

GLENN COUNTY GENERAL PLAN

VOLUME IV - EIR

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CHAPTER ONE

SECTION 1 - INTRODUCTION

1.0 PROPOSED ACTIONS AND PROJECT OBJECTIVES

The proposed actions (i.e., the "project") for which this Environmental Impact Report (EIR) has been prepared include:

- Adoption of a revised *Glenn County General Plan*
- Adoption of an amended *Glenn County Zoning Ordinance* consistent with the new *Glenn County General Plan*
- Adoption of a *Regional Transportation Plan (RTP)* consistent with the new *Glenn County General Plan*

The *General Plan*, zoning amendment, and RTP processes will result in the need for capital improvements, public services and facilities by providing for additional growth and development in Glenn County. Two additional actions are intended to compliment the three project elements described above:

- *Capital Improvements Plan (CIP)*
- *Impact Mitigation Fees Programs* for law enforcement, fire protection service, storm drain/flood improvements, traffic/circulation, and mineral extraction

The CIP and *Impact Mitigation Fees Programs* are not a part of the General Plan revision project per se, although their development is closely related to the *General Plan* update. The CIP will identify those capital improvements that the County will have to provide in order to accommodate the growth and development projected in the *General Plan*. The *Impact Mitigation Fees Programs* will explicitly identify means of funding capital improvements and other infrastructure needs relating to those five areas listed above. The CIP and *Impact Mitigation Fees Programs* constitute mitigation and implementation measures for the *General Plan* in the sense that it would be difficult or impossible to put the *General Plan* into effect without the means to finance its various goals and policies.

The revised and updated *Glenn County General Plan* (referred to throughout this report as "the Plan") is being prepared by Glenn County with assistance from QUAD Consultants. The main Plan objectives are to meet requirements of State Planning Law and to guide the County's land use planning for 20 years after Plan adoption. A general plan is commonly referred to as a county's land use charter or constitution. All land use policies and decisions must conform to the general plan. This Plan covers all unincorporated lands within Glenn County, although the County has limited jurisdiction on public lands administered by State and federal agencies. The two incorporated cities in the county, Willows and Orland, have their own general plans. Glenn County will adopt, implement, and administer the updated Plan.

Zoning divides the county into districts where the *Zoning Ordinance* spells out how land can be used in each district. Zoning also governs buildings that can be built in each district and their uses. Zoning amendment or "rezoning" is a legislative act under California law. Zoning ordinance amendments require public notice and hearing.

The RTP defines transportation goals and objectives for the next planning period. Like general plans, RTPs must be updated periodically. It was decided by Glenn County that it would be beneficial to update the RTP at the same time as the general plan, so that the circulation element of the latter could better be coordinated with the former. The RTP is "multi-modal" in the sense that it considers all transportation needs, not just vehicular roadway transportation.

This EIR evaluates potential environmental effects that the Plan and the amended *Zoning Ordinance* may have. Several general plan alternatives were considered during Plan development. The relative environmental merits of each alternative are also analyzed in this EIR.

1.1 PROCEDURES

This EIR has been prepared under the California Environmental Quality Act (CEQA) and Guidelines for CEQA Implementation (California Administrative Code [CAC], Title 14, Chapter 3 — hereafter called the *CEQA Guidelines*). The Lead Agency responsible for the EIR is Glenn County. QUAD Consultants has prepared much of the document as a consultant to the County.

Section 15121 [a] of the *CEQA Guidelines* defines an EIR as an informational document that will:

...inform public agency decision-makers and the public generally of the significant environmental effects of a project, identify possible ways to minimize the significant effects, and describe reasonable alternatives to the project.

CEQA applies to all discretionary projects. *CEQA Guidelines* Section 15357 defines a discretionary project as one that requires the public agency that must approve or disapprove the action to exercise judgement. This is distinct from projects where approval is given simply by determining if the action conforms to applicable statutes, ordinances, or regulations. As defined by § (i.e., Section) 15378 of the *CEQA Guidelines*, a "project" is an action that "...has a potential for resulting in a physical change in the environment, directly or ultimately..." Section 15378 [a][1] explicitly identifies general plan adoption or amendment and zoning ordinance amendments as "projects" subject to CEQA review.

CEQA recognizes that many processes for preparing general plans and EIRs are similar or identical and that the two documents will overlap in many ways. Similarly, according to the *State General Plan Guidelines*, a complete general plan revision will cover virtually every EIR requirement. *CEQA Guidelines* Section 15166 provides that, due to the similarities in the processes, a general plan EIR may be a separate document or a section of the general plan.

CEQA Guidelines Section 15093 requires the decision-makers to balance project benefits against any unavoidable environmental effects. If the benefits outweigh the unavoidable adverse

effects, the decision-makers may adopt a statement of overriding considerations finding that the environmental effects are considered acceptable.

CEQA provides a mechanism known as a "Program EIR" for projects that involve a complex series of related actions. According to § 15168 of the *CEQA Guidelines*:

A program EIR is an EIR which may be prepared on a series of actions that can be characterized as one large project and are related either:

- 1) Geographically,
- 2) As logical parts in a chain of contemplated actions,
- 3) In connection with the issuance of rules, regulations, plans, or other general criteria to govern the conduct of a continuing program, or
- 4) As individual activities carried out under the same authorizing statutory or regulatory authority and having generally similar environmental effects which can be mitigated in similar ways.

A program EIR will "allow the Lead Agency to consider broad policy alternatives and program-wide mitigation measures at an early time when the agency has greater flexibility to deal with basic problems or cumulative impacts." An advantage of a program EIR is that it can significantly reduce the need for subsequent environmental documentation for specific actions proposed under the program, in this case, the Plan. Section 15168 [c] prescribes that:

Subsequent activities in the program must be examined in the light of the program EIR to determine whether an additional environmental document must be prepared.

- 1) If a later activity would have effects that were not examined in the program EIR, a new Initial Study would need to be prepared leading to either an EIR or a Negative Declaration.
- 2) If the agency finds that pursuant to Section 15162 (of the *CEQA Guidelines*) no new effects could occur or no new mitigation measures would be required, the agency can approve the activity as being within the scope of the project covered by the program EIR, and no new environmental document would be required.
- 3) An agency shall incorporate feasible mitigation measures and alternatives developed in the program EIR into subsequent actions in the program.
- 4) Where the subsequent activities involve site specific operations, the agency should use a written checklist or similar device to document the evaluation of the site and the activity to determine whether the environmental effects of the operation were covered in the program EIR.

- 5) A program EIR will be most helpful in dealing with subsequent activities if it deals with the effects of the program as specifically and comprehensively as possible. With a good and detailed analysis of the program, many subsequent activities could be found to be within the scope of the project described in the program EIR, and no further environmental documents would be required.

In a similar vein, the *State General Plan Guidelines* declare that, "A well-prepared general plan EIR covering broad geographic areas can increase the possibility that negative declarations can be issued at a later time for specific project proposals within the planning areas."

Section 15146 [b] of the *CEQA Guidelines* recognizes that a general plan EIR will not be as detailed as an EIR for a specific construction project. Thus, subsequent CEQA documentation may be necessary for certain actions under the adopted general plan. If subsequent or supplemental documentation is required for a proposed activity under the Plan, this EIR can be incorporated by reference to significantly reduce the required documentation. If needed, a subsequent EIR can focus very narrowly on those project-specific environmental effects that were not fully addressed in the program EIR.

The Draft Environmental Impact Report (DEIR) will be subject to a 45-day review period as required under CEQA. CEQA prescribes how the public must be notified regarding where and when the DEIR is available for review. During the review period, the public and all responsible, trustee, or other interested agencies may comment, orally or in writing, on DEIR contents. The Lead Agency will hold a public hearing(s) to receive comments during the review period. These procedures allow the public and appropriate agencies to participate in the environmental review process and provide input to the Lead Agency.

CEQA Guidelines Section 15132 requires that each comment made during the public review period must be responded to in writing. The Final EIR includes:

- the DEIR with any necessary revisions
- comments on the DEIR
- a list of individuals, organizations, or agencies that commented on the DEIR
- Lead Agency responses to the comments

Upon Final EIR completion, the County can certify that the Final EIR has been completed in compliance with CEQA and that information in it was reviewed and considered prior to deciding on Plan adoption. The County will then make its required findings under CEQA regarding the project's environmental effects.

Future developers, the County itself, and any parties involved in Plan implementation or actions under the Plan will be subject to measures described in the EIR to mitigate identified environmental impacts. The policies, implementation measures, and standards of the Plan were incorporated into the EIR to mitigate (i.e., reduce or eliminate) adverse environmental effects. Because these policies, implementation measures, and standards are sufficiently comprehensive

to fully mitigate potential adverse environmental effects, no actual EIR mitigation measures were provided. In the absence of formal mitigation measures, Plan policies and standards assume the function of EIR mitigation measures. Implementation measures, which are designed to assure implementation of the policies and standards, assume the function of a mitigation monitoring/reporting plan. They fulfill this function by identifying the action to be taken, when it is to occur, the agency or individual responsible for the action, and the agency or agencies that the action must be coordinated with or reported to.

1.2 METHODOLOGY/SCOPE OF EIR

The updated *Glenn County General Plan* applies to all Glenn County lands except those administered by the two incorporated cities within the county (Willows and Orland). As discussed above, the EIR evaluates the Plan's potential environmental effects. Included in the analysis are direct, cumulative, and growth-inducing effects. As explained above, Plan policies, standards, and implementation measures are recognized by this EIR as the functional equivalents of mitigation measures and a mitigation monitoring/reporting plan.

Pursuant to *CEQA Guidelines* § 15063, an Initial Study was completed for the project in June 1991 (Appendix E of the *Environmental Setting Technical Paper, Glenn County General Plan 1991*). The Initial Study served as a preliminary environmental assessment and identified potential environmental concerns. The Initial Study was used as a basis for the Notice of Preparation (NOP), which was circulated to interested agencies in June 1991. The NOP gives responsible and trustee agencies (i.e., those agencies having jurisdiction over resources that may be affected by the project) an opportunity to comment on the project and the EIR scope. Thus, the NOP contributes to the ultimate EIR scope in terms of the range of environmental issues that are analyzed. The list of agencies contacted and their responses to the NOP appear in Appendix E to the *Environmental Setting Technical Paper*.

Also contributing to EIR scope development was a public scoping meeting held by the Lead Agency on June 26, 1991. This meeting was held to enable interested agencies and citizens to provide input regarding the project and EIR contents.

Based on the Initial Study, NOP, and scoping meetings, the EIR will focus on the following environmental topics:

- **EARTH: GEOLOGY AND SOILS** — This section addresses potential soil displacement or loss through grading and construction activities, covering by pavements and structures, and erosion associated with development. Seismic and other geologic hazards, such as flooding, slope instability, expansive soils, and low foundation-bearing capacity also will be discussed.
- **HYDROLOGY AND DRAINAGE** — This section addresses surface and ground water quantity and quality. Surface runoff effects will be analyzed, including excess runoff generated by creating impervious ground surfaces.
- **BIOLOGICAL RESOURCES** — The potential for the project or alternatives to affect fishery resources, sensitive or unique wildlife habitats, wetlands, riparian zones, and other plant and animal resources will be assessed.

- **MINERAL AND ENERGY RESOURCES** — Effects of the project on mineral and energy resources will be evaluated from two opposite perspectives: the potential for the project to result in irreversible commitment of such resources to use now, rather than preserving them for future generations or, conversely, commitment of lands that contain such resources to uses that would permanently preclude an opportunity to extract the resources.
- **CULTURAL RESOURCES** — Project-related effects on historical and archaeological resources will be evaluated with emphasis on protection and preservation.
- **PUBLIC HEALTH AND SAFETY** — This section will include such issues as risk of upset on I-5 and the railroad, on which hazardous wastes are transported, and hazardous materials identification, safe transportation, handling, and storage within the County. Wildland fire hazards will be discussed. Other public health and safety issues, such as water and air quality, noise, and traffic safety, are addressed under other headings in the EIR.
- **AIR QUALITY** — The potential for Plan implementation to create significant air emissions that will further contribute to Glenn County air basin non-attainment for ozone and PM₁₀ will be evaluated.
- **NOISE** — Significant noise sources and sensitive noise receptors will be identified for the required Plan Noise Element. Plan goals and policies should ensure that significant noise sources are not located adjacent to sensitive uses, such as hospitals, schools, and residential neighborhoods.
- **LAND USE COMPATIBILITY/POPULATION** — The project will be analyzed for its internal land use compatibility and its relationship to other planning mechanisms, such as the two incorporated cities' general plans, Regional Transportation Plan, air quality attainment plans, etc. Agricultural lands retention and maintaining the existing social and economic character of the county also will be discussed. Population issues, such as growth and density, will be addressed in this section.
- **TRANSPORTATION/CIRCULATION** — A Regional Transportation Plan (RTP) is being prepared in conjunction with Plan development. The RTP will form a basis for analyzing the Plan's direct and cumulative effects on the existing transportation system.
- **HOUSING** — The effects on housing availability and the mixture and quality of available housing will be assessed. A general plan directly affects growth, which in turn, will affect housing needs and opportunities in the county.
- **PUBLIC SERVICES AND UTILITIES** — The Plan must provide for adequate public services and facilities (i.e., schools, fire and police protection, water supply, wastewater treatment, solid waste disposal, roadway maintenance) to support planned growth and

development. Utilities capacities to accommodate projected growth under the Plan also must be evaluated.

