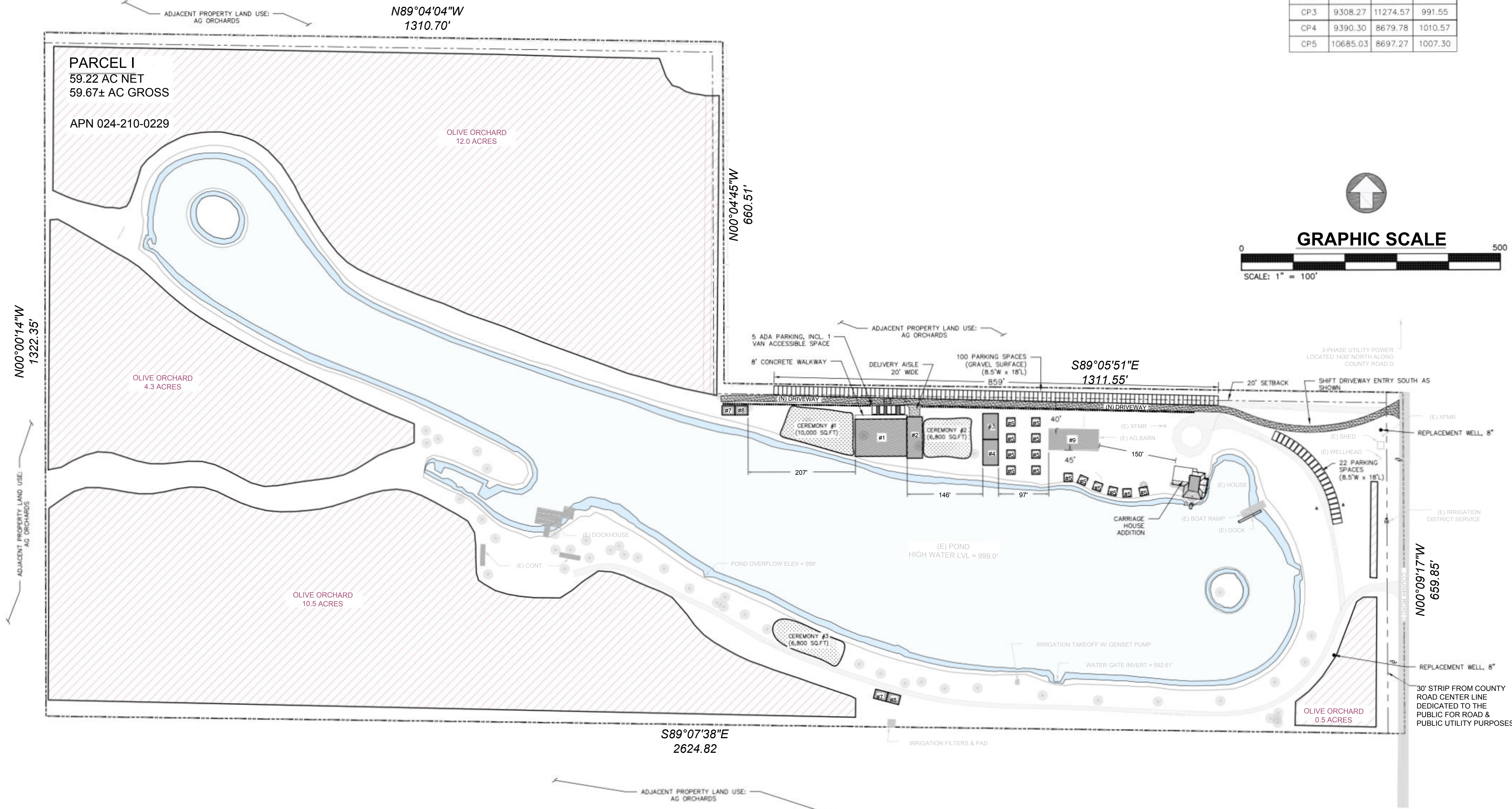
- SURVEY PERFORMED ON 7 & 8 JUNE 2022 USING RTK GPS. LOCAL COORDINATE SYSTEM ESTABLISHED AT CP1. NO PROPERTY CORNERS WERE ESTABLISHED DURING THIS SURVEY.
- REAL WORLD COORDINATES (WGS84 UTM ZONE 10S) OF CONTROL POINT 1 (CP1) ARE AS FOLLOWS:
  - NORTHING: 4392218.40
  - EASTING: 563660.50
  - ELEVATION: 148.71'

**SURVEY CONTROL**

Point #	Northing	Easting	Elevation
CP1	10000.00	10000.00	1000.00
CP2	9854.25	11261.14	994.25
CP3	9308.27	11274.57	991.55
CP4	9390.30	8679.78	1010.57
CP5	10685.03	8697.27	1007.30



**GRAPHIC SCALE**



CLIENT:  
FORREST & MELISSA JINKS  
6065 COUNTY RD 22 9479  
ORLAND, CA  
95963  
(707) 888-4473

**STILLWATER RANCH**  
  
3595 COUNTY ROAD D  
ORLAND, CA 95963  
  
APN 024-21-0229

ENGINEER OF RECORD:

REVISION:

- ▲
- ▲
- ▲
- ▲

**PROPOSED SITE PLAN  
OVERALL**

SHEET:  
**CS-101**


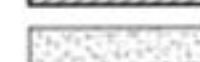



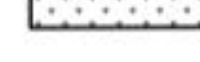
1 PROPOSED SITE LAYOUT - OVERALL

Scale: 1" = 100'



SURVEY CONTROL			
Point #	Northing	Easting	Elevation
CP1	10000.00	10000.00	1000.00
CP2	9854.25	11261.14	994.25
CP3	9308.27	11274.57	991.55
CP4	9390.30	8679.78	1010.57
CP5	10685.03	8697.27	1007.30

**LEGEND**

-  NEW BUILDING
-  NEW DRIVEWAY
-  RELOCATED EXISTING BUILDING
-  EXISTING BUILDING
-  CEREMONY AREA (GRASS?)
-  PROPERTY SETBACK

PROPOSED BUILDINGS						
#	BUILDING	DESCRIPTION	CONSTRUCTION TYPE	AREA (SQ.FT)	WIDTH (FT)	LENGTH (FT)
1	WEDDING BARN	EVENT DINING WITH ATTACHED COMMERCIAL KITCHEN	TIMBER FRAMED?	7200	72	100
2	KITCHEN	ATTACHED TO WEDDING BARN VENUE	?	2400	30	80
3	CEREMONY #1 MEN'S R/R	RESTROOMS	?	1500	30	50
4	CEREMONY #1 WOMEN'S R/R	RESTROOMS	?	1500	30	50
5	CABIN'S 1-14	OVERNIGHT ACCOMMODATION & VENUE GUEST PREP	WOOD FRAMED	256	16	16
6	TENT (NOT SHWN)	OUTDOOR SHADE COVER	TEMPORARY POLE TENT	3600	60	60
7	CEREMONY #2 & 3 MEN'S R/R	RESTROOMS	?	450	18	25
8	CEREMONY #2 & 3 WOMEN'S R/R	RESTROOMS	?	450	18	25
9	AG SHOP (EXISTING BLDG)	EXISTING AG SHOP	PRE-ENGINEERED METAL BUILDING	3840	40	96

**GENERAL NOTES**

- SURVEY PERFORMED ON 7 & 8 JUNE 2022 USING RTK GPS. LOCAL COORDINATE SYSTEM ESTABLISHED AT CP1. NO PROPERTY CORNERS WERE ESTABLISHED DURING THIS SURVEY.
- REAL WORLD COORDINATES (WGS84 UTM ZONE 10S) OF CONTROL POINT 1 (CP1) ARE AS FOLLOWS:
  - NORTHING: 4392218.40
  - EASTING: 563660.50
  - ELEVATION: 148.71'

CLIENT:  
 FORREST & MELISSA JINKS  
 6065 COUNTY RD 22 9479  
 ORLAND, CA  
 95963  
 (707) 888-4473

**STILLWATER RANCH**

3595 COUNTY ROAD D  
 ORLAND, CA 95963

APN 024-21-0229

ENGINEER OF RECORD:

REVISION:

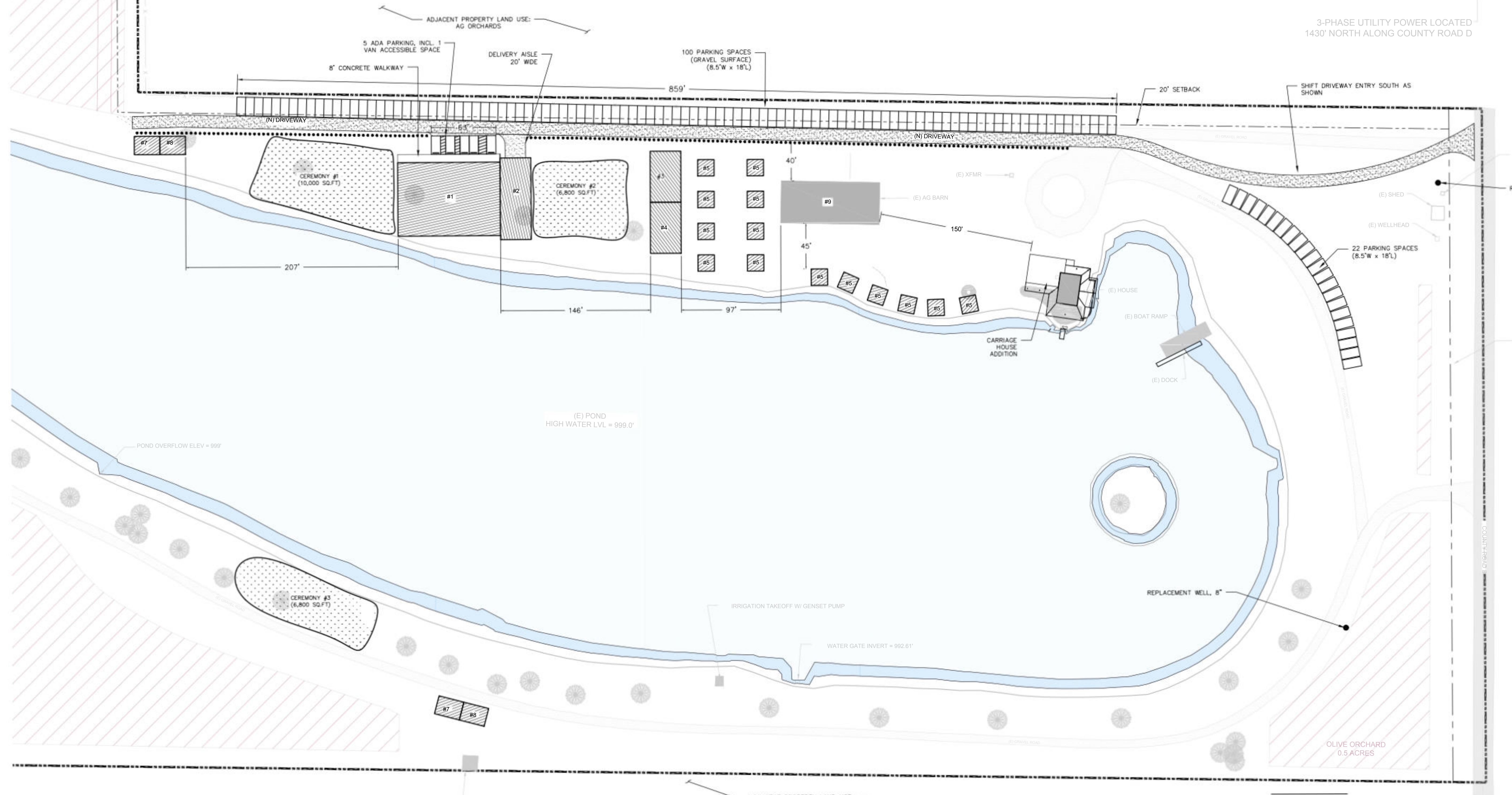
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**PROPOSED SITE PLAN  
 WEDDING VENUE AREA**

SHEET:

**CS-102**

DATE: Monday, October 17, 2022 7:21:26 PM



1 PROPOSED SITE LAYOUT - WEDDING VENUE AREA

Scale: 1" = 50'





W. GILBERT ENGINEERING  
Civil Engineering / Land Surveying

140 Yellowstone Drive, Suite 110 • Chico, CA 95973

Phone: (530) 809-1315 • Fax: (530) 588-9030

[www.wgilbertengineering.com](http://www.wgilbertengineering.com)

November 9, 2022

County of Glenn  
Public Works Agency  
777 North Colusa Street  
Willows, CA 95988

Attn: Donald Rust, Director

Subject: Stillwater Ranch - CUP2022-002  
(APN 024-210-022)

Dear Don:

As requested, we performed drainage calculations to evaluate the existing pond and associated drainage facilities on the above-referenced parcel. The pond and associated drainage facilities were evaluated using a 100-year storm and we determined that the pond and pipe outfall structure have the capacity to handle the 100-year storm event without overtopping the pond levee. Additionally, the existing drainage channel from the pond outfall pipe and the box culvert under County Road D have the capacity to pass the flows from the pond without overtopping or backing up.

As a part of the site improvement plans, we will include detailed drainage calculations for the pond and associated facilities. We will also clean out the existing drainage channel and install shoulder backing along the west side of County Road D to stabilize the shoulder and stop erosion.

Let me know if you have any questions or need additional information.

Sincerely,

**W. Gilbert Engineering**

Wesley E. Gilbert, P.E.  
President, W.G. Civil Engineers, Inc.  
dba W. Gilbert Engineering

Recorded at the request of:  
TIMIOS TITLE COMPANY

06/30/2022 04:13 PM  
Fee: \$1887.00 Pgs: 1

OFFICIAL RECORDS  
Sandy Perez, Clerk-Recorder  
Glenn County, CA

**RECORDING REQUESTED BY:**  
Timios Title, A California Corporation  
250 W. Sycamore St.  
Willows, CA 95988  
No: 71-00229813

**After Recording Return And  
Mail Tax Statements To:**  
FORREST JINKS  
MELISSA JINKS  
P.O. BOX 1063  
MORGAN, UT 84050

SPACE ABOVE THIS LINE FOR RECORDER'S USE

A.P.N. NO. 024-210-022-000

**GRANT DEED**

The undersigned grantor(s) declare(s):  
City transfer tax is \$0.00  
County Transfer Tax is \$1,870.00  
Monument preservation fee is \$0.00  
 (X) computed on full value of property conveyed, or  
 ( ) computed on full value less value of liens and encumbrances remaining at time of sale.  
 (X) Unincorporated area:  ( ) City of ORLAND, and  
 (X) This document is exempt from GC 27388.1, Building Homes & Jobs Tax as it is subject to the imposition of documentary transfer tax.  
 ( ) This document is exempt from GC 27388.1, Building Homes & Jobs Tax as it transfers a residential dwelling to an owner-occupier.

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,  
DEREK MOFFITT AND SANDI MOFFITT, HUSBAND AND WIFE AS JOINT TENANTS

hereby GRANTS to FORREST JINKS AND MELISSA JINKS TRUSTEES OF THE FORREST AND MELISSA JINKS LIVING TRUST DATED APRIL 8<sup>TH</sup>, 2015

the following described real property in the County of GLENN, State of California:

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

PARCEL 1 AS SHOWN OR DESIGNATED ON THAT CERTAIN PARCEL MAP FILED FOR RECORD IN THE OFFICE OF THE COUNTY RECORDER OF THE COUNTY OF GLENN, STATE OF CALIFORNIA, ON JULY 2, 1985 IN BOOK 9 OF PARCEL MAPS, AT PAGE 49.

EXCEPTING THEREFROM AN UNDIVIDED ONE-HALF INTEREST IN ALL OIL, GAS, MINERALS AND OTHER HYDROCARBON SUBSTANCES, ETC. AS SET FORTH IN THE DEED FROM FRANK BARR ET UX TO ORAZIO G. ROSALIA ET UX, RECORDED MAY 26, 1965 IN BOOK 478 OF OFFICIAL RECORDS, AT PAGE 328.

ALSO EXCEPTING THEREFROM AN UNDIVIDED ONE-QUARTER INTEREST IN AND TO ALL OIL, GAS, MINERALS AND OTHER HYDROCARBON SUBSTANCES, TOGETHER WITH THE RIGHT TO REMOVE THE SAME, AS RESERVED IN THE DEED FROM MERLE L. TODD AND ALENE TODD, HIS WIFE TO JAMES A. TUTTLE AND JANICE L. TUTTLE, HIS WIFE, AS COMMUNITY PROPERTY,





DATED OCTOBER 14, 1983 AND RECORDED OCTOBER 24, 1983 IN BOOK 734, OFFICIAL RECORDS, PAGE 200.

More commonly known as: 3595 COUNTY ROAD D, ORLAND, CA 95963-9154

6/27/2022



DEREK MOFFITT



SANDI MOFFITT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

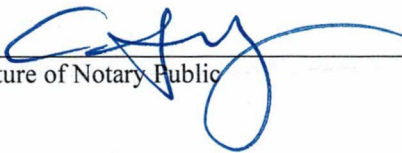
State of CALIFORNIA  
County of GLENN

On June 30, 20 22, before me, Ana Sylvia Guzman, a notary public, personally appeared, DEREK MOFFITT, SANDI MOFFITT, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

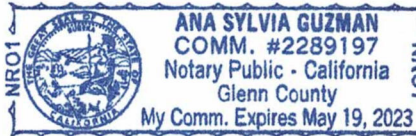
I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature of Notary Public



(Notary Seal)



# TIMIOS

## PRELIMINARY REPORT

**To:**

ATTN: FORREST JINKS

**Title Officer:**

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

**Property Address:**

3595 COUNTY ROAD D  
ORLAND, CA, 95963-9154

**Title No:**

71-00234874

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

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

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

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

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

The form of Policy of title insurance contemplated by the report is:

**ALTA STANDARD OWNER'S POLICY 2006**

**ALTA LOAN POLICY 2006**

Issued by: FIRST AMERICAN TITLE INSURANCE COMPANY

Dated as of: Oct 14, 2022 at 8:00 a.m.

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

Fee Simple

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

FORREST JINKS AND MELISSA JINKS TRUSTEES OF THE FORREST AND MELISSA JINKS LIVING TRUST DATED APRIL 8TH, 2015

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

1. PROPERTY TAXES AND ANY ASSESSMENTS COLLECTED WITH TAXES, FOR THE FISCAL YEAR 2022-2023.

1 <sup>ST</sup> INSTALLMENT:	<b>\$4,010.22</b>	DUE 12/10/2022
2 <sup>ND</sup> INSTALLMENT:	<b>\$4,010.22</b>	DUE 04/10/2023
ASSESSMENT NO.:	<b>024-210-022-000</b>	

2. THE LIEN OF SUPPLEMENTAL OR ESCAPED ASSESSMENTS OF PROPERTY TAXES, IF ANY, MADE PURSUANT TO THE PROVISIONS OF PART 0.5, CHAPTER 3.5 OR PART 2, CHAPTER 3, ARTICLES 3 AND 4 RESPECTIVELY (COMMENCING WITH SECTION 75) OF THE REVENUE AND TAXATION CODE OF THE STATE OF CALIFORNIA AS A RESULT OF THE TRANSFER OF TITLE TO THE VESTEE NAMED IN SCHEDULE A; OR AS A RESULT OF CHANGES IN OWNERSHIP OR NEW CONSTRUCTION OCCURRING PRIOR TO THE DATE OF THE POLICY.