- **AESTHETICS/SCENIC RESOURCES** — Potential project effects on scenic and aesthetic resources will be discussed.

The *Glenn County General Plan* consists of five documents: the *Policy Plan* (Volume I); the *Natural Resources, Public Safety and Community Development Issue Papers* (Volume II); the *Environmental Setting Technical Paper* (Volume III); the *Environmental Impact Report* (Volume IV); and the *Energy Element*. Volume III, the *Environmental Setting Technical Paper*, describes and analyzes the existing conditions in Glenn County and the region. It provides supporting documentation for the *Policy Plan* and also serves as the required "environmental setting" section of the *Environmental Impact Report*. The *Issue Papers* (Volume II) provide further background information, analysis and justification for policy statements included in the *Policy Plan*. Although the EIR per se is Volume IV of the *General Plan*, the five volumes combined actually form the whole of the EIR. Each of the other four volumes contains information necessary to satisfy CEQA EIR requirements.

Volume I, the *Policy Plan*, sets forth the goals, policies, implementation strategies, and standards for the *General Plan*. It also includes the *Land Use Diagram* and *Circulation Diagram*, designations and standards for population density, land use and building intensity. Together, these policy statements, designations, diagrams and standards constitute the policy of Glenn County for the comprehensive, long-range physical development of the county. Section 2 of the *Policy Plan* describes the preferred alternative that forms the basis for the *Glenn County General Plan*.

The *Energy Element* has been prepared separately to specifically address issues of energy conservation and resources within the county. Although a separate document, it is intended that it be adopted concurrently with Volumes I-IV and have the same force and effect as the balance of the *General Plan*.

Two other documents will be prepared to accompany the *General Plan* and are printed under separate cover: a *Capital Improvements Plan* and *Impact Mitigation Fee Program*. The *Capital Improvements Plan* determines capital facilities and improvements necessary to support the growth and development envisioned in the *General Plan* and establishes a program for constructing those improvements. The impact mitigation fees are designed to offset the cost of providing law enforcement, fire protection, storm drain/flood control improvements and traffic/circulation improvements to serve new development consistent with the Plan.

The following format will be used in this EIR to describe existing environmental conditions, potential project-related impacts, and mitigation measures for each of the topical areas stated above:

Setting:

Existing environmental and regulatory conditions specific to each topical area listed above will be described. This information is in the *Environmental Setting Technical Paper*, which is incorporated by reference into this volume of the document.

Impacts:

Impact Evaluation Criteria: The standard by which impacts are measured or the threshold of significance will be presented. The purpose is to establish the level at which an environmental impact will be considered significant.

Impact #: Each identified environmental impact will be numbered for reference.

Conclusion: This will be a statement of whether or not an identified impact is significant. If found significant, a statement will be made regarding whether the impact can be mitigated (i.e., reduced or lessened) to a level of insignificance, or alternatively, whether the impact is unmitigable, unavoidable, and/or irreversible.

Mitigation Measures:

Mitigation Measure #: Each mitigation measure will be listed by a reference number corresponding to the impact it applies to.

Effectiveness of Measure: This section states whether the recommended mitigation measure will reduce the impact to an insignificant level based on Impact Evaluation Criteria.

Implementation/Monitoring: In compliance with Public Resources Code, Section 21081.6, mitigation monitoring/reporting measures are provided for each mitigation measure. The monitoring/reporting measures state when the mitigation measure is to be implemented, how or by whom it is to be implemented, and agencies or individuals who must be consulted or notified regarding implementation of the mitigation measure.

The above format is intended to conform to standards for adequacy of an EIR as described in § 15151 of the *CEQA Guidelines*, which states:

An EIR should be prepared with a sufficient degree of analysis to provide decision-makers with information which enables them to make a decision which intelligently takes account of environmental consequences. An evaluation of the environmental effects of a proposed project need not be exhaustive, but the sufficiency of an EIR is to be reviewed in the light of what is reasonable feasible. Disagreement among experts does not make an EIR inadequate, but the EIR should summarize the main points of disagreement among the experts. The courts have looked not for perfection, but for adequacy, completeness, and good faith effort at full disclosure.

1.3 ORGANIZATION OF THE EIR

Chapter One describes the project and the reason for preparing the EIR. It also explains CEQA's purposes and requirements and briefly summarizes how the CEQA process proceeds.

Chapter Two describes the project in greater detail, including project objectives, general Planning Area environmental setting, project alternatives, and related County actions needed to adopt the Plan.

Chapter Three identifies and evaluates *impacts*, including *cumulative impacts*, and proposes *mitigation measures* — or *Plan goals, policies, and implementation measures in lieu of mitigation measures* — to reduce impacts to insignificant levels. This section follows the format described above. Also considered in Chapter Three are several CEQA-mandated topics, including growth-inducing impacts, significant irreversible environmental changes that would occur under the Plan, short-term land uses that may sacrifice long-term environmental productivity (such as converting agricultural land to frivolous non-agricultural uses), and irreversible commitments of non-renewable resources.

Chapter Four evaluates Plan alternatives based on Chapter Three findings. CEQA requires an EIR to assess a "reasonable" range of project alternatives that ostensibly might achieve project objectives while having less environmental impact than the project as proposed. Alternatives 1, 2, and 3 will be analyzed for their environmental effects. These alternatives are essentially different growth scenarios, each linked to correlating economic development, natural resources, and public safety issues. Per *CEQA Guidelines* § 15126 [d][2], Alternative 4, the "no project" alternative, must also be presented to compare the project's environmental consequences to those associated with maintaining status quo. The County has tentatively selected a "preferred alternative" around which to develop Plan goals and policies. This EIR will treat the "preferred alternative" as "the project" for environmental assessment purposes in Chapter Three. Hereafter, the terms "preferred alternative" and "the project" are used interchangeably. CEQA does not require all alternatives to be analyzed in as great detail as the project per se. Thus, the project will be comprehensively analyzed in Chapter Three, while Chapter Four will briefly summarize the other three alternatives and the "no project" alternative and compare all alternatives to the project. The County will ultimately adopt the alternative or combination of alternatives that forms the Plan goals and policies basis, considering environmental and other factors. Plans with different growth and economic development assumptions will obviously be quite different.

Chapter Five includes references to published literature or technical reports cited in the text. Also listed are individuals and agencies contacted for information during EIR preparation. Several appendices follow the text.

The several volumes that comprise the *General Plan* and EIR will be available for public review at Glenn County Planning Department, 125 South Murdock Street, Willows, California 95988. Copies of the EIR will also be available at the Orland, Willows, and Hamilton City libraries at the following address:

- 201 N. Lassen, Willows
- 333 Mill, Orland
- 330 Broadway, Hamilton City

CHAPTER TWO

SECTION 2 - PROJECT DESCRIPTION

2.0 PROJECT LOCATION AND PLANNING AREA

Glenn County, California, occupies the northern Sacramento Valley and eastern foothills and mountains of the North Coast Ranges, approximately 80 miles north of the City of Sacramento (see Environmental Setting Technical Paper, Figure 1-1). The county covers about 1,317 square miles. Within Glenn County are the cities of Willows and Orland and the unincorporated communities of Hamilton City, Ord Bend, Artois, Elk Creek, Butte City, West Orland, Glenn, and numerous other small communities.

Topography is steeper in western Glenn County and relatively flatter in the eastern one-third. Two major geologic provinces in the County influence topography. The eastern third of the county occupies the Sacramento Valley, while the North Coast Ranges dominate the western two-thirds.

The Sacramento Valley consists of nearly level terraces, smooth alluvial fans, narrow flood plains and water-filled basins. Elevations range from about 100 feet above mean sea level (MSL) at the Sacramento River to 300 feet above MSL at the western Valley edge west of Interstate 5 (I-5) (Fugro-McClelland [West] Inc. 1991:22). Glenn County extends east of the Sacramento River near Butte City in the southeast. The level flood plains and basins show little slope.

West of the Sacramento Valley province are the North Coast Ranges, which can be further subdivided into rolling foothill terrain from the Valley edge to approximately 2,000 feet, and the mountains that rise to almost 7,500 feet above MSL at Black Butte Mountain. The foothills are rolling to steep hills, with narrow valleys and distinct areas of south to north drainage. Much of the steeper mountainous region west of the foothills rises above 6,000 feet and includes a portion of the Coast Ranges crest (Fugro-McClelland [West] Inc. 1991:22).

The Valley and Coast Ranges have distinctly different geologic histories and local climatic conditions. Three main rock units increase in age from east to west (see Environmental Setting Technical Paper, Figures 2-1, 2-2). In the eastern third of the County are primarily unconsolidated Pleistocene and Recent (i.e., Quaternary) sediments (Qal), including alluvial fan and stream channel deposits of the Sacramento River and inland basin deposits. Exposed at the lower foothill elevations are Tertiary sediments, primarily Pliocene age, with some continental volcanics. In the upper foothills are Cretaceous and Jurassic marine and non-marine sedimentary rocks. The western mountains within the County are mainly deformed Jurassic marine sediments and volcanics (Fugro-McClelland [West] Inc. 1991:22).

Under the California Constitution, incorporated counties and cities have the authority (known as "police power") to regulate land use within their jurisdictions. The "Planning Area" or "Plan Area" referred to in the *Glenn County General Plan* and this EIR includes those lands within the County that are directly under Glenn County jurisdiction. The Planning Area includes all county lands except those lands within the incorporated city limits of Willows and Orland (see Environmental Setting Technical Paper, Figure 1-1).

Although large portions of the County are administered by federal agencies, such as the Department of Agriculture, U.S. Forest Service, and these lands are not subject to the *Glenn County General Plan*, both the *California General Plan Guidelines* and federal law and policy address the need for local governments and federal land management agencies to coordinate their land use activities. The Federal Land Policy and Management Act of 1976 states that, "Land use plans of the Secretary [of the Interior] under this section shall be consistent with State and local plans to the maximum extent he finds consistent with Federal law and the purposes of this Act" (43 U.S.C. Section 1712 [1976] and 43 U.S.C.S 1712). Under California law, local governments are required to refer their general plans or substantial general plan amendments to "Any Federal agency if its operations or lands within its jurisdiction may be significantly affected by the proposed action, as determined by the planning agency" (Government Code Section 65352).

2.1 PROJECT DESCRIPTION

The three primary project elements include *General Plan* adoption, *Zoning Ordinance* amendments, and the RTP. The periodic comprehensive revision of a county general plan is mandated by State law. Also under law, an amended zoning ordinance must be enacted to be fully consistent with the new general plan. A periodically updated Regional Transportation Plan is also legally mandated. Because the RTP is a crucial planning tool, and since transportation is an important issue in development, it is most practical to update the RTP simultaneous with a comprehensive general plan revision.

Several ancillary documents have been prepared or are in progress that contributed to Plan development. These include the *Public Safety Issue Paper*, *Natural Resources Issue Paper*, and *Community Development Issue Paper*. As explained in Chapter One, a *Capital Improvements Plan* and *Impact Mitigation Fees Programs* are being developed to help identify necessary capital improvements and mitigate fiscal effects associated with providing for law enforcement, fire protection, storm drain/flood improvements, the traffic/circulation system, and mineral extraction under the Plan.

The Plan includes seven mandatory elements: Land Use, Circulation (not to be confused with the RTP, from which it borrows liberally), Housing, Conservation, Open Space, Noise, and Safety. Additionally, general plans may include optional elements at the discretion of the County. State planning law permits optional elements that cover any topic that relates to the County's physical development. This Plan includes an optional Economic Development element.

Population projections for the planning horizon ending in the year 2012 form an important basis for evaluating environmental impacts. Page 4-1 of the *Policy Plan* states that the estimated population for the unincorporated area of the county in 2012 is 26,259. This estimate derives from data presented in the Land Use diagram in Section 3 of the *Policy Plan* and the tables in Section 4 of the *Policy Plan*, which show total acreage under each *General Plan* land use category, including residential, commercial, and industrial categories; acreage available for development under each land use category; potential new residential units and new commercial and industrial space; existing residential units and commercial and industrial square footage; total units or square footage at *General Plan* buildout; and total population from the 1990 Census.