3. THE LAND HEREIN DESCRIBED LIES WITHIN THE BOUNDARIES OF THE ORLAND-ARTOIS WATER DISTRICT AND IS SUBJECT TO ALL TAXES, ASSESSMENTS AND OBLIGATIONS THEREOF.

PRESENTLY THE DISTRICT HAS AN INDEBTEDNESS IN FAVOR OF THE UNITED STATES GOVERNMENT (CONTRACT NO. 14-06-200-8382A) OF \$816.92 PER ACRE AS OF DECEMBER 1, 1988 WHICH WILL BE PAID AT THE RATE OF \$20.43 PER ACRE FOR 40 YEARS PAYABLE IN 80 SUCCESSIVE EQUAL SEMIANNUAL INSTALLMENTS BEGINNING FEBRUARY 1, 1993.

NOTE: THE DISTRICT REQUEST THAT ANY BUYER/PURCHASER CONTACT THE DISTRICT IN REGARDS TO THE DISTRIBUTION OF THE WATER, PHONE: 530-865-4304, FAX 530-865-8497

4. RESERVATION CONTAINED IN THE DEED FROM FRANK BARR AND AGNES H. BARR, HIS WIFE TO ORAZIO G. ROSALIA, HIS WIFE, DATED MAY 3, 1965 AND RECORDED MAY 26, 1965 IN BOOK 478 OF OFFICIAL, AT PAGE 328.
5. CONTRACT AND GRANT OF EASEMENT FOR WATER PIPELINES AND APPURTENANCES THERETO AS GRANTED TO THE UNITED STATES OF AMERICA, RECORDED OCTOBER 20, 1980 IN BOOK 674 OF OFFICIAL RECORDS, AT PAGE 465, AND TERMS AND CONDITIONS CONTAINED THEREIN.
6. RESERVATION OF AN UNDIVIDED ONE-QUARTER INTEREST IN AND TO ALL OIL, GAS, MINERALS AND OTHER HYDROCARBON SUBSTANCES, TOGETHER WITH THE RIGHT TO REMOVE THE SAME, AS RESERVED IN THE DEED FROM MERLE L. TODD AND ALENE TODD, HIS WIFE TO JAMES A. TUTTLE AND JANICE L. TUTTLE, HIS WIFE AS COMMUNITY PROPERTY, DATED OCTOBER 14, 1983, RECORDED OCTOBER 24, 1983 IN BOOK 734 OFFICIAL RECORDS, PAGE 200.
7. A 30 FOOT STRIP FOR PUBLIC ROAD AND PUBLIC UTILITY PURPOSES AS SHOWN ON THAT CERTAIN PARCEL MAP FILED FOR RECORD IN THE OFFICE OF THE COUNTY RECORDER, COUNTY OF GLENN, STATE OF CALIFORNIA ON JULY 2, 1985 IN BOOK 9 OF PARCEL MAPS, AT PAGE 49.
8. AGRICULTURAL STATEMENT OF ACKNOWLEDGEMENT EXECUTED BY RALPH C. MORRISON, DATED JULY 13, 1992, RECORDED JULY 13, 1992, GLENN COUNTY RECORDER'S FILE NO. 92-3718.
9. AGRICULTURAL STATEMENT OF ACKNOWLEDGEMENT EXECUTED BY JASON BOUGIE AND SUSAN BOUGIE DATED MAY 8, 2006, RECORDED MAY 10, 2006, GLENN COUNTY RECORDER'S FILE NO. 2006-3379.
10. THERE APPEARS TO BE NO DEED OF TRUST/MORTGAGE(S) FOUND OF RECORD ON SAID PROPERTY. IF YOU HAVE ANY INFORMATION THAT STATES OTHERWISE, PLEASE CONTACT YOUR CLOSING OFFICER IMMEDIATELY. WE WILL REQUIRE AN AFFIDAVIT OF DEBTS AND LIENS TO BE EXECUTED BY THE PARTIES LISTED ON SCHEDULE "A" OF THIS COMMITMENT.

11. WITH RESPECT TO THE TRUST REFERRED TO IN THE VESTING:
  - A. A CERTIFICATION PURSUANT TO SECTION 18100.5 OF THE CALIFORNIA PROBATE CODE IN A FORM SATISFACTORY TO THE COMPANY.
  - B. COPIES OF THOSE EXCERPTS FROM THE ORIGINAL TRUST DOCUMENTS AND AMENDMENTS THERETO WHICH DESIGNATE THE TRUSTEE AND CONFER UPON THE TRUSTEE THE POWER TO ACT IN THE PENDING TRANSACTION.
  - C. OTHER REQUIREMENTS WHICH THE COMPANY MAY IMPOSE FOLLOWING ITS REVIEW OF THE MATERIAL REQUIRED HEREIN AND OTHER INFORMATION WHICH THE COMPANY MAY REQUIRE.

## NOTICE

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

### NOTES:

- A. THE INSURANCE CONTEMPLATED BY THIS TRANSACTION SHALL BE ISSUED IN FAVOR OF TBD ITS SUCCESSORS AND/OR ITS ASSIGNS IN THE AMOUNT OF \$.00 PURSUANT TO A DEED OF TRUST FROM FORREST JINKS , AND AN OWNER'S POLICY IN THE AMOUNT OF \$.00 PURSUANT TO A DEED EXECUTED BY**
- B. ACCORDING TO THE PUBLIC RECORDS, THERE HAS BEEN NO CONVEYANCE OF THE LAND WITHIN A PERIOD OF TWENTY-FOUR MONTHS PRIOR TO THE DATE OF THIS REPORT, EXCEPT AS FOLLOWS:  
  
A GRANT DEED RECORDED JUNE 30, 2022 AS INSTRUMENT NO. 2022-2577 OF GLENN COUNTY OFFICIAL RECORDS FROM DEREK MOFFITT AND SANDI MOFFITT, HUSBAND AND WIFE AS JOINT TENANTS TO FORREST JINKS AND MELISSA JINKS TRUSTEES OF THE FORREST AND MELISSA JINKS LIVING TRUST DATED APRIL 8<sup>TH</sup>, 2015**
- C. NONE OF THE ITEMS SHOWN IN THIS REPORT WILL CAUSE THE COMPANY TO DECLINE TO ATTACH CLTA ENDORSEMENT FORM 100 TO AN ALTA POLICY, WHEN ISSUED.**
- D. THERE IS LOCATED ON SAID LAND A COMMERCIAL LOT KNOWN AS 3595 COUNTY ROAD D, IN THE UNINCORPORATED AREA, COUNTY OF GLENN, STATE OF CALIFORNIA.**
- E. THE POLICY TO BE ISSUED MAY CONTAIN AN ARBITRATION CLAUSE. WHEN THE AMOUNT OF INSURANCE IS LESS THAN THE CERTAIN DOLLAR AMOUNT SET FORTH IN ANY APPLICABLE ARBITRATION CLAUSE, ALL ARBITRABLE MATTERS SHALL BE ARBITRATED AT THE OPTION OF EITHER THE COMPANY OR THE INSURED AS THE EXCLUSIVE REMEDY OF THE PARTIES. IF YOU DESIRE TO REVIEW THE TERMS OF THE POLICY, INCLUDING ANY ARBITRATION CLAUSE THAT MAY BE INCLUDED, CONTACT THE OFFICE THAT ISSUED THIS COMMITMENT OR REPORT TO OBTAIN A SAMPLE OF THE POLICY JACKET FOR THE POLICY THAT IS TO BE ISSUED IN CONNECTION WITH YOUR TRANSACTION.**

## LEGAL DESCRIPTION

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

PARCEL 1 AS SHOWN OR DESIGNATED ON THAT CERTAIN PARCEL MAP FILED FOR RECORD IN THE OFFICE OF THE COUNTY RECORDER OF THE COUNTY OF GLENN, STATE OF CALIFORNIA, ON JULY 2, 1985 IN BOOK 9 OF PARCEL MAPS, AT PAGE 49.

EXCEPTING THEREFROM AN UNDIVIDED ONE-HALF INTEREST IN ALL OIL, GAS, MINERALS AND OTHER HYDROCARBON SUBSTANCES, ETC. AS SET FORTH IN THE DEED FROM FRANK BARR ET UX TO ORAZIO G. ROSALIA ET UX, RECORDED MAY 26, 1965 IN BOOK 478 OF OFFICIAL RECORDS, AT PAGE 328.

ALSO EXCEPTING THEREFROM AN UNDIVIDED ONE-QUARTER INTEREST IN AND TO ALL OIL, GAS, MINERALS AND OTHER HYDROCARBON SUBSTANCES, TOGETHER WITH THE RIGHT TO REMOVE THE SAME, AS RESERVED IN THE DEED FROM MERLE L. TODD AND ALENE TODD, HIS WIFE TO JAMES A. TUTTLE AND JANICE L. TUTTLE, HIS WIFE, AS COMMUNITY PROPERTY, DATED OCTOBER 14, 1983 AND RECORDED OCTOBER 24, 1983 IN BOOK 734, OFFICIAL RECORDS, PAGE 200.