The estimated 2012 population in the unincorporated areas of the county at *General Plan* buildout under the *General Plan* "preferred alternative" is 26,085, which is nearly identical to the above estimate based on the tables and their underlying assumptions in Section 4 of the *Policy Plan*. The "preferred alternative" is briefly described below and presented in greater detail in Section 2 of the *Policy Plan*. Under the preferred alternative, total county population at buildout in 2012, including the unincorporated areas and the incorporated cities, is estimated at about 47,000 people. The 1990 Census placed total county population at 26,259. As noted in Section 2 of the *Policy Plan*, the preferred alternative assumes an annual 3 percent growth rate.

2.2 RELATED ACTIONS

The draft *Glenn County General Plan* will be refined through the public review and public hearing process. The final *Glenn County General Plan* will be approved by the Planning Commission adopted by the County Board of Supervisors. Following Plan adoption, the County will undertake amendments to its Zoning Ordinance to achieve consistency with the new *General Plan*. This EIR will also be used by the County as the environmental documentation for both the Plan and the proposed Zoning Ordinance amendments. The RTP must be approved and adopted by the Glenn County Transportation Commission.

2.3 GENERAL PLAN ALTERNATIVES

As stated in Chapter One, this EIR will analyze the relative environmental advantages and disadvantages of four alternative *General Plan* scenarios in comparison to the "preferred alternative." The preferred alternative, described in Chapter Two of the *Policy Plan* (i.e., Volume I of this updated *General Plan*), is the "project" under review in this EIR. A "no project" alternative will be analyzed along with the three substantive alternatives as a CEQA requirement. Analysis of the "no project" alternative compares the relative environmental merits of maintaining *status quo* (i.e., continuing to operate under the existing *General Plan*) against the preferred alternative and other alternatives. The alternatives were derived as follows.

Population growth is one of the most important issues that affect land use planning. The Plan can neither predict nor control the county's growth rate. However, the Plan can strongly influence growth rate through its various goals, policies, and implementation mechanisms, including the *Zoning Ordinance*. Thus, in determining the planning course that the county wishes to set over the next 20 years, alternatives that tie various planning factors to different growth scenarios are most useful. Within the *Community Development Issue Paper* are three community development alternative scenarios, 1CD, 2CD, and 3CD. These are growth scenarios; each assumes a different average annual population growth rate (i.e., low, medium, and high) over the Plan's life (i.e., 1992-2012). Tied to each CD or growth scenario is an economic development (ED), public safety (PS), and natural resources (NR) scenario. The ED scenarios are presented in the *Community Development Issue Paper*, while the PS and NR scenarios are explained in the Public Safety and Natural Resources issue papers, respectively.

The 1CD scenario assumes an average annual 1.5 percent growth rate. The 2CD scenario assumes 3 percent, and the 3CD scenario assumes 5 percent. Under the 1ED scenario, the county would de-emphasize economic development, which along with other public policies, would discourage growth. The 2ED scenario is a *laissez faire* position with respect to economic growth and development in which the County would neither actively promote nor discourage economic development. Under the 3ED scenario, the County would actively promote economic

development. The 1PS scenario would place a high emphasis on public safety issues, which might tend to inhibit growth and development by making development standards for public safety so high as to make it difficult for developers to meet these standards. The 2PS scenario would seek a balance between public safety and other planning concerns (i.e., the need for housing, jobs, and economic activity). The 3PS scenario would de-emphasize public safety concerns in order to stimulate greater economic activity. The 1NR scenario has a strong resource preservation tendency. The 2NR scenario would seek a balance between preservation and other beneficial land uses. The 3NR scenario tends toward fewer constraints on development *vis-a-vis* natural resource preservation.

The "preferred alternative," hereafter referred to interchangeably as either the "preferred alternative" or the "project," incorporates the 2CD/3ED/2PS/2NR scenarios. It assumes 3 percent annual growth, would actively promote economic development, would balance public safety with other planning concerns, and balance natural resource preservation with other beneficial land uses.

Alternative 1 incorporates the 1CD/1ED/1PS/1NR scenarios. It thus envisions relatively slow growth, de-emphasizes economic development, places high emphasis on public safety, and is highly protective of natural resources.

Alternative 2 incorporates the 2CD/2ED/2PS/2NR scenarios. This alternative is very similar to the preferred alternative, except that it plots a less aggressive course with regard to economic development.

Alternative 3 incorporates the 3CD/3ED/3PS/3NR scenarios. It assumes relatively rapid growth and aggressive economic development, with relatively fewer constraints on growth and economic development than other alternatives *vis-a-vis* public safety and natural resources.

Alternative 4 is the "no project" alternative that must be considered under CEQA provisions. This alternative assumes *status quo*; Glenn County would continue to operate under existing *General Plan* goals and policies

2.4 PROJECT OBJECTIVES

The project includes General Plan adoption, zoning ordinance amendments, and the RTP.

A primary project objective is for Glenn County to meet its legal requirements under California planning law. California Government Code Section 65300 requires each city and county to prepare and adopt a comprehensive, long-term general plan for the physical development of lands within its jurisdiction. A general plan must be reviewed and periodically revised to reflect the changing needs and values of the community. Each jurisdiction may select a long-term horizon for its general plan revisions, usually 15 - 25 years. Glenn County has selected a 20 year horizon. The new *Glenn County General Plan* will meet legal requirements for a revised general plan for the period 1992-2012. Similarly, the County is legally obligated to adopt and periodically update a Regional Transportation Plan.

Beyond meeting its legal requirements, the County's objectives are to:

- develop a forward-looking document that establishes goals, policies, and objectives for the county's growth and development
- develop a current data base and current base mapping
- identify issues that affect the way growth and development will occur over the next 20 years
- help the county establish a vision for the next 20 years
- develop new policies that reflect the county's goals and objectives
- develop a General Plan that is internally consistent, meets the requirements of State Planning Law, and provides the basis for implementation of the Plan's policies

CHAPTER THREE

SECTION 3 - SETTING, IMPACTS, AND MITIGATION MEASURES

3.0 INTRODUCTION

As discussed in Chapter One, this EIR has been prepared to analyze potential environmental effects of adopting and implementing the new *Glenn County General Plan* to guide land use, development, and transportation planning in the county for the next 20 years. The presentation of impacts and mitigation measures for each environmental topic follows the format shown in Chapter One. The setting discussions for each topic appear in Volume III, *Environmental Setting Technical Paper*. The reader will be referred to the appropriate section of that document for setting under each topical heading below. Additional setting information appears in the three Issues Papers (i.e., Natural Resources, Community Development, Public Safety), and these also will be referenced as needed.

As stated in Chapter Two, the "preferred alternative" is considered to be "the project" for impact analysis purposes in this chapter. Thus, the reader should assume that the environmental analysis of the project that follows in this chapter refers specifically to the preferred alternative. A comparison of the potential environmental effects of this and the other three alternatives and the "no project" alternative appears in Chapter Four.

The project incorporates the 2CD, 3ED, 2PS, and 2NR scenarios. The project assumes a 3 percent average annual population growth rate. The County would actively promote economic growth and development by seeking new businesses and job opportunities in the County. A balance would be sought between providing for public safety and the need for jobs, housing, and economic growth. Highly restrictive public safety policies might inhibit economic growth and housing development, while overly permissive public safety policies may fall short of providing adequate protection of public and environmental health. This alternative also seeks a fair balance between preservation of natural resources and open space and other potentially beneficial land uses.

As summarized above, the project is essentially a balanced course of public policy planning that seeks middle ground on most issues. It is neither pro-growth nor anti-growth, and it does not take either extreme on the issues of public health and safety or natural resource preservation. The only exception is that, should the Plan be developed to conform to this alternative, the County would aggressively seek new economic growth opportunities. New businesses and industries that might be attracted to Glenn County as a result of aggressive economic development policies would nonetheless operate under policies that seek to balance economic growth with public safety considerations and natural resource preservation.

A purpose of this EIR is to identify significant environmental effects associated with the Plan and recommend mitigation measures that will offset such effects, if possible. Plan policies, standards, and implementation measures have been explicitly designed to mitigate or avoid impacts to the environment. Rather than mitigation measures, Plan policies, standards, and implementation measures are incorporated into this EIR under each potential impact. Plan

policies and standards are thus the functional equivalent of EIR mitigation measures, while Plan implementation measures are the functional equivalent of an EIR mitigation monitoring/reporting plan.

3.1 EARTH — SOILS, GEOLOGY, AND GEOLOGIC HAZARDS

3.1.1 SETTING

Please refer to Section 2.1 of Volume III, *Environmental Setting Technical Paper*, for a discussion of Planning Area geologic setting and soils. A summary discussion of geologic hazards appears as Section 3.3 of the *Environmental Setting Technical Paper* within the Public Safety portion of the setting paper. A more expanded discussion of geologic hazards appears in the *Public Safety Issue Paper*, Section 4.0.

3.1.2 IMPACTS

Impact Evaluation Criteria:

The California Government Code requires that a general plan address the protection of the community from unreasonable risks associated with geologic hazards, such as seismic ground shaking, ground rupture, ground failure, slope instability, subsidence, erosion, soil expansion, and flooding. Seismic shaking also occurs in the county, but Glenn County is not in a severe seismic zone. Although some damage is likely to occur from seismic activity, Uniform Building Code standards should be adequate to prevent structural collapse or other severe effects. The issue of flooding is addressed in the following section (Section 3.2 — Hydrology, Drainage, and Water Quality).

The analysis of geologic conditions in this EIR is designed to comply with provisions of the California Division of Mines and Geology (CDMG) Note 46: *Guidelines for Geologic/Seismic Considerations in Environmental Impact Reports*. The Guidelines is a checklist of all potential geologic hazards that the CDMG recommends should be addressed in an EIR. Also included in the Guidelines is a list of published references on geologic hazards and public agencies that house geologic data. Many of the impacts identified below were suggested by the Guidelines. Some of the geologic problems listed in the Guidelines do not apply to Glenn County, such as tsunamis (i.e., tidal waves).

The Uniform Building Code (UBC) establishes construction standards in the face of geologic hazards. The significance of geologic impacts can be measured in comparison to UBC thresholds identified for Glenn County. Significant effects could potentially occur if the Plan is not fully consistent with UBC standards for existing geologic hazard thresholds. UBC thresholds indicate the significance of geologic hazards by identifying the likelihood that such events will occur.

The highest historic earthquake intensity rating in Glenn County is VII on the Mercalli intensity scale. Accordingly, the county has been designated as being within a Seismic Risk Zone 3. The UBC therefore establishes building standards to assure that structures will survive earthquakes with a maximum Mercalli scale intensity of VII with little or no damage. There are no Alquist-Priolo Special Studies Zones in Glenn County, indicating that there are no active faults that have potential for ground surface rupture.

Impact #3.1-1: Development could result in erosion or sedimentation from grading and excavation, alteration of surface hydrology, unprotected drainage ways due to vegetation removal, and the increase in impervious ground surfaces.

Conclusion: Erosion and sedimentation as a result of new development could be significant, directly and cumulatively, if development and construction were unregulated. However, policies, standards, and implementation measures in the *Policy Plan* are intended to reduce these potential impacts to a less than significant level by providing, among other things, for project-specific investigations of these hazards prior to development. Because all construction and development in the County must comply with these policies, as well as with the Uniform Building Code and other County ordinances and regulations, this impact is found to be less than significant and no mitigation measures are required. Proposed policies, standards, and implementation measures to be incorporated into the *General Plan* to prevent or reduce erosion and sedimentation effects, along with resulting adverse effects on water quality, include:

Policies: It shall be the policy of Glenn County to:

- PSP-27** Promote sound agricultural and development practices that conserve soil resources and avoid or mitigate impacts associated with erosion.
- PSP-28** Protect valley streamcourses from the effects of erosion.
- PSP-29** Require erosion control plans for development proposed on sloping land.

Standards for Erosion and Sedimentation Control and Watershed Protection

- All new development proposals within foothill or mountain areas or adjacent to streamcourses should include a county-approved grading, excavation, and erosion control plan to minimize the effects of erosion, including the loss of soils and reduction in water quality through increased sedimentation.
- Design of erosion control plans should comply with standard erosion control measures recommended by the U.S. Department of Agriculture, Soil Conservation Service. Typical erosion control measures include:
 - Development on or disturbance of steep slopes should be avoided whenever feasible.
 - Fill slopes should be constructed at a 2:1 ratio gradient or flatter.
 - V-ditches should be constructed above all cut or fill slopes to divert water from newly exposed slope faces.
- All newly exposed or created slopes should be rapidly revegetated before the rainy season, preferably prior to October 15. Hydroseeding with annual grasses is generally most effective. Permanent plantings of native drought-tolerant shrubs

also are desirable after slopes are stabilized. Irrigation should be provided until slopes stabilize (usually two to four years).