APN: 024-210-022-000

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

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

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

**LIMITATIONS ON COVERED RISKS**

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

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

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

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

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



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

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

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

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

**EXCEPTIONS FROM COVERAGE**

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

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

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

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

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

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

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

#### **EXCEPTIONS FROM COVERAGE**

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

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

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

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

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

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

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

**EXCEPTIONS FROM COVERAGE**

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

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

**EXCLUSIONS FROM COVERAGE**

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

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

## PRIVACY INFORMATION

### **We Are Committed to Safeguarding Customer Information**

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

### **Applicability**

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

### **Types of Information**

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

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

### **Use of Information**

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

### **Former Customers**

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

### **Confidentiality and Security**

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

Information Obtained Through Our Web Site

### **Business Relationships**

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

### **Cookies**

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

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

### **Fair Information Values**

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

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

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

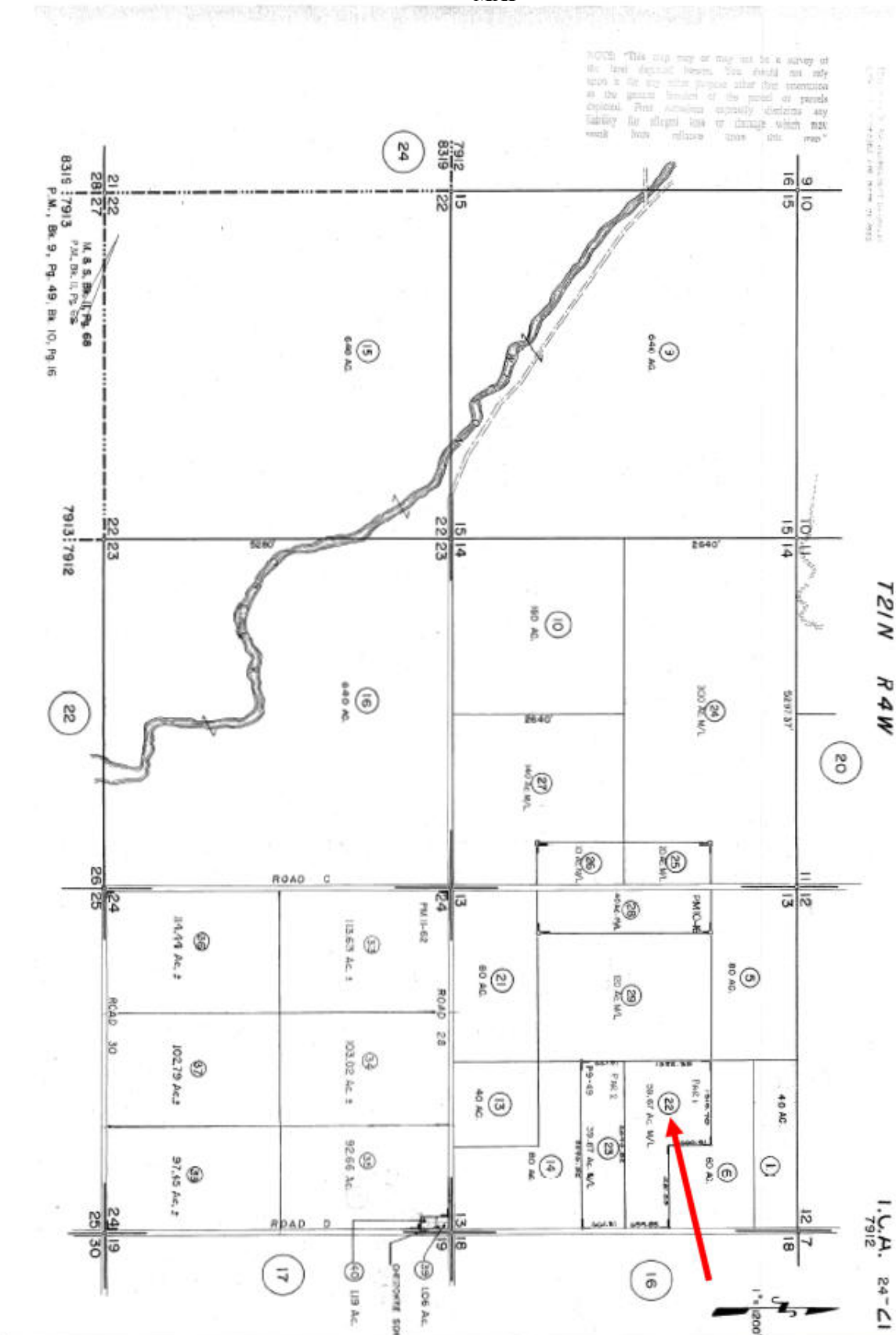
**Accuracy** We will take reasonable steps to help assure the accuracy of the data we collect, use and disseminate. Where possible, we will take reasonable steps to correct inaccurate information. When, as with the public record, we cannot correct inaccurate information, we will take all reasonable steps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

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

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

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

MAP



























**GENERAL NOTES**

- SURVEY PERFORMED ON 7 & 8 JUNE 2022 USING RTK GPS. LOCAL COORDINATE SYSTEM ESTABLISHED AT CP1. NO PROPERTY CORNERS WERE ESTABLISHED DURING THIS SURVEY.
- REAL WORLD COORDINATES (WGS84 UTM ZONE 10S) OF CONTROL POINT 1 (CP1) ARE AS FOLLOWS:
  - NORTHING: 4392218.40
  - EASTING: 563660.50
  - ELEVATION: 148.71'
- BOTTOM OF POND ELEVATIONS ARE PARTIALLY ASSUMED. NORTHEAST AREA OF POND BOTTOM WAS SURVEYED EXTENDING TO WEST UNTIL THE EXISTING DOCK HOUSE AREA.
- ASSUMED HIGH WATER LEVEL OF POND WAS BASED ON OBSERVED WATER LEVEL NEAR EXISTING RESIDENCE.

**CLIENT:**  
 FORREST & MELISSA JINKS  
 6065 COUNTY RD 22 9479  
 ORLAND, CA  
 95963

"ORLAND"  
 3595 COUNTY ROAD D  
 ORLAND, CA 95963

ENGINEER OF RECORD:

**REVISION:**

▲	CRoad Bndry update
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▲	
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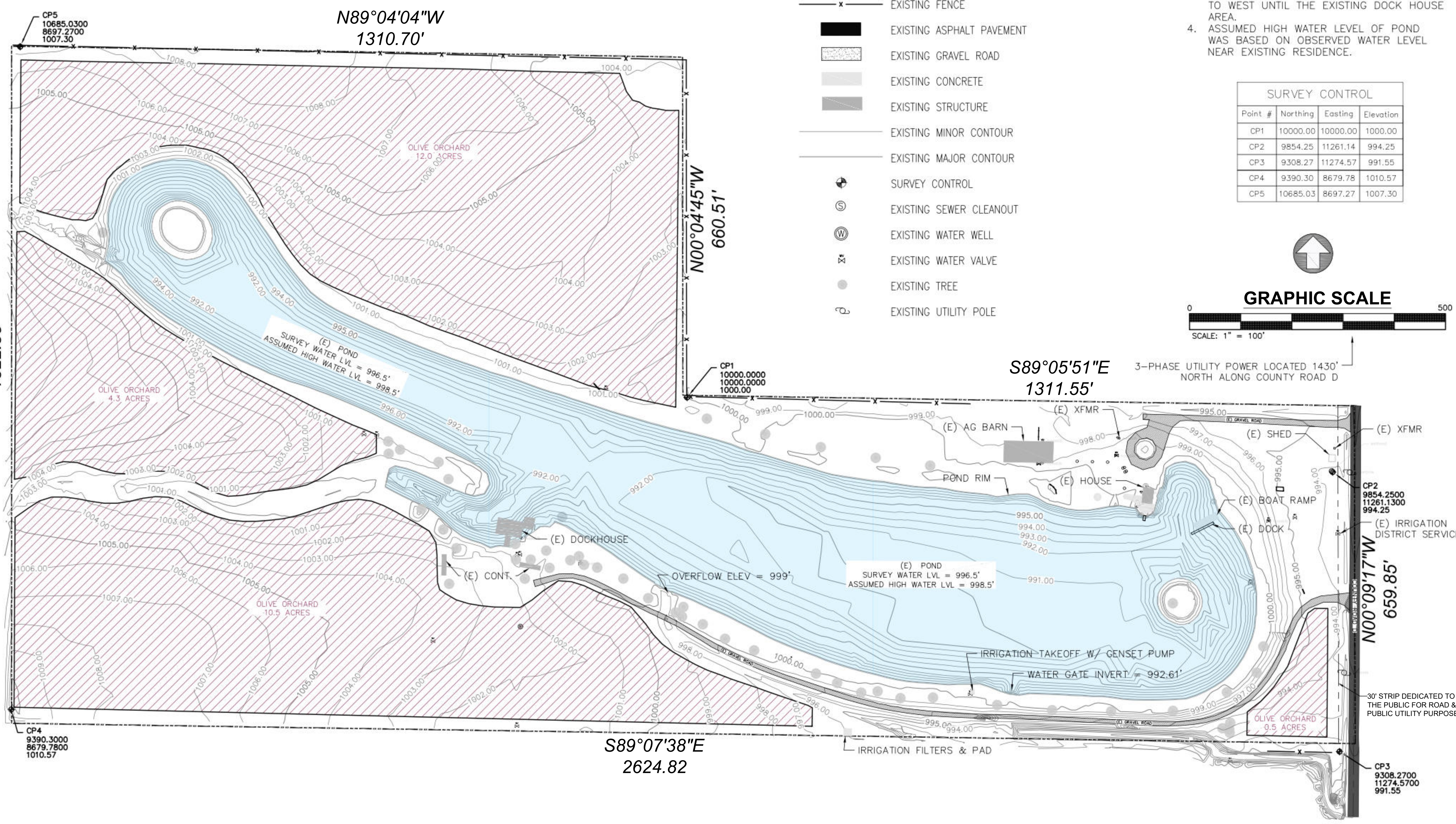
OVERALL EXISTING  
 SITE SURVEY

SHEET:  
**ES-101**

DATE: Thursday, June 23, 2022 9:02:10 AM

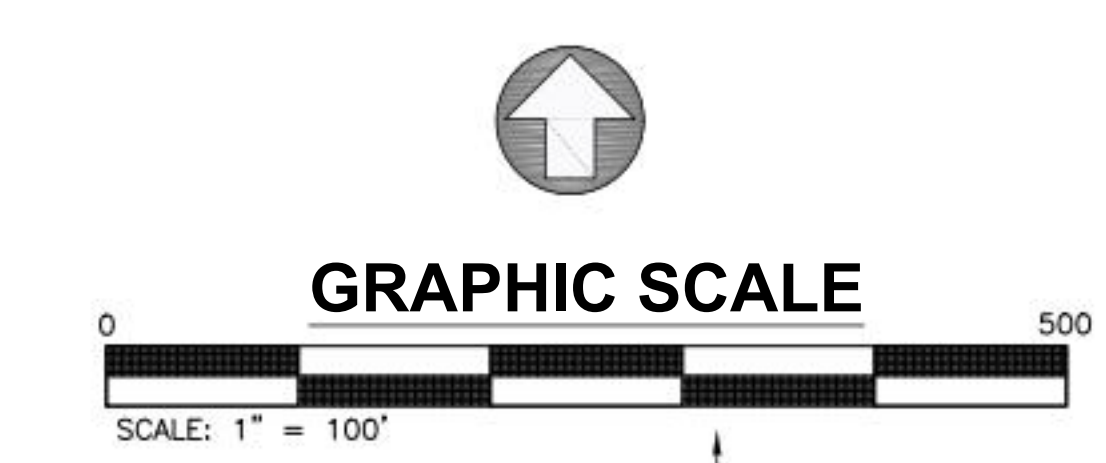
**LEGEND**

- PROPERTY LINE
- x- EXISTING FENCE
- █ EXISTING ASPHALT PAVEMENT
- ▨ EXISTING GRAVEL ROAD
- ▩ EXISTING CONCRETE
- ▧ EXISTING STRUCTURE
- EXISTING MINOR CONTOUR
- EXISTING MAJOR CONTOUR
- ⊕ SURVEY CONTROL
- ⊙ EXISTING SEWER CLEANOUT
- ⊗ EXISTING WATER WELL
- ⊕ EXISTING WATER VALVE
- EXISTING TREE
- ⊕ EXISTING UTILITY POLE



**SURVEY CONTROL**

Point #	Northing	Easting	Elevation
CP1	10000.00	10000.00	1000.00
CP2	9854.25	11261.14	994.25
CP3	9308.27	11274.57	991.55
CP4	9390.30	8679.78	1010.57
CP5	10685.03	8697.27	1007.30



N89°04'04"W  
 1310.70'

N00°00'14"W  
 1322.35'

N00°04'45"W  
 660.51'

S89°07'38"E  
 2624.82

S89°05'51"E  
 1311.55'

N00°09'17"W  
 659.85'

CP5  
 10685.0300  
 8697.2700  
 1007.30

CP1  
 10000.0000  
 10000.0000  
 1000.00

CP4  
 9390.3000  
 8679.7800  
 1010.57

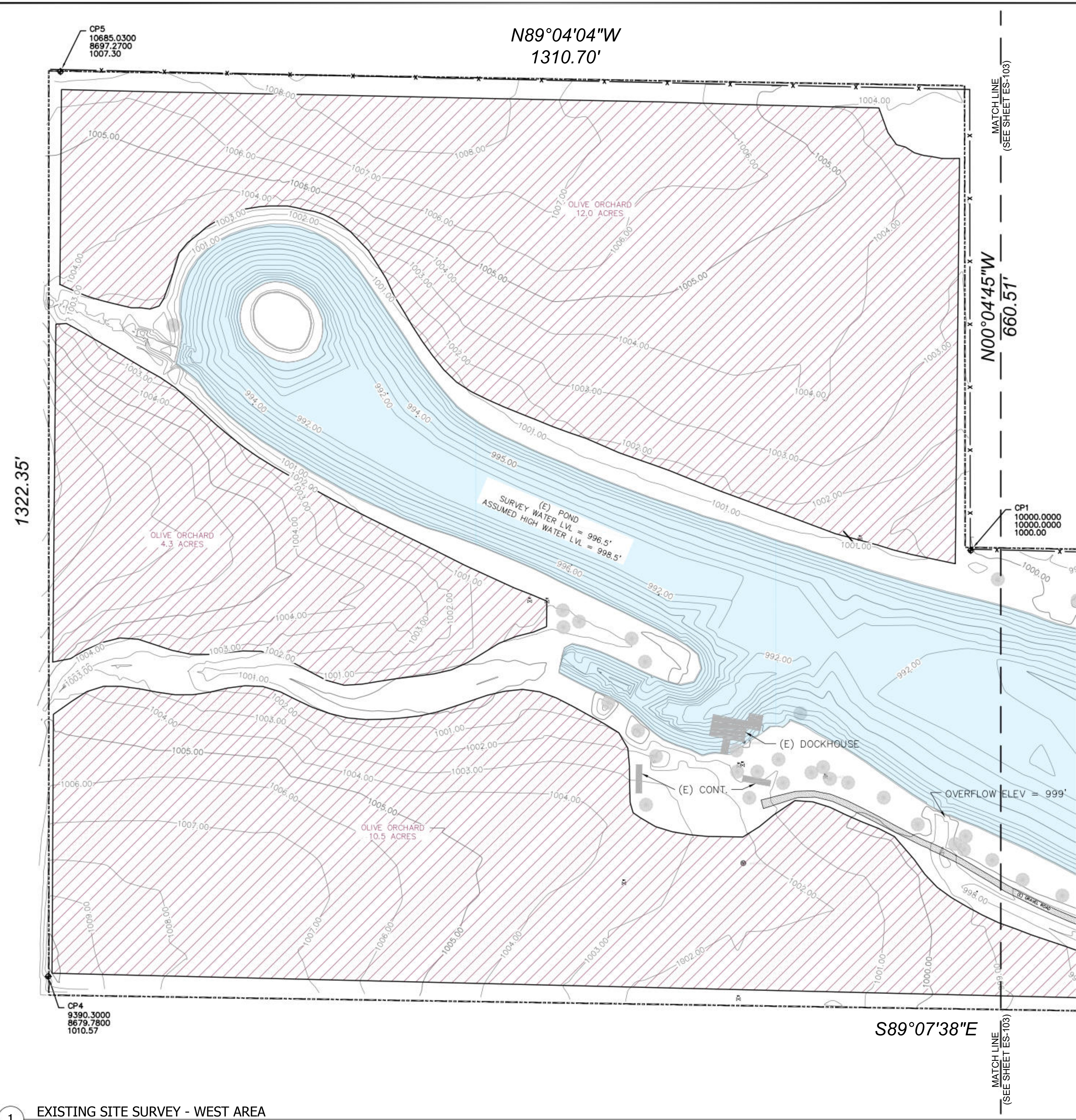
CP2  
 9854.2500  
 11261.1300  
 994.25

CP3  
 9308.2700  
 11274.5700  
 991.55

1 OVERALL EXISTING SITE SURVEY

Scale: 1" = 100'



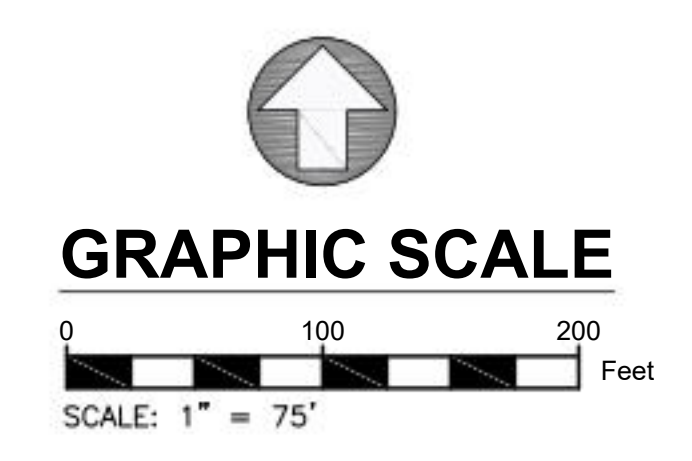


1 EXISTING SITE SURVEY - WEST AREA

Scale: 1" = 75'

- GENERAL NOTES**
1. SURVEY PERFORMED ON 7 & 8 JUNE 2022 USING RTK GPS. LOCAL COORDINATE SYSTEM ESTABLISHED AT CP1. NO PROPERTY CORNERS WERE ESTABLISHED DURING THIS SURVEY.
  2. REAL WORLD COORDINATES (WGS84 UTM ZONE 10S) OF CONTROL POINT 1 (CP1) ARE AS FOLLOWS:
    - NORTHING: 4392218.40
    - EASTING: 563660.50
    - ELEVATION: 148.71'
  3. BOTTOM OF POND ELEVATIONS ARE PARTIALLY ASSUMED. NORTHEAST AREA OF POND BOTTOM WAS SURVEYED EXTENDING TO WEST UNTIL THE EXISTING DOCK HOUSE AREA.
  4. ASSUMED HIGH WATER LEVEL OF POND WAS BASED ON OBSERVED WATER LEVEL NEAR EXISTING RESIDENCE.