- Soil disturbing activities should be conducted between May 1 and October 15, with all exposed areas mulched and seeded prior to October 15.
- Straw bale dikes or filter fabric barriers should be located downslope of disturbed areas to act as sediment traps. These should remain in place until newly exposed surfaces stabilize (i.e., two to four years).
- Temporary or permanent sedimentation basins should be constructed as necessary according to recommendations of the project engineer.
- Removed topsoil should be stockpiled and reused for landscaped areas. Stockpiles should be stabilized during rainy seasons (October 15 to May 1).
- Drainage channels should be stabilized, for example, by rock-lining, to prevent erosion.
- Water trucks, sprinkler systems, chemical soil binders, and rapid revegetation can prevent wind erosion of soils during the construction season.
- Erosion control measures should be implemented as a condition of project approval and monitored periodically to ensure effectiveness. An inspection by the County should be conducted following the first major storm after ground disturbance to evaluate effectiveness. The County should require a bond to be posted by the developer to ensure proper implementation and maintenance of temporary erosion and sediment control measures.
- An "edge" effect occurs where different habitats come into contact, such as where wetlands contact grasslands or oak woodlands. Edge zones are particularly productive and vital for wildlife. Building and development setbacks, open space corridors, or green belts should be provided to protect riparian corridors, waterways, and other wetlands. These setbacks should minimally include all riparian forest and other wetland habitat plus a minimum 50-foot wide corridor adjacent to them to preserve edge habitat and buffer riparian habitat from direct impacts.

Implementation Strategies, Programs and Priorities:

PSI-27 Assist the Resource Conservation District in its efforts to provide educational programs that increase public awareness of erosion prevention techniques.

Implements policy: PSP-27
Priority: 1
Lead Agency: Glenn County Planning Department

Coordinating Agencies: Glenn County Public Works Department,
Glenn County Agricultural Commissioner,
Glenn County Board of Supervisors

PSI-28 Incorporate into the building permit/grading permit process a procedure for requiring an erosion control plan in areas subject to water runoff-related erosion.

Implements policies: PSP-28, PSP-29
Priority: 2
Lead Agency: Glenn County Building Department
Coordinating Agencies: Glenn County Planning Department, Glenn County Public Works Department, Glenn County Board of Supervisors

Impact #3.1-2: Under the Plan, people and property could potentially be exposed to seismic and other geologic hazards, subsidence, slope or foundation instability, and volcanic hazards. Seismic hazards can include fault movement, liquefaction, differential compaction, ground rupture, ground shaking, tsunamis, seiches, and flooding as a result of seismically-induced dam failure.

Conclusion: All new structures must be constructed to comply with UBC standards designed to prevent major structural damage in this seismic risk zone (i.e., Zone 3). Older structures erected prior to establishment of these standards may be more likely to sustain damage in a seismic event. While seismic hazards associated with ground shaking are effectively addressed through UBC standards in terms of structural safety, other secondary effects can occur as a result of seismic shaking, such as fires, disrupted water supplies and utilities, and ground failure. Implementation of the *Glenn County General Plan* would not increase exposure of people and property to seismic hazards, and the Plan incorporates policies and implementation measures that will reduce impacts of seismic and other geologic hazards. Those policies and implementation measures that will partially mitigate geologic hazards effects include:

Policies: It shall be the policy of Glenn County to:

PSP-30 Require a site-specific geological investigation prior to development within areas of high landslide risk.

PSP-31 Monitor gas and water well production in order to evaluate subsidence activity.

PSP-32 Enforce the requirements of the Uniform Building Code for all development in order to protect people, property and improvements from seismic and other geologic hazards.

Implementation Strategies, Programs and Priorities:

PSI-29 Incorporate into the building permit process a procedure for requiring geologic reports in areas subject to landslide hazards as identified in the *General Plan*.

Implements policy: PSP-30
Priority: 2
Lead Agency: Glenn County Building Department
Coordinating Agencies: Glenn County Planning Department, Glenn County Board of Supervisors

PSI-30 Require applications for permits for gas and water wells to be drilled in the county to contain sufficient base data that subsequent periodic measurements for subsidence can be performed and compared against the original data.

Implements policy: PSP-31
Priority: 2
Lead Agency: Glenn County Health Department
Coordinating Agency: Glenn County Planning Department

PSI-31 Assign responsibility for monitoring subsidence activity to an interested department/agency.

Implements policy: PSP-31
Priority: 2
Lead Agency: Glenn County Board of Supervisors
Coordinating Agencies: Glenn County Planning Department, Glenn County Public Works Department, Glenn County Health Department.

PSI-32 Continue to require building permits and subsequent inspections for all construction activities within the county.

Implements policy: PSP-32
Priority: 1
Lead Agency: Glenn County Building Department
Coordinating Agencies: Glenn County Board of Supervisors, Glenn County Planning Department, Glenn County Public Works Department

3.1.3 MITIGATION MEASURES

All potentially significant impacts identified under Impact #3.1-1 will be mitigated to a less than significant level by Plan policies, standards, and implementation measures. Therefore, no mitigation measures are required. Although Glenn County is not a particularly high risk area for seismic and other geologic hazards, (Impact #3.1-3) Plan provisions will not entirely eliminate these risks, nor reduce them to a less than significant level. No additional mitigation measures are available.

3.2 HYDROLOGY, DRAINAGE, AND WATER QUALITY

3.2.1 SETTING

Please refer to Section 2.3, Water Resources, and Section 3.5, Hydrology, in Volume III, *Environmental Setting Technical Paper*, for discussions of water resources, water quality, and flooding/drainage issues. In addition, Section 3 of the *Natural Resources Issue Paper* includes a comprehensive discussion of water resources, and Sections 6 and 7 of the *Public Safety Issue Paper* cover flood hazards and water quality, respectively.

3.2.2 IMPACTS

Impact Evaluation Criteria:

Flooding: Flood control dams prevent severe flooding along the Sacramento River and Stony Creek. Annual floods affect floodplains within the levee system bordering the river. Hamilton Creek is protected only by a poorly maintained private levee. Flood hazard areas in Glenn County have been mapped by the Federal Emergency Management Agency (FEMA) on Flood Insurance Rate Maps. Figure 3-2 of the *Environmental Setting Technical Paper* shows generalized flood hazard areas. Development within any FEMA-defined flood hazard zone is considered a potentially significant impact. All development within such zones must be avoided or mitigated through construction of flood control facilities or other effective measures. Development can increase the risk of flooding by creating impervious surfaces from the construction of structures and pavements. Excess runoff occurs where water cannot seep into the ground due to such impervious surfaces. All excess runoff not controlled by storm water collection and storage systems represents a potentially significant effect.

Water Quality: Water quality effects can be associated with both surface and ground waters. Any disturbance of surface water courses and adjacent areas should be considered a significant impact. Watersheds (e.g., riparian vegetation zones) must be protected in order to protect water quality. If surface water courses or impoundments are contaminated by storm runoff, this would also be a significant effect. The National Pollutant Discharge Elimination System (NPDES), a federal monitoring and permitting system administered in the State of California by the State Regional Water Quality Control Boards (RWQCB), provides standards for stormwater discharge quality. Urban storm water runoff is likely to contain petroleum compounds, glycol, and dissolved metals from vehicular fluid leaks. Ground water impacts can be measured by the potential to encounter unsafe domestic water supplies in ground water aquifers or for the Plan itself to adversely affect ground water quality through its goals and policies. State and federal drinking water standards for public and private water systems can be used as a measure of impact significance.

Impact #3.2-1: Potential exists for people and property to be exposed to flooding from natural watercourses or as a result excess storm runoff due to increased impervious surfaces.

Conclusion: Unregulated development and construction activities, such as grading, vegetation clearing, inattention to runoff from construction sites during peak winter rainfall, large-scale paving, and lack of storm water collection systems, would potentially expose people and property to significant flood-related effects. However, the proposed *Glenn County General Plan* and provisions of the Zoning and Subdivision ordinances

incorporate policies and implementation measures designed to reduce flooding and drainage impacts. The County also will soon adopt a *Capital Improvements Plan* to identify funding needs and an *Impact Mitigation Fees Program* to identify and provide funding sources for storm drainage and flood protection improvements. Together, the Plan provisions, the *Capital Improvements Plan*, and the *Impact Mitigation Fees Program* for drainage and flood protection facilities will reduce the effects to the greatest feasible extent. However, the impact will not be reduced to a less than significant level, since the possibility of floods that may result in property damage and other effects cannot be totally eliminated. Following are the policies and implementation measures of the *Policy Plan* that are intended to mitigate flooding effects:

Policies: It shall be the policy of Glenn County to:

- PSP-37** Recognize the special status of lands located within the designated floodways adopted by the State Reclamation Board.
- PSP-38** Support efforts to revise the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Maps (FIRM) for the areas around Hamilton City, Willows and Orland in order to improve their accuracy.
- PSP-39** Endeavor to avoid areas subject to flooding when considering approval of new development.
- PSP-40** Require the installation of storm drain and other flood protection/prevention improvements as a condition of all new development approvals.
- PSP-41** Encourage the formation of a countywide service area or individual storm drain maintenance districts to finance and construct needed flood control improvements.

Implementation Strategies, Programs and Priorities:

- PSI-37** Apply floodway/floodplain zoning to lands within the designated floodways.

Implements policies: PSP-37, PSP-39, PSP-44
Priority: 1
Lead Agency: Glenn County Planning Department
Coordinating Agencies: Glenn County Board of Supervisors, Glenn County Planning Commission, State Reclamation Board
- PSI-38** Continue to press the U.S. Department of Housing and Urban Development to make revisions to the FEMA FIRM maps for the areas around Hamilton City, Willows and Orland.

Implements policy: PSP-38

Priority: 1
Lead Agency: Glenn County Public Works Department
Coordinating Agencies: Glenn County Board of Supervisors, Glenn County Planning Department

PSI-39 Condition development permits to require installation of drainage and flood protection improvements.

Implements policy: PSP-40
Priority: 2
Lead Agency: Glenn County Planning Department
Coordinating Agencies: Glenn County Public Works Department, Glenn County Board of Supervisors, Glenn County Building Department, Glenn County Planning Commission

PSI-40 Require new development to become a part of a service area or maintenance district for maintenance of drainage and/or flood protection improvements.

Implements policy: PSP-41
Priority: 2
Lead Agency: Glenn County Public Works Department
Coordinating Agencies: Glenn County Board of Supervisors, Glenn County Planning Commission, Glenn County Planning Department

PSI-41 Study the feasibility of a countywide service area to finance and undertake needed storm drainage and flood control measures.

Implements policy: PSP-41
Priority: 2
Lead Agency: Glenn County Public Works Department
Coordinating Agency: Glenn County Board of Supervisors

Impact #3.2-2: Development and construction under the Plan could result in effects to the watershed and surface and ground water quality. Erosion and runoff could carry contamination into watercourses, including vehicular residues and agricultural chemicals.

Conclusion: Erosion effects were addressed in the previous section and were found to be less significant assuming adherence to Plan policies, standards, and implementation measures that would fully mitigate erosion effects. Water quality impacts from increased surface runoff on new developments, improper use of agricultural chemicals, on-site sewage disposal, and improper handling or disposal of hazardous materials and hazardous wastes, and loss or damage to watersheds could be significant if unregulated. However, policies, implementation measures, and standards for watershed protection in the *Policy Plan*, along with compliance with NPDES permitting procedures and implementation of the erosion control policies stated above (see under Impact #3.1-1), would reduce these impacts to a less

than significant level. **Applicable policies and implementation measures to mitigate water quality effects include:**

Policies: It shall be the policy of Glenn County to:

- PSP-42** Support ongoing regulatory and compliance efforts at the federal and State level for the protection of water quality.
- PSP-43** Support the *Rice Herbicide Action Plan* and encourage other agricultural practices that reduce the threat of surface water pollution from agricultural chemical use.
- PSP-44** Zone floodways and stream channels in a manner that promotes protection of water quality.
- PSP-45** Discourage on-site sewage disposal systems on small lots in areas containing gravelly soils.
- PSP-46** Support the preparation of area ground water studies to ensure the protection of ground water and to ensure that the holding capacity of the area is not exceeded.
- PSP-47** Support education programs that increase the public awareness of the proper disposal of hazardous wastes in order to protect ground water quality.