- LEGEND**
- PROPERTY LINE
  - x- EXISTING FENCE
  - █ EXISTING ASPHALT PAVEMENT
  - ▨ EXISTING GRAVEL ROAD
  - ▩ EXISTING CONCRETE
  - ▧ EXISTING STRUCTURE
  - EXISTING MINOR CONTOUR
  - EXISTING MAJOR CONTOUR
  - ⊕ SURVEY CONTROL
  - ⊙ EXISTING SEWER CLEANOUT
  - ⊗ EXISTING WATER WELL
  - ⊕ EXISTING WATER VALVE
  - EXISTING TREE
  - ⊕ EXISTING UTILITY POLE



CLIENT:  
 FORREST & MELISSA JINKS  
 6065 COUNTY RD 22 9479  
 ORLAND, CA  
 95963

"ORLAND"  
 3595 COUNTY ROAD D  
 ORLAND, CA 95963

ENGINEER OF RECORD:

REVISION:

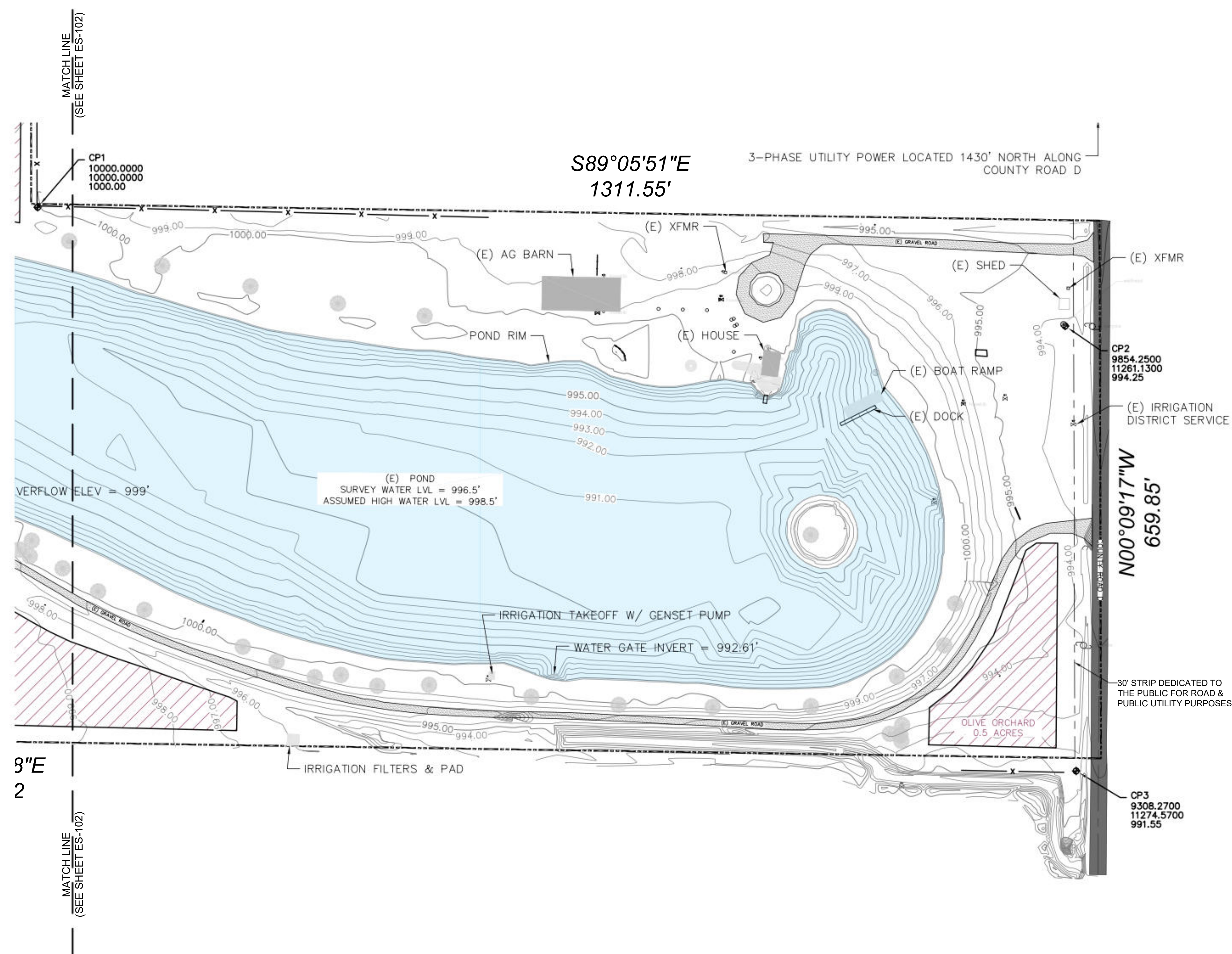
▲	CRoad Bndry update
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EXISTING SITE SURVEY  
 WEST AREA

SHEET:  
**ES-102**

DATE: Thursday, June 23, 2022 9:03:14 AM





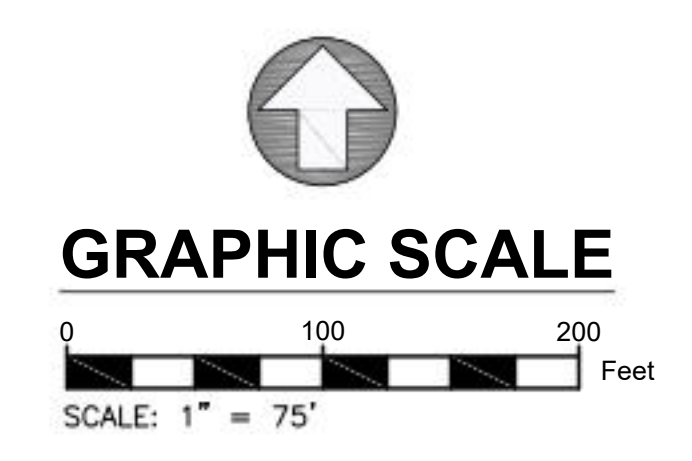
8"E  
2

1 EXISTING SITE SURVEY - EAST AREA

Scale: 1" = 75'

- GENERAL NOTES**
1. SURVEY PERFORMED ON 7 & 8 JUNE 2022 USING RTK GPS. LOCAL COORDINATE SYSTEM ESTABLISHED AT CP1. NO PROPERTY CORNERS WERE ESTABLISHED DURING THIS SURVEY.
  2. REAL WORLD COORDINATES (WGS84 UTM ZONE 10S) OF CONTROL POINT 1 (CP1) ARE AS FOLLOWS:
    - NORTHING: 4392218.40
    - EASTING: 563660.50
    - ELEVATION: 148.71'
  3. BOTTOM OF POND ELEVATIONS ARE PARTIALLY ASSUMED. NORTHEAST AREA OF POND BOTTOM WAS SURVEYED EXTENDING TO WEST UNTIL THE EXISTING DOCK HOUSE AREA.
  4. ASSUMED HIGH WATER LEVEL OF POND WAS BASED ON OBSERVED WATER LEVEL NEAR EXISTING RESIDENCE.

- LEGEND**
- PROPERTY LINE
  - x- EXISTING FENCE
  - █ EXISTING ASPHALT PAVEMENT
  - ▨ EXISTING GRAVEL ROAD
  - ▩ EXISTING CONCRETE
  - ▧ EXISTING STRUCTURE
  - EXISTING MINOR CONTOUR
  - EXISTING MAJOR CONTOUR
  - ⊕ SURVEY CONTROL
  - ⊙ EXISTING SEWER CLEANOUT
  - ⊗ EXISTING WATER WELL
  - ⊕ EXISTING WATER VALVE
  - EXISTING TREE
  - ⊕ EXISTING UTILITY POLE



CLIENT:  
FORREST & MELISSA JINKS  
6065 COUNTY RD 22 9479  
ORLAND, CA  
95963

"ORLAND"  
3595 COUNTY ROAD D  
ORLAND, CA 95963

ENGINEER OF RECORD:

REVISION:

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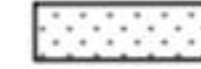

EXISTING SITE SURVEY  
EAST AREA

SHEET:  
**ES-103**

DATE: Thursday, June 23, 2022 9:04:15 AM



**LEGEND**

-  NEW BUILDING
-  NEW DRIVEWAY
-  RELOCATED EXISTING BUILDING
-  EXISTING BUILDING
-  CEREMONY AREA (GRASS?)
-  PROPERTY SETBACK

PROPOSED BUILDINGS						
#	BUILDING	DESCRIPTION	CONSTRUCTION TYPE	AREA (SQ.FT)	WIDTH (FT)	LENGTH (FT)
1	WEDDING BARN	EVENT DINING WITH ATTACHED COMMERCIAL KITCHEN	TIMBER FRAMED?	7200	72	100
2	KITCHEN	ATTACHED TO WEDDING BARN VENUE	?	2400	30	80
3	CEREMONY #1 MEN'S R/R	RESTROOMS	?	1500	30	50
4	CEREMONY #1 WOMEN'S R/R	RESTROOMS	?	1500	30	50
5	CABIN'S 1-14	OVERNIGHT ACCOMMODATION & VENUE GUEST PREP	WOOD FRAMED	256	16	16
6	TENT (NOT SHWN)	OUTDOOR SHADE COVER	TEMPORARY POLE TENT	3600	60	60
7	CEREMONY #2 & 3 MEN'S R/R	RESTROOMS	?	450	18	25
8	CEREMONY #2 & 3 WOMEN'S R/R	RESTROOMS	?	450	18	25
9	AG SHOP (EXISTING BLDG)	EXISTING AG SHOP	PRE-ENGINEERED METAL BUILDING	3840	40	96