Standards for Erosion and Sedimentation Control and Watershed Protection

- All new development proposals within foothill or mountain areas or adjacent to streamcourses should include a county-approved grading, excavation, and erosion control plan to minimize the effects of erosion, including the loss of soils and reduction in water quality through increased sedimentation.
- Design of erosion control plans should comply with standard erosion control measures recommended by the U.S. Department of Agriculture, Soil Conservation Service. Typical erosion control measures include:
 - Development on or disturbance of steep slopes should be avoided whenever feasible.
 - Fill slopes should be constructed at a 2:1 ratio gradient or flatter.
 - V-ditches should be constructed above all cut or fill slopes to divert water from newly exposed slope faces.
 - All newly exposed or created slopes should be rapidly revegetated before the rainy season, preferably prior to October 15. Hydroseeding with

annual grasses is generally most effective. Permanent plantings of native drought-tolerant shrubs also are desirable after slopes are stabilized. Irrigation should be provided until slopes stabilize (usually two to four years).

- Soil disturbing activities should be conducted between May 1 and October 15, with all exposed areas mulched and seeded prior to October 15.
- Straw bale dikes or filter fabric barriers should be located downslope of disturbed areas to act as sediment traps. These should remain in place until newly exposed surfaces stabilize (i.e., two to four years).
- Temporary or permanent sedimentation basins should be constructed as necessary according to recommendations of the project engineer.
- Removed topsoil should be stockpiled and reused for landscaped areas. Stockpiles should be stabilized during rainy seasons (October 15 to May 1).
- Drainage channels should be stabilized, for example, by rock-lining, to prevent erosion.
- Water trucks, sprinkler systems, chemical soil binders, and rapid revegetation can prevent wind erosion of soils during the construction season.
- Erosion control measures should be implemented as a condition of project approval and monitored periodically to ensure effectiveness. An inspection by the County should be conducted following the first major storm after ground disturbance to evaluate effectiveness. The County should require a bond to be posted by the developer to ensure proper implementation and maintenance of temporary erosion and sediment control measures.
- An "edge" effect occurs where different habitats come into contact, such as where wetlands contact grasslands or oak woodlands. Edge zones are particularly productive and vital for wildlife. Building and development setbacks, open space corridors, or green belts should be provided to protect riparian corridors, waterways, and other wetlands. These setbacks should minimally include all riparian forest and other wetland habitat plus a minimum 50-foot wide corridor adjacent to them to preserve edge habitat and buffer riparian habitat from direct impacts.

Implementation Strategies, Programs and Priorities:

- PSI-42** Sponsor and assist with educational efforts that have as a goal greater public awareness and compliance with established water quality standards.

Implements policies: PSP-42, PSP-43
Priority: 1
Lead Agency: Glenn County Health Department
Coordinating Agency: Glenn County Agricultural Commission

PSI-43 Actively seek funding to develop hazardous waste disposal educational programs.

Implements policy: PSP-47
Priority:1
Lead Agency: Glenn County Health Department
Coordinating Agency: Glenn County Agricultural Commissioner

PSI-44 Amend County ordinances to prohibit onsite sewage disposal systems on parcels smaller than two acres in size, within areas designated as septic limitations overlay.

Implements policy PSP-45
Priority: 1
Lead Agency: Glenn County Planning Department
Coordinating Agencies: Glenn County Health Department, Glenn County Board of Supervisors, Glenn County Planning Commission

PSI-37 Apply floodway/floodplain zoning to lands within the designated floodways.

Implements policies: PSP-37, PSP-39, PSP-44
Priority: 1
Lead Agency: Glenn County Planning Department
Coordinating Agencies: Glenn County Board of Supervisors, Glenn County Planning Commission, State Reclamation Board

NRI-27 Amend the *Glenn County Zoning Code* to include a Streamside Protection Zone and rezone those areas along stream courses currently zoned E-M (Extractive Industrial Zone) in accordance with a locally prepared riparian zone management plan.

Implements policies: NRP-40, NRP-41, PSP-44
Priority: 2
Lead Agency: Glenn County Planning Department
Coordinating Agencies: Glenn County Board of Supervisors, Glenn County Planning Commission

NRI-18 Establish a local ground water management program, including strategies for advancing State legislation, to support a locally-controlled ground water management district.

Implements policies: NRP-21, NRP-22, NRP-30, PSP-46

Priority: 1

Lead Agency: Glenn County Board of Supervisors

Coordinating Agencies: Glenn County Planning Department, Glenn County Health Department

NRI-20 Establish an overlay designation to provide appropriate protections for areas of the county where ground water recharge occurs, such as limitations on septic systems use and overcovering of soils with impervious surfaces. Consult with the State Department of Water Resources, the Glenn County Health Department and the Glenn County Planning Department, and incorporate protective measures into the *Glenn County Zoning Code*.

Implements policies: NRP-24, NRP-25, NRP-26, NRP-28, NRP-37, NRP-67, NRP-69, PSP-45, PSP-46, CDP-43

Priority: 2

Lead Agency: Glenn County Planning Department

Coordinating Agencies: Glenn County Health Department, State Department of Water Resources, Glenn County Board of Supervisors, Glenn County Planning Commission

NRI-21 Support efforts to seek funds and construct an alternative community sewage treatment and disposal system for West Orland and other areas of heavy septic tank use located in ground water recharge areas.

Implements policies: NRP-25, PSP-45

Priority: 3

Lead Agency: Glenn County Public Works Department

Coordinating Agencies: Glenn County Health Department, Glenn County Planning Department

3.2.3 MITIGATION MEASURES

All potentially significant impacts identified above under Impact #3.2-1 will be mitigated to the greatest feasible extent by Plan policies, standards, and implementation measures, however, these risks will not be reduced to a less than significant level. No additional mitigation measures are available. All potentially significant effects under Impact #3.2-2 will be mitigated to a less than significant level by Plan policies, standards and implementation measures. Therefore, no mitigation measures are required.

3.3 BIOLOGICAL RESOURCES

3.3.1 SETTING

Please refer to Section 2.4 of Volume III, *Environmental Setting Technical Paper*, for a discussion of Planning Area vegetation and wildlife. Additional discussion of biological resources appears in Section 4.0 of the *Natural Resources Issue Paper*. Section 5.0 of the *Natural Resources Issue Paper* discusses timber resources.

3.3.2 IMPACTS

Impact Evaluation Criteria:

CEQA § 21001 states California's policies with respect to fish and other wildlife:

- to prevent elimination of fish or other wildlife species due to human activities
- ensure that fish and wildlife populations do not drop below self-perpetuating levels
- preserve representatives of all plant and animal communities for future generations

Section 15065 of the *CEQA Guidelines* defines a significant adverse effect of a project as one that:

- has the potential to substantially reduce the habitat of a fish or wildlife species or cause the population to drop below self-sustaining levels
- threatens to eliminate a plant or animal community
- reduces the number or restricts the range of a threatened or endangered plant or animal species

As defined by § 15380 of the *CEQA Guidelines*, a species is *endangered* when its survival and reproduction in the wild are in immediate danger from one or more causes, including loss of habitat, change in habitat, over-exploitation, predation, competition, disease or other factors. Species are designated as *rare* when either:

- they are not presently threatened with extinction, but their numbers are so small throughout a significant portion of their range that they may become endangered if their environment worsens
- the species is likely to become endangered within the foreseeable future throughout all or a significant portion of its range and may be considered "threatened" as that term is used in the federal Endangered Species Act

All animals designated as rare by the California Fish and Game Commission prior to January 1, 1985, were automatically reclassified as threatened by legislation.

In addition to CEQA criteria, this EIR also considers effects to species of special concern to the U.S. Fish and Wildlife Service (USFWS) and California Department of Fish and Game (CDFG) to be significant. Included are species listed on the State and federal Endangered Species Acts and other sensitive species as discussed below. Species of concern to CDFG are listed on the Natural Diversity Data Base (NDDB). For this EIR, species are considered "sensitive" if they are listed as threatened or endangered by the USFWS or CDFG or in federal Category 1 (candidates

for federal listing for which the USFWS has sufficient biological information to support a listing), federal Category 2 (candidates for federal listing for which substantial biological information to support a proposed ruling is lacking), or the state CSC list (species of special concern that are not yet on the state threatened or endangered lists). Sensitive species, sensitive habitats, and areas of important biological resources in Glenn County are discussed in both the *Environmental Setting Technical Paper* and the *Natural Resources Issue Paper*.

Another criterion for evaluating the significance of impacts to biological resources is compliance with the "no net loss" policy for wetlands. Achieving compliance with this policy is primarily the responsibility of the U.S. Army Corps of Engineers (COE) and USFWS at the federal level and the CDFG at the State level. The permitting process administered by the COE under Section 404 of the federal Clean Water Act is designed to mitigate effects to wetlands.

Impact #3.3-1: Implementation of the Plan could result in development that would affect biological resources, including sensitive plant and animal species, sensitive habitats, such as wetlands and riparian vegetation zones, deer herds, timber resources, and fisheries. Aside from their function as habitat for plants and animals, wetlands and watershed areas, including oak woodlands and timberlands, help protect water quality and minimize flood danger. Their loss could therefore have consequences beyond reduction of species habitat.

Conclusion: Virtually all developments have the potential to affect biological resources. While individual sensitive species may not be affected by some developments, each development potentially represents a cumulative loss of habitat and watershed. If unregulated, these effects could be individually and cumulatively significant. However, policies, standards, and implementation measures of the *Policy Plan* will reduce these effects to a less than significant level, and no mitigation measures are required. Those policies and implementation measures are as follows.

Policies: It shall be the policy of Glenn County to:

- NRP-38** Approach the retention and enhancement of important habitat by preserving areas or systems that will benefit a variety of species or resources rather than focusing on individual species, resources or properties.
- NRP-39** Consider sponsoring habitat conservation plans pursuant to the federal Endangered Species Act when sensitive species are encountered in areas proposed for development.
- NRP-40** Preserve natural riparian habitat, especially along Stony Creek and the Sacramento River.
- NRP-41** Eliminate the E-M (Extractive Industrial) Zone from areas containing natural riparian vegetation/habitat and replace it with a category affording greater protection to streamcourses.

- NRP-42** Support programs that expand public hunting and outdoor educational opportunities in Glenn County, including beneficial agricultural practices and pay-to-hunt enterprises.
- NRP-43** Recognize that retention of natural areas is important to maintaining adequate supplies of game, which is, in turn, important to the local economy.
- NRP-44** Encourage development of hunting opportunities in the county in an effort to offset the costs of natural habitat preservation while assuring that such activities are consistent with the public health and safety.
- NRP-45** Provide protection to biological resources of local importance, such as foothill oak woodlands, the Orland Buttes, Stony Gorge and Black Butte Reservoirs.
- NRP-46** Recognize and protect areas of biological importance when reviewing development related proposals.
- NRP-47** Study the feasibility of establishing buffer areas around the Sacramento National Wildlife Refuge and other areas of biological importance, recognizing, however, that State and federal government should assist in offsetting the economic costs to property owners and the County.
- NRP-48** Coordinate with State and federal agencies and private preservation/conservation groups in habitat preservation and protection of rare, endangered, threatened and special concern species, to ensure consistency in efforts and to encourage joint planning and development of areas to be preserved.
- NRP-49** Recognize the Sacramento River corridor, the Sacramento National Wildlife Refuge, migratory deer herd areas, naturally occurring wetlands, and stream courses, such as Butte and Stony Creeks, as areas of significant biological importance.
- NRP-50** Coordinate with wildlife agencies, the Army Corps of Engineers and the State Lands Commission during review of development permits.
- NRP-51** Utilize the *Sacramento River Marina Carrying Capacity Study* findings when reviewing proposals for development along the Sacramento River.
- NRP-52** Direct development away from naturally occurring wetlands to the extent such policy is consistent with the concept of compact and contiguous development.
- NRP-53** Coordinate closely with the Mendocino National Forest, if development proposals are forthcoming for private lands within the Forest.

- NRP-54** Seek membership on the Sacramento Valley Bioregion Regional Council proposed to be created by State and federal land management agencies.
- NRP-55** Require notice to the Board of Supervisors for the conversion of land to wildlife habitat preserve prior to acquisition of easements or fee title purchase by State and federal land management agencies, and seek early consultation with agencies if such conversion is under consideration.
- NRP-56** Oppose additional fee title purchases of land by State and federal land management agencies that do not guarantee payments in-lieu of taxes.
- NRP-57** Advocate full federal funding of the federal Refuge Revenue Sharing Act.
- NRP-58** Advocate a property tax replacement program applicable to lands diminished in value by easements purchased by State and federal land management agencies.
- NRP-59** Support efforts to improve water management when the potential exists to benefit fish and wildlife as long as no adverse impacts to other water users occur.
- NRP-60** Preserve public and private timber lands and reserve them for that use, while at the same time encouraging compatible recreation and open space uses.
- NRP-61** Evaluate rezoning requests in the context of the potential uses and their associated impacts on surrounding timberlands.
- NRP-62** Require biological surveys of timberland as a part of the review process when zone changes, use permits or other development plans are submitted to the County, including an evaluation of the site's utility for timber production.
- NRP-63** View timberlands as critical watershed area and apply watershed protection standards contained in this *General Plan* for vegetation retention, stream and drainage course setbacks, cut and fill activities, land coverage and limitations on development on steep slopes.
- NRP-64** Cooperate with federal and State agencies on programs designed to protect and improve watershed values.
- NRP-65** Discourage trades of private lands with the National Forest that would result in a loss of local tax base, unless they are seen as necessary to the preservation of critical watershed and wildlife areas.