**GENERAL NOTES**

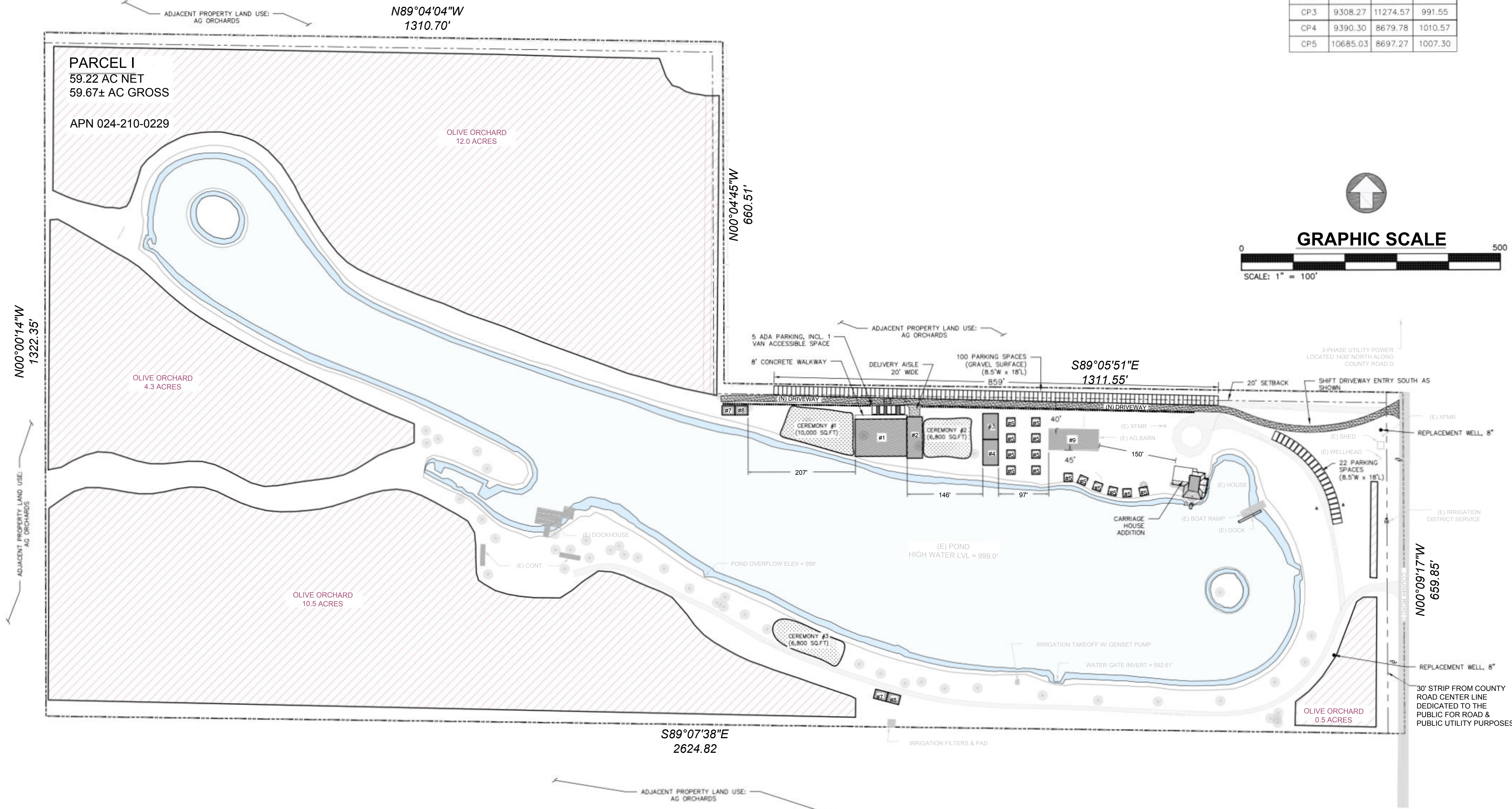
- SURVEY PERFORMED ON 7 & 8 JUNE 2022 USING RTK GPS. LOCAL COORDINATE SYSTEM ESTABLISHED AT CP1. NO PROPERTY CORNERS WERE ESTABLISHED DURING THIS SURVEY.
- REAL WORLD COORDINATES (WGS84 UTM ZONE 10S) OF CONTROL POINT 1 (CP1) ARE AS FOLLOWS:
  - NORTHING: 4392218.40
  - EASTING: 563660.50
  - ELEVATION: 148.71'

**SURVEY CONTROL**

Point #	Northing	Easting	Elevation
CP1	10000.00	10000.00	1000.00
CP2	9854.25	11261.14	994.25
CP3	9308.27	11274.57	991.55
CP4	9390.30	8679.78	1010.57
CP5	10685.03	8697.27	1007.30



**GRAPHIC SCALE**



CLIENT:  
 FORREST & MELISSA JINKS  
 6065 COUNTY RD 22 9479  
 ORLAND, CA  
 95963  
 (707) 888-4473

**STILLWATER RANCH**  
 3595 COUNTY ROAD D  
 ORLAND, CA 95963  
 APN 024-21-0229

ENGINEER OF RECORD:

REVISION:

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**PROPOSED SITE PLAN  
 OVERALL**


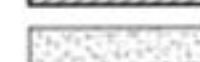



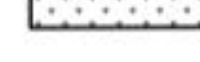
SHEET:

**CS-101**



SURVEY CONTROL			
Point #	Northing	Easting	Elevation
CP1	10000.00	10000.00	1000.00
CP2	9854.25	11261.14	994.25
CP3	9308.27	11274.57	991.55
CP4	9390.30	8679.78	1010.57
CP5	10685.03	8697.27	1007.30

**LEGEND**

-  NEW BUILDING
-  NEW DRIVEWAY
-  RELOCATED EXISTING BUILDING
-  EXISTING BUILDING
-  CEREMONY AREA (GRASS?)
-  PROPERTY SETBACK

PROPOSED BUILDINGS						
#	BUILDING	DESCRIPTION	CONSTRUCTION TYPE	AREA (SQ.FT)	WIDTH (FT)	LENGTH (FT)
1	WEDDING BARN	EVENT DINING WITH ATTACHED COMMERCIAL KITCHEN	TIMBER FRAMED?	7200	72	100
2	KITCHEN	ATTACHED TO WEDDING BARN VENUE	?	2400	30	80
3	CEREMONY #1 MEN'S R/R	RESTROOMS	?	1500	30	50
4	CEREMONY #1 WOMEN'S R/R	RESTROOMS	?	1500	30	50
5	CABIN'S 1-14	OVERNIGHT ACCOMMODATION & VENUE GUEST PREP	WOOD FRAMED	256	16	16
6	TENT (NOT SHWN)	OUTDOOR SHADE COVER	TEMPORARY POLE TENT	3600	60	60
7	CEREMONY #2 & 3 MEN'S R/R	RESTROOMS	?	450	18	25
8	CEREMONY #2 & 3 WOMEN'S R/R	RESTROOMS	?	450	18	25
9	AG SHOP (EXISTING BLDG)	EXISTING AG SHOP	PRE-ENGINEERED METAL BUILDING	3840	40	96

**GENERAL NOTES**

- SURVEY PERFORMED ON 7 & 8 JUNE 2022 USING RTK GPS. LOCAL COORDINATE SYSTEM ESTABLISHED AT CP1. NO PROPERTY CORNERS WERE ESTABLISHED DURING THIS SURVEY.
- REAL WORLD COORDINATES (WGS84 UTM ZONE 10S) OF CONTROL POINT 1 (CP1) ARE AS FOLLOWS:
  - NORTHING: 4392218.40
  - EASTING: 563660.50
  - ELEVATION: 148.71'

CLIENT:  
 FORREST & MELISSA JINKS  
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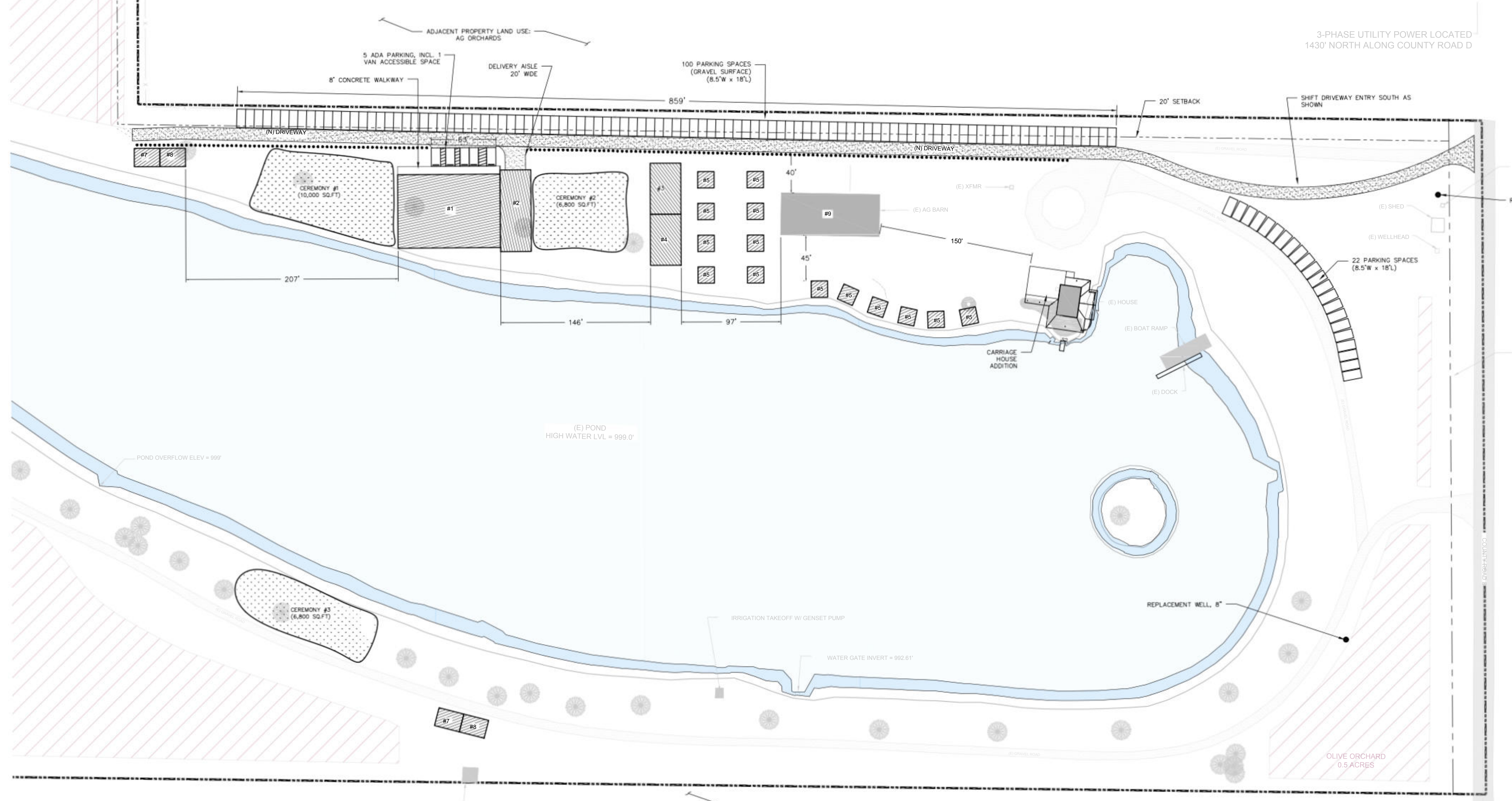
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**PROPOSED SITE PLAN  
 WEDDING VENUE AREA**