- NRP-66** Assure that as development occurs in remote timbered areas of the county, such development pays its fair share of service related costs through appropriate assessments and mitigation fees.

Standards for Watershed Protection that Apply to Biological Resources and Habitats

- An "edge" effect occurs where different habitats come into contact, such as where wetlands contact grasslands or oak woodlands. Edge zones are particularly productive and vital for wildlife. Building and development setbacks, open space corridors, or green belts should be provided to protect riparian corridors, waterways, and other wetlands. These setbacks should minimally include all riparian forest and other wetland habitat plus a minimum 50-foot wide corridor adjacent to them to preserve edge habitat and buffer riparian habitat from direct impacts.

Standards for Protection of Oak Woodland Habitats

- During construction, fill should not be placed within the dripline (i.e., the perimeter of the crown) of oaks and no closer than 10 feet from the trunk. The dripline of trees should be fenced during grading and construction.
- Soil compaction, which could damage root systems and interfere with vital gas and nutrient exchanges in the roots, should be prevented by not operating or storing heavy equipment within oak driplines.
- Excavations around trees should be minimized. Depth of excavations should be the minimum required. Utility lines should be combined in single trenches whenever possible.
- If roots need to be removed, they should be cut rather than torn and immediately covered with mulch or soil to prevent desiccation.
- Developers should submit a tree protection plan along with grading and erosion control plans when oak woodlands are present.
- Individuals who purchase lots in new subdivisions should be provided with literature on native oak protection. Watering of native oaks should be prevented, and drought-tolerant landscape vegetation, preferably native species, should be planted among oaks. Only those oaks that must be cut for homesites, roads, and driveways should be cut. All other removals should be by permit which can be implemented and monitored through the CC&Rs of a homeowner's association.
- Within native oak rangelands, wildlife habitat and other values can be enhanced by:

- leaving brush piles where they do not pose a fire hazard; brush piles are used by quail and other animals for food and shelter
- leaving snags (i.e., dead, standing trees) for wildlife, such as woodpeckers, predatory birds, and other species
- adding water impoundments, such as ponds and reservoirs (but not too close to trees), to attract diverse wildlife and improve fire-fighting capabilities
- promoting diversity in vegetation, which will promote wildlife diversity; leaving shrubby vegetation at the edge of woodlands will invite deer, quail, and other species
- selective thinning to increase growth of remaining trees, stimulate young trees, produce some firewood, encourage wildlife, provide more forage for livestock, improve fire safety, and maintain or enhance the oak ecosystem
- The County should discourage firewood harvesting in foothill oak woodlands through public education and awareness efforts. Use of these lands for sustainable activities, such as livestock grazing and private recreational hunting preserves, can be shown to provide more economic return than firewood harvesting.
- Over-grazing should be avoided. Livestock density should be geared to the quality of rangeland. Providing for wildlife foraging on grazing lands by slightly reducing livestock densities, retaining oak trees, and establishing private hunting preserves, for which there is presently a growing market, could enhance economic productivity as well as oak woodland preservation.
- The County should require permits for commercial firewood harvesting. Permit requirements may include provisions for leaving a minimum of 25% of the adult trees and replanting with locally native oak species to replace harvested trees. Access standards regulating vehicular use for firewood cutting should be incorporated into firewood harvesting permits in order to control potential hillside and stream crossing damage. Brochures that discuss rangeland preservation and describe more profitable and sustainable uses of oak woodlands could accompany permits.

Standards for Coordination with Wildlife and Land Management Agencies

- For all projects, with the exception of those associated with sites obviously devoid of wildlife value, early consultation with wildlife agencies should occur. Early consultation should take the form of a referral from the Planning Department soon after receipt of the application requesting input regarding biological concerns. Early consultation requests should be accompanied by the application and other available information. Sites for which this process

need not apply include infill projects in substantially built-up areas or other situations where existing development predominates on the site.

- If early consultation identifies wildlife issues, including wetlands or other habitat, a meeting should be scheduled with the involved agency(ies), which includes the County and applicant, to further refine wildlife issues and discuss potential mitigation.
- The CEQA Initial Study should reflect these early discussions and formally identify feasible mitigation measures.
- During preparation of the required Mitigated Negative Declaration or Environmental Impact Report, discussion/negotiation should continue with the affected agencies to assure that appropriate mitigation measures of sufficient detail are included in the environmental document to allow the project to move forward without delay. As a part of the CEQA documentation, necessary biological surveys and wetlands delineations should be performed and utilized in discussion/negotiation.
- Prior to public hearing, required mitigation measures should be agreed on and the project appropriately modified. Where this is not possible, decision-makers should be presented with opposing viewpoints accompanied by a staff recommendation.

Standards for Development Along the Sacramento River

- Development should avoid environmentally sensitive areas to the maximum extent; such areas include habitat for threatened and endangered species and riparian vegetation.
- Development proposals should incorporate all feasible modifications and construction techniques to eliminate or minimize adverse impacts on ecological resources of land and water.
- Replacement of riparian vegetation should be planned by experts familiar with native riparian plants and their requirements, and monitoring programs should be established to ensure the satisfactory completion and maintenance of revegetation programs.
- The overall goal of mitigation should be that post-project habitat productivity is at least equal to pre-project habitat productivity. Determinations of habitat productivity should be made by a panel of qualified biologists using habitat analysis methods acceptable to the U.S. Fish and Wildlife Service and the California Department of Fish and Game.

Implementation Strategies, Programs and Priorities:

- NRI-25** Actively seek funding to develop water conservation and educational programs.
- Implements policies: NRP-34, NRP-35, NRP-59
Priority: 1
Lead Agency: Glenn County Health Department
Coordinating Agencies: Glenn County Resource Conservation District, Glenn County Planning Department
- NRI-26** Establish a working relationship with the California Department of Fish and Game, the U.S. Fish and Wildlife Service, and private preservation/conservation groups to identify areas appropriate for habitat retention, enhancement and conservation.
- Implements policies: NRP-38, NRP-39
Priority: 1
Lead Agency: Glenn County Planning Department
Coordinating Agencies: California Department of Fish and Game, U.S. Fish and Wildlife Service, Nature Conservancy, Ducks Unlimited
- NRI-27** Amend the *Glenn County Zoning Code* to include a Streamside Protection Zone and rezone those areas along stream courses currently zoned E-M (Extractive Industrial Zone) in accordance with a locally prepared riparian zone management plan.
- Implements policies: NRP-40, NRP-41, PSP-44
Priority: 2
Lead Agency: Glenn County Planning Department
Coordinating Agencies: Glenn County Board of Supervisors, Glenn County Planning Commission
- NRI-28** As a part of local economic development efforts, create a local committee to support and encourage development of public hunting and outdoor educational activities.
- Implements policies: NRP-42, NRP-43, NRP-44
Priority: 2
Lead Agency: Glenn County Board of Supervisors
Coordinating Agencies: Glenn County Planning Department, Glenn Chamber of Commerce Economic Development, Inc., Tri-County Economic Development Corporation
- NRI-29** Amend the *Glenn County Zoning Code* to include standards for hunting lodges, clubs and camps, as set forth in this *General Plan*.
- Implements policy: NRP-44
Priority: 2

Lead Agency: Glenn County Planning Department
Coordinating Agencies: Glenn County Board of Supervisors, Glenn County Health Department

NRI-30 Amend the *Glenn County Zoning Code* to include standards for protection of oak woodlands as set forth in this *General Plan*.

Implements policy: NRP-45
Priority: 2
Lead Agency: Glenn County Planning Department
Coordinating Agencies: Glenn County Board of Supervisors, Glenn County Planning Commission, California Department of Fish and Game

NRI-31 Recognize the importance of preserving natural areas in the vicinity of Orland Buttes, Stony Gorge Reservoir and Black Butte Reservoir when delineating land uses on the *Land Use Diagram*.

Implements policies: NRP-45, NRP-46
Priority: 1
Lead Agency: Glenn County Planning Department
Coordinating Agencies: Glenn County Board of Supervisors, Glenn County Planning Commission

NRI-32 Meet with the U.S. Fish and Wildlife Service to determine if there is interest in buffer areas around the Sacramento National Wildlife Refuge and other areas of biological importance, and how the federal government would participate in their formation.

Implements policy: NRP-47
Priority: 2
Lead Agency: Glenn County Planning Department
Coordinating Agencies: U.S. Fish and Wildlife Service, California Department of Fish and Game

NRI-33 Follow procedures established in the Standards section of this *General Plan* to assure adequate coordination, including any forms of mitigation or compensation that may be required, with wildlife agencies, the Army Corps of Engineers and the State Lands Commission during review of development permits.

Implements policies: NRP-48, NRP-50
Priority: 1
Lead Agency: Glenn County Planning Department
Coordinating Agencies: U.S. Fish and Wildlife Service, California Department of Fish and Game, State Lands Commission, Army Corps of Engineers, Glenn County Board of Supervisors, Glenn County Planning Commission

NRI-34 Identify biologically important areas, such as the Sacramento River Corridor, Sacramento National Wildlife Refuge, migratory deer herd ranges, naturally occurring wetlands, and stream courses such as Butte and Stony Creeks, and show them as constraints to development in this *General Plan*.

Implements policies: NRP-49, NRP-52

Priority: 1

Lead Agency: Glenn County Planning Department

Coordinating Agencies: Glenn County Board of Supervisors, Glenn County Planning Commission

NRI-35 Adopt a finding for development proposals along the Sacramento River that the project is consistent with recommendations contained in the *Sacramento River Marina Carrying Capacity Study*, as set forth in the Standards section of this *General Plan*, prior to taking an action for approval.

Implements policy: NRP-51

Priority: 1

Lead Agency: Glenn County Planning Department

Coordinating Agencies: Glenn County Board of Supervisors, Glenn County Planning Commission

NRI-36 Consult with the U.S. Forest Service during the initial review of any development proposals on private lands within the Mendocino National Forest.

Implements policy: NRP-53

Priority: 1

Lead Agency: Glenn County Planning Department

Coordinating Agency: U.S. Forest Service

NRI-37 Contact sponsoring agencies and formally express an interest in having a County representative serve on the proposed Sacramento Valley Bioregion Regional Council.

Implements policy: NRP-54

Priority: 1

Lead Agency: Glenn County Planning Department

Coordinating Agencies: U.S. Fish and Wildlife Service, California Department of Fish and Game

NRI-38 Communicate directly with State and federal agencies concerning the County's opposition to additional fee title purchases of land by agencies without full payment in lieu of taxes.

Implements policies: NRP-56, NRP-57, NRP-65

Priority: 1

Lead Agency: Glenn County Board of Supervisors

Coordinating Agencies: Glenn County Planning Department, Glenn County Assessor

- NRI-39** Lobby State and federal legislators for a property tax replacement program for lands diminished in value by easements purchased by State and federal land management agencies.

Implements policies: NRP-58, NRP-65

Priority: 1

Lead Agency: Glenn County Board of Supervisors

Coordinating Agencies: Glenn County Planning Department, Glenn County Assessor

- NRI-40** Amend the *Glenn County Zoning Code* to include a procedure for requiring notice prior to the conversion of land to wildlife habitat preserve.

Implements policy: NRP-55

Priority: 1

Lead Agency: Glenn County Planning Department

Coordinating Agencies: Glenn County Board of Supervisors, Glenn County Planning Commission

- NRI-41** Retain TPZ (timberland Preserve Zone) or OS (Open Space) zoning on timberland, and deny future requests for rezoning that would be incompatible with timber production.

Implements policies: NRP-60, NRP-61

Priority: 1

Lead Agency: Glenn County Planning Department

Coordinating Agencies: Glenn County Board of Supervisors, Glenn County Planning Commission

- NRI-42** Amend the *Glenn County Zoning Code* to require biological surveys as part of the application process for development requests on land utilized for timber production.

Implements policy: NRP-62

Priority: 2

Lead Agency: Glenn County Planning Department

Coordinating Agencies: Glenn County Board of Supervisors, Glenn County Planning Commission

NRI-43 Amend the *Glenn County Zoning Code* to include standards for watershed protection as set forth in this *General Plan*.

Implements policies: NRP-63, NRP-64

Priority: 1

Lead Agency: Glenn County Planning Department

Coordinating Agencies: Glenn County Board of Supervisors, Glenn County Planning Commission

NRI-44 Communicate directly with federal agencies concerning the County's opposition to trades of private lands with the National Forest that would result in a loss of local tax base.