SHEET:

**CS-102**



1 PROPOSED SITE LAYOUT - WEDDING VENUE AREA

Scale: 1" = 50'

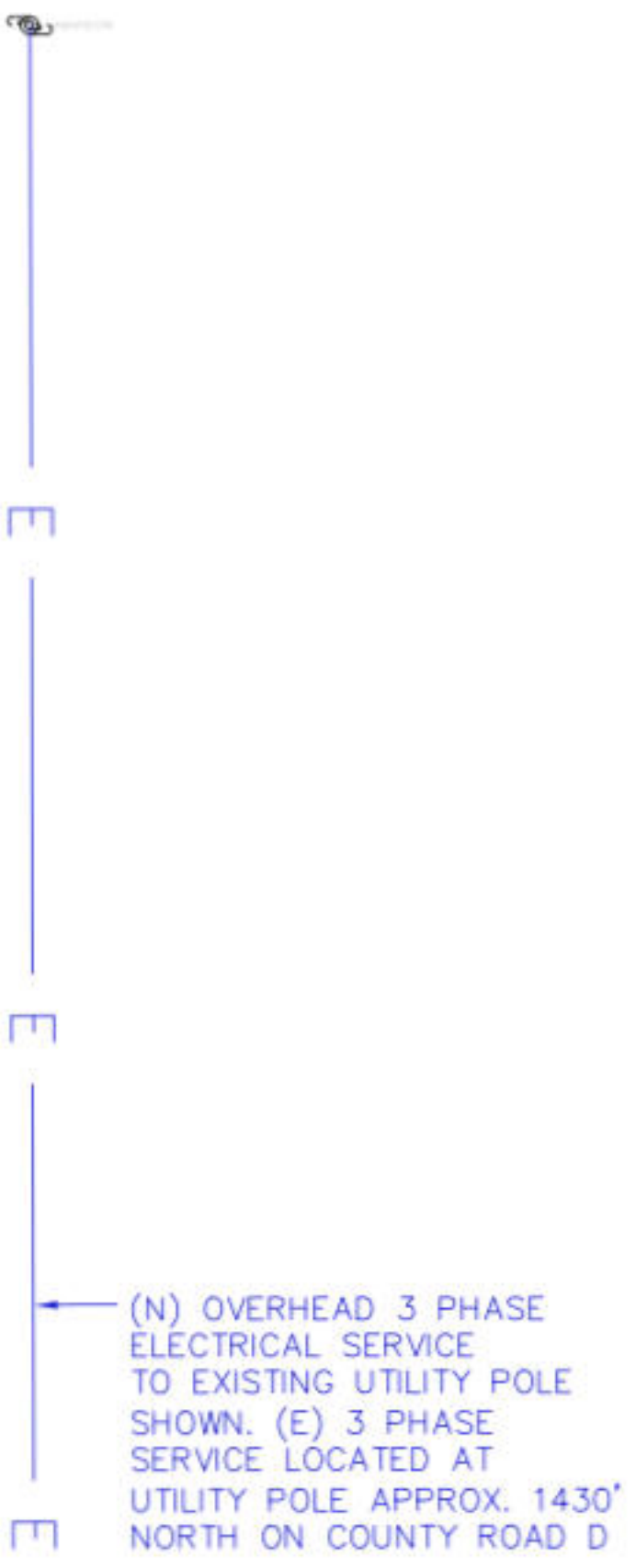
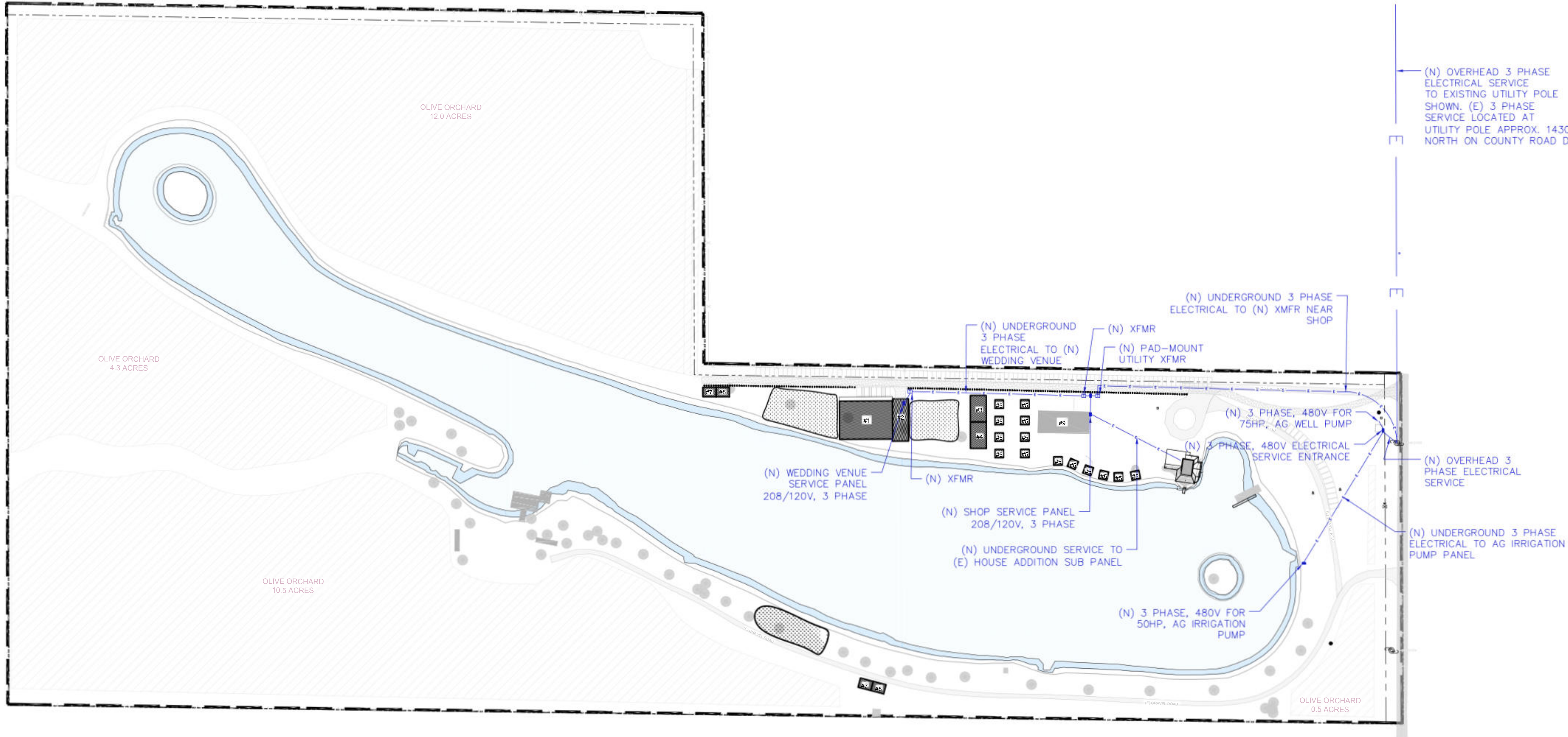




**GRAPHIC SCALE**



PROPOSED BUILDINGS						
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2	KITCHEN		?	2400	30	80
3	CEREMONY #1 MEN'S R/R	RESTROOMS	?	1500	30	50
4	CEREMONY #1 WOMEN'S R/R	RESTROOMS	?	1500	30	50
5	CABIN'S 1-14	OVERNIGHT ACCOMMODATION & VENUE GUEST PREP	WOOD FRAMED	256	16	16
6	TENT (NOT SHWN)	OUTDOOR SHADE COVER	TEMPORARY POLE TENT	3600	60	60
7	CEREMONY #2 & 3 MEN'S R/R	RESTROOMS	?	450	18	25
8	CEREMONY #2 & 3 WOMEN'S R/R	RESTROOMS	?	450	18	25
9	AG SHOP (EXISTING BLDG)	EXISTING AG SHOP	PRE-ENGINEERED METAL BUILDING	3840	40	96



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**PROPOSED ELECTRICAL DISTRIBUTION OPTION #3**

SHEET:

**CE-101**