Implements policy: NRP-65

Priority: 2

Lead Agency: Glenn County Board of Supervisors

Coordinating Agencies: Glenn County Planning Department, Glenn County Assessor

NRI-45 Adopt mitigation fees and special assessments for development that occurs in remote timbered areas of the county.

Implements policy: NRP-66

Priority: 3

Lead Agency: Glenn County Planning Department

Coordinating Agencies: Glenn County Board of Supervisors, Glenn County Planning Commission

3.3.3 MITIGATION MEASURES

All potentially significant impacts identified above will be mitigated to a less than significant level by Plan policies, standards, and implementation measures. Therefore, no mitigation measures are required.

3.4 MINERAL AND ENERGY RESOURCES

3.4.1 SETTING

Please refer to Section 2.5 of Volume III, *Environmental Setting Technical Paper*, for a discussion of Planning Area mineral and energy resources. Additional discussion of mineral and energy resources appears in Section 6.0 of the *Natural Resources Issue Paper*. The most economically important mineral and energy resources in Glenn County are sand and gravel and natural gas. Figures 2-8 and 2-9 of the *Environmental Setting Technical Paper* show locations of sand and gravel operations and natural gas deposits of Glenn County, respectively.

3.4.2 IMPACTS

Impact Evaluation Criteria:

The Public Resources Code (Sections 2762-2764) states that within twelve months of receiving mineral classification information from the State Geologist, a jurisdiction shall establish mineral resource management policies for incorporation into the general plan that emphasize the conservation and development of identified mineral deposits. The open space element must address the issue of open space management for areas containing major mineral deposits and watershed areas. The general distribution and location of lands containing natural resources, such as mineral deposits, must be addressed in the land use element.

In its definition of environmental impacts, the *CEQA Guidelines* (§ 15126 [e]) state that special attention should be given to impacts that narrow the range of beneficial uses of the environment. These impacts would presumably include committing lands to uses that preempt the extraction or use of mineral and energy resources. If such is the case, overriding concerns should be adopted explaining why the proposed use is more beneficial to society than use of the land for mineral extraction or energy development. Section 15126 [f] of the *CEQA Guidelines* also identifies as a significant impact the irreversible commitment to a land use that would make removal of non-renewable resources unlikely; "Irretrievable commitments of resources should be evaluated to assure that such current consumption (of land) is justified."

Conversely, significant and possibly irretrievable impacts could occur after mineral and energy resources are extracted if proper attention is not given to reclamation of mineral extraction areas. Reclamation must be sufficient to permit other long-term land uses and protect public health and safety.

Impact #3.4-1: Adoption of the Plan may result in effects relating to short-term uses of land or irretrievable commitment of land to uses that would preclude the option of extracting mineral or energy resources.

Conclusion: This impact could be directly, indirectly, or cumulatively significant. Policies and implementation measures in the *Policy Plan*, however, are intended to mitigate or prevent such effects. Assuming that the following policies and implementation measures are adopted, the impact is reduced to a less than significant level.

Policies: It shall be the policy of Glenn County to:

- NRP-67** Encourage a resource management role for the County.
- NRP-70** Include the Stony Creek fan aggregate resource on the ground water recharge overlay to the *Land Use Diagram* and reference the overlay when reviewing development proposals in order to protect the resource from future incompatible encroachment, including overcovering by houses and other forms of development.
- NRP-71** Assure proper management of the Stony Creek aggregate resource.
- NRP-73** Eliminate the E-M (Extractive Industrial) Zone and replace it with a regulatory framework that allows for appropriate regulation of the

aggregate industry while also protecting the aggregate resource from incompatible encroachment.

- NRP-74** Support the natural gas industry while assuring that its operations are carried out in a safe and environmentally responsible manner.
- NRP-75** Protect gas fields from incompatible development and encroachment through appropriate land use planning.
- NRP-76** Consider the location of gas wells when drafting urban limit lines or considering approval of urban development.
- NRP-77** Entertain proposals for additional hydroelectric development and biomass energy conversion, subject to the siting policies contained in the *Energy Element* of the *General Plan*.

Implementation Strategies, Programs and Priorities:

- NRI-46** Amend the *Glenn County Zoning Code* to require conditional use permits for mineral extraction operations in all zones where mineral extraction is allowed; as conditions of approval for these permits, require payment of mitigation fees to compensate for environmental degradation and resource depletion; and require the posting of security to assure implementation of approved reclamation plans.

Implements policies: NRP-67, NRP-68, NRP-69, NRP-71, NRP-72

Priority: 1

Lead Agency: Glenn County Planning Department

Coordinating Agencies: Glenn County Board of Supervisors, Glenn County Planning Commission

- NRI-47** Adopt a floodway/floodplain zoning classification (Streamside Protection Zone and apply such zoning to properties currently zoned E-M (Extractive Industrial) and used for mineral extraction, and to properties located in the Stony Creek fan area.

Implements policies: NRP-67, NRP-70, NRP-73

Priority: 1

Lead Agency: Glenn County Planning Department

Coordinating Agencies: Glenn County Board of Supervisors, Glenn County Planning Commission

- NRI-48** Develop a Stony Creek fan aggregate resource management plan including standards for in-channel extraction as well dry land extraction, and limit new extraction approvals until such a plan can be implemented.

Implements policies: NRP-67, NRP-71
Priority: 1
Lead Agency: Glenn County Planning Department
Coordinating Agencies: Glenn County Board of Supervisors, Glenn County Planning Commission

NRI-49 Enforce the natural gas well standards contained in the *Glenn County Zoning Code* and require conditional use permits for any gas wells that do not meet these standards.

Implements policies: NRP-67, NRP-74, NRP-75
Priority: 1
Lead Agency: Glenn County Planning Department
Coordinating Agencies: Glenn County Health Department, Glenn County Building Department

NRI-50 Review requests for urban development for compliance with the adopted standards for natural gas wells and require setbacks for new development in accordance with those standards.

Implements policies: NRP-75, NRP-76
Priority: 1
Lead Agency: Glenn County Planning Department
Coordinating Agencies: Glenn County Building Department, Glenn County Board of Supervisors, Glenn County Planning Commission

NRI-51 Adopt the *Energy Element* of the *General Plan* and implement the objectives and strategies set forth therein.

Implements policy: NRP-67, NRP-77
Priority: 1
Lead Agency: Glenn County Planning Department
Coordinating Agencies: Glenn County Board of Supervisors, Glenn County Planning Commission, Glenn County Building Department

Impact #3.4-2: Failure to reclaim or rehabilitate lands following mineral extraction operations can preclude other beneficial uses and/or adversely affect public health and safety.

Conclusion: This effect can be significant, both directly and cumulatively, without proper regulation to ensure reclamation of lands used for mineral extraction. The following Plan policies and implementation measures are designed to require reclamation after such uses. Furthermore, a *Capital Improvements Plan* to identify funding needs an *Impact Mitigation Fees Program* to identify funding sources for mineral extraction reclamation are being prepared for adoption by the County in conjunction with the Plan. Plan provisions require impact mitigation fees, both to assure reclamation and compensate for resource depletion. The *Impact Mitigation Fees Program* will specify what those fees will be and how their collection will be implemented. Assuming adoption of the following *Policy Plan* provisions,

the *Capital Improvements Plan*, and the *Impact Mitigation Fees Program*, the effects of mineral extraction will be reduced to a less than significant level.

Policies: It shall be the policy of Glenn County to:

- NRP-68** Require that mineral extraction operations within streams as well as dry land deposits be performed in a way that is compatible with surrounding land uses, does not adversely affect the environment, and that mitigates related impacts through site-specific mitigation measures.
- NRP-69** Establish mitigation fees for mineral extraction operations that not only compensate for environmental degradation that may occur, but also compensate for resource depletion.
- NRP-72** Require that adequate security be posted to assure that surface mining reclamation plans are implemented.

Implementation Strategies, Programs and Priorities:

- NRI-46** Amend the *Glenn County Zoning Code* to require conditional use permits for mineral extraction operations in all zones where mineral extraction is allowed; as conditions of approval for these permits, require payment of mitigation fees to compensate for environmental degradation and resource depletion; and require the posting of security to assure implementation of approved reclamation plans.

Implements policies: NRP-67, NRP-68, NRP-69, NRP-71, NRP-72

Priority: 1

Lead Agency: Glenn County Planning Department

Coordinating Agencies: Glenn County Board of Supervisors, Glenn County Planning Commission

3.4.3 MITIGATION MEASURES

All potentially significant impacts identified above will be mitigated to a less than significant level by Plan policies, standards, and implementation measures. Therefore, no mitigation measures are required.

3.5 CULTURAL RESOURCES

3.5.1 SETTING

Cultural resources are discussed in Section 2.6 of the *Environmental Setting Technical Paper* and Section 7.0 of the *Natural Resources Issue Paper*. Please refer to those documents for appropriate setting discussions. The discussion in the *Natural Resources Issue Paper* also includes scenic and aesthetic resources, which will be addressed in this EIR under a separate heading.

3.5.2 IMPACTS

Impact Evaluation Criteria:

The first comprehensive legislation that was promulgated with the intent of providing protection for cultural resources on federal lands was the Antiquities Act of 1906 (16 USC 431). A comprehensive national policy for preservation of the cultural environment was provided by the National Historic Preservation Act of 1966 (16 USC 470). This act established a National Register of Historic Places as well as eligibility criteria for the National Register, which define cultural resources that are significant under federal law. It also established procedures for avoiding or mitigating impacts to cultural resources as a result of federal undertakings. The National Environmental Policy Act (NEPA) of 1969 (16 USC 4321), the landmark legislation that served as a model for the California Environmental Policy Act (CEQA), declared that it is the policy of the federal government to preserve important historical and cultural properties that represent our national heritage. NEPA requires consideration of adverse impacts to cultural resources in the planning process for federal projects or privately initiated undertakings on federal lands or that require federal licensing, permits, or funding.

Executive Order 11593 (1971), signed by President Nixon, strengthened these acts by requiring federal agencies to assume a leadership role in "preserving, restoring, and maintaining the historic and cultural environment of the nation." As a result of this Executive Order, states appointed State Historic Preservation Officers (SHPOs), with whom federal agencies were compelled to consult regarding the effects of federal undertakings on cultural resources in the 50 states. Also as a result of the Executive Order, many or most states, including California, adopted legislation to protect cultural resources on state-administered and privately-owned lands. Other federal legislation includes the Archaeological Resources Protection Act, which among other provisions specifies minimum qualifications for archaeologists who conduct cultural resources investigations on federal lands.

Appendix G to the CEQA Guidelines (item "j") states that "a project will normally have a significant effect on the environment if it will disrupt or adversely affect a prehistoric or historic archaeological site or a property of historic or cultural significance to a community or ethnic or social group...except as a part of a scientific study." Appendix K to the CEQA Guidelines prescribes guidance for mitigating archaeological impacts and establishes criteria for evaluating the significance of archaeological resources. Under these criteria, an "important archaeological resource" is one that:

- A. Is associated with an event or person of recognized significance in California or American History or recognized scientific importance in prehistory
- B. Can provide information that is both of demonstrable public interest and useful in addressing scientifically consequential and reasonable archaeological research questions
- C. Has a special or particular quality such as oldest, best example, largest, or last surviving example of its kind

- D. Is at least 100 years old and possesses substantial stratigraphic integrity (i.e., it is essentially undisturbed and intact)
- E. Involves important research questions that historical research has shown can be answered only with archaeological methods

In addition to CEQA criteria, the significance of archaeological and historical sites is often evaluated against eligibility criteria of the National Register of Historic Places (NRHP). These criteria are summarized below:

The quality of significance in American history, architecture, archaeology, and culture is present in districts, sites, buildings, structures, and objects of State and local importance that possess integrity of location, design, setting, materials, workmanship, feeling and association and:

1. That are associated with events that have made a significant contribution to the broad patterns of our history, or
2. That are associated with the lives of persons significant in our past, or
3. That embody the distinctive characteristics of a type, period, or method of construction, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction, or
4. That have yielded or may be likely to yield information important in prehistory or history

These state and federal guidelines imply that archaeological significance is measured primarily in terms of the historical or archaeological research value of the resource. However, both state and federal regulations and guidelines acknowledge that, aside from archaeological and historical values, cultural resources can be significant for their cultural or religious values (e.g., cemeteries and sacred places). The federal Native American Religious Freedom Act of 1979 provides protection for sites of Native American sacred significance. State laws promulgated under SB 297 (Garamendi 1982) prescribe specific treatment for Native American human remains discovered during archaeological investigations or through excavation associated with development.

Impact #3.5-1: A records search revealed a total of 464 recorded cultural resources (i.e., archaeological and historic sites) in Glenn County. However, only a small percentage of Glenn County lands have been surveyed for cultural resources by a qualified professional archaeologist. Therefore, it must be assumed that additional cultural resources exist in the County. Virtually all land uses have the potential to adversely affect significant cultural resources.

Conclusion: Impacts to individual important cultural resources are significant. The loss of multiple cultural resources can have a cumulative effect, because loss of multiple cultural sites and site types would reduce the ability of archaeologists to reconstruct the lifeways of prehistoric peoples or early European and American settlers in the county. Adoption of Plan goals, policies, implementation measures, and standards for cultural resources will

reduce the impact to a less than significant level. Plan policies and implementation measures for cultural resources include:

Policies: It shall be the policy of Glenn County to:

- NRP-78** Protect identified areas of unique historical or cultural value within the county and preserve those sites for educational, scientific and aesthetic purposes.
- NRP-79** Recognize the following historic sites in future planning and decision making:
- Monroeville Cemetery Historical Site
 - Will S. Green Monument
 - Swift Adobe Monument
 - Kanawha Cemetery Monument
 - Monroeville and Ide Monument
 - Willows Monument
 - Jacinto Landing
 - Historic School Sites
- NRP-80** Consider preparation of an historic preservation plan.
- NRP-81** Require proper evaluation and protection of archaeological resources discovered in the course of construction and development.
- CDP-44** Discourage urban growth in floodplains, aquifer recharge areas, scenic and historic sites, or other sensitive areas as specified in this *General Plan*.

Standards for Archaeological Surveys

- The objectives of all archaeological surveys shall be to locate, record, and evaluate the archaeological importance of all historic and prehistoric cultural resources within the survey area. Recording shall adhere to guidelines of the most recent *Handbook for Completing an Archaeological Site Record* published by the California Office of Historic Preservation, Sacramento. Archaeological importance shall be evaluated against criteria in Appendix K to the *CEQA Guidelines*. For projects with federal involvement (i.e., those on federal lands or requiring federal licensing, permitting, or funding), procedures of Section 106 of the National Historic Preservation Act of 1966 shall be adhered to and archaeological significance shall be evaluated against National Register of Historic Places eligibility criteria. Impacts to resources found to be archaeologically important or significant under state or federal criteria shall be considered significant impacts.

- The project archaeologist shall be a qualified professional who is certified by the Society of Professional Archaeologists (SOPA) or who can demonstrate equivalent qualifications.
- All archaeological surveys shall be preceded by a records search of the California Archaeological Inventory, Northeast Information Center, California State University, Chico. The purposes of the records search are to:
 - determine whether the property had been previously surveyed for cultural resources
 - determine whether previously recorded cultural resources are present on the property
 - determine if California Historic Landmarks or sites listed on the National Register of Historic Places occupy the property
 - provide information regarding the archaeological sensitivity of the project area to aid in developing appropriate survey strategies
- All archaeological surveys shall be *complete* surveys. Sampling strategies are generally considered inappropriate and inadequate.
- Survey strategies shall be designed to provide a reasonable opportunity to encounter all cultural resources within the project area, regardless of size and type.
- Mitigation shall be provided in accordance to mitigation criteria in Appendix K to the *CEQA Guidelines*.
- °Treatment of human remains shall be in accordance with state law as summarized in Appendix K to the *CEQA Guidelines*.
- °Whenever cultural resources (i.e., artifacts, sites, features, and structural remains that represent past human activity) that had not previously been identified and recorded during an archaeological survey are encountered during construction, work on that location shall cease immediately until a professional archaeologist can be consulted to evaluate the significance of the find and implement appropriate mitigation measures in consultation with the County and the landowner or developer.

Implementation Strategies, Programs and Priorities:

- NRI-52** Show recognized historic sites and other areas of unique cultural value on an overlay to the *Land Use Diagram* and reference the overlay when reviewing development proposals.

Implements policies: NRP-78, NRP-79

Priority: 1

Lead Agency: Glenn County Planning Department

Coordinating Agencies: Glenn County Board of Supervisors, Glenn County Planning Commission, California Archaeological Inventory Information Center

- NRI-53** Establish a local committee of citizens to determine the interest in the future development of an historic preservation plan, containing policies and standards for protection of historic resources.

Implements policy: NRP-80

Priority: 3

Lead Agency: Glenn County Board of Supervisors

Coordinating Agency: Glenn County Planning Department

- NRI-54** Require development projects to comply with the process outlined in Appendix K of the *CEQA Guidelines* for protection of archaeological resources.

Implements policies: NRP-81, NRP-82

Priority: 1

Lead Agency: Glenn County Planning Department

Coordinating Agencies: Glenn County Board of Supervisors, Glenn County Planning Commission

- NRI-55** Require archaeological surveys of potential development sites in accordance with the standards set forth in this *General Plan*.

Implements policy: NRP-81

Priority: 1

Lead Agency: Glenn County Planning Department

Coordinating Agencies: Glenn County Board of Supervisors, Glenn County Planning Commission

- CDI-13** Prepare and adopt a *Land Use Diagram* that is consistent with the goals and policies of this *General Plan*.

Implements policies: CDP-28 through CDP-32, CDP-34, CDP-37, CDP-40, CDP-44, CDP-47, CDP-48, CDP-74, CDP-76

Priority: 1

Lead Agency: Glenn County Planning Department

Coordinating Agencies: Glenn County Board of Supervisors, Glenn County Planning Commission

CDI-14 Apply zoning that is consistent with the *Land Use Diagram* and the standards set forth in this *General Plan*.

Implements policies: CDP-19, CDP-21, CDP-28, CDP-29, CDP-31 through CDP-37, CDP-40, CDP-43, CDP-44, CDP-47, CDP-48

Priority: 1

Lead Agency: Glenn County Planning Department

Coordinating Agencies: Glenn County Board of Supervisors, Glenn County Planning Commission

3.5.3 MITIGATION MEASURES

All potentially significant impacts identified above will be mitigated to a less than significant level by Plan policies, standards, and implementation measures. Therefore, no mitigation measures are required.

3.6 PUBLIC HEALTH AND SAFETY

3.6.1 SETTING

This section includes the issues of risk of upset and the safe handling, identification, and transport of hazardous materials and hazardous wastes within the county. Also included are wildland fire hazards. Other public health and safety issues, such as water and air quality, noise, geologic hazards, and traffic safety are addressed under other headings in the EIR. Police and fire protection are discussed under the heading of public services. Public safety setting discussions appear in Section 3.0 of the *Environmental Setting Technical Paper* and throughout the *Public Safety Issue Paper*. Please refer to those documents for appropriate setting discussions.

3.6.2 IMPACTS

Impact Evaluation Criteria:

Government Code Section 65302 [g] provides that a general plan shall include a safety element for the protection of the community from any risks associated with geologic hazards, wildland and urban fires. Appendix G to the *CEQA Guidelines* states that a project will have a significant effect on the environment if it will:

- cause substantial flooding, erosion or siltation
- expose people or structures to major geologic hazards
- create a potential public health hazard or involve the use, production, or disposal of materials that pose a hazard to people or animal or plant populations in the area affected
- interfere with emergency response plans or emergency evacuation plans

Section 15065 of the *CEQA Guidelines* requires a mandatory finding of significance for all project effects that will have a substantial adverse effect on human beings, directly or indirectly.

Urban and Wildland Fires. Under State General Plan guidelines, the safety element must not only identify unreasonable risks associated with wildland and urban fires but also address

evacuation routes, peak load water supply requirements, minimum road widths, and clearance around structures as these issues relate to known fire hazards. State standards governing fire protection were published by the California Board of Forestry (1991). All counties in California were required in 1991 to adopt local fire safety regulations that meet CDF firesafe standards. In effect, these regulations made earlier fire safety advisory guidelines of the CDF mandatory for local governments. These guidelines also address requirements for peak-load watersupplies for fire suppression. The policies and implementation measures below call for formally adopting an ordinance incorporating these guidelines.

One method of measuring overall fire protection capability of an area, thereby providing a criterion for measuring the potential effect of approving a project in that area, is the ISO (Insurance Service Organization) rating system. The ISO uses a Fire Suppression Rating Schedule with ten public protection classifications. Class 1 receives the most rate recognition (i.e., insurance rates are lower) and Class 10 receives no recognition. The Fire Suppression Rating Schedule defines different levels of public fire suppression capabilities, which are reflected in the individual property fire insurance rate establishment procedures. Figure 3-2 of the *Public Safety Issue Paper* shows fire hazard severity zones in Glenn County. The *State General Plan Guidelines* recommend the following planning standards be applied to areas with wildland fire potential:

- **Access and Evacuation Routes:** There should be sufficient access for emergency vehicles and for evacuation of residents. Two or more routes of access should be provided, preferably on different sides of the development.
- **Road and Structural Identification:** All roads in wildland fire areas should be well marked and homes should have addresses in plain view.
- **Roadway Widths:** Roadways should allow for two-way traffic with room for parking on at least one side.
- **Water Supply:** There should be sufficient water supply for fire suppression units in the event of a wildland fire.

The Uniform Fire Code gives local fire chiefs broad powers to regulate hazardous fire area uses, for example, bans on outdoor burning, requirements to clear brush and other fuels from around structures. Fire chiefs may also close areas to the public during periods of extreme fire danger and prohibit smoking, bonfires, the use of motorcycles and other vehicles. Violators of these restrictions may be charged with the costs of fighting fires they cause. These powers, held by the County, complement similar powers of the CDF in its areas of responsibility.

Risk of Chemical Upset. Regulations of the Occupational Safety and Health Administration (OSHA) and National Institute of Occupational Safety and Health (NIOSH) govern handling and storage of hazardous materials in the workplace. On the state level, the Waters Bills (AB 2185, 2187 — 1985 and 1986) require any business handling hazardous materials to file a business plan for emergency response to a release of the material. The bills also provide for an inventory

of such materials at all places of employment. Ordinarily, county fire departments or offices of emergency services maintain these inventories and business plans. The California Code has several sections pertaining to the transportation and handling of hazardous substances. The Hazardous Substances Information and Training Act provides mandatory training for employees who handle hazardous materials. Along with many ordinances, regulations, and legislative mandates regarding the storage and use of hazardous materials, policies governing use and handling of these materials are often in the *General Plan*. Often, zoning ordinances address the handling or storage of hazardous materials. A hazardous materials element can also be included in a general plan. Glenn County has a Hazardous Waste Management Plan (HWMP) that was incorporated by reference into the *General Plan*. In order to reduce the risk of upset to a less than significant level, a general plan should incorporate these various State and federal regulations and guidelines to make them policy at the local level and to provide a mechanism for their effective implementation.

Impact #3.6-1: Development initiated under the *General Plan* could potentially expose people and property to urban and wildland fires.

Conclusion: Without proper regulation, the effects of fires on property and public health and safety could be far more disastrous than at present. The *Policy Plan* includes comprehensive policies and implementation measures to reduce potential fire hazards. The County will soon adopt a *Capital Improvements Plan* to identify funding needs and an *Impact Mitigation Fees Program* for fire protection services and facilities to identify funding sources and implement a fees program. Assuming that the following policies and implementation measures and other Plan provisions are adopted along with the *Capital Improvements Plan* and the *Impact Mitigation Fees Program*, the risks and effects associated with fires will be mitigated. Although fires will never be fully eliminated, and the effect cannot be reduced to a less than significant level, these provisions will provide the maximum feasible protection to the people and property of Glenn County.

Policies: It shall be the policy of Glenn County to:

- PSP-9** Continue to support the County's volunteer fire forces and offer incentives for continued participation.
- PSP-10** Establish a minimum level of service for fire protection.
- PSP-11** Determine the impact proposed development will have on the provision of fire protection services, and assure that the established level of service is maintained.
- PSP-12** Regularly review and evaluate fire district boundaries to determine if the existing service areas are the most efficient and cost-effective.
- PSP-13** Establish as a priority adequate funding and fire fighting personnel for those areas targeted for growth.

- PSP-14** Encourage fire districts to work with the County to require new development to pay its fair share for new fire stations, equipment, personnel and fire suppression improvements necessary to provide adequate fire protection services.
- PSP-15** Actively involve fire protection personnel in land use planning decisions.
- PSP-16** Require new development to be designed with fire protection and prevention in mind.
- PSP-17** Apply contemporary fire prevention standards to all development.
- PSP-18** Evaluate the creation of urban area fire departments for the Willows and Orland areas that would serve both the developed areas and developing areas within established urban limit lines.
- PSP-19** Study the consolidation of responsibility for structural as well as wildland fire protection in areas currently under California Department of Forestry and U.S. Forest Service jurisdiction.
- PSP-20** Consider fire risk and hazard zones when approving residential development in areas subject to potential wildland fires.
- PSP-21** Require that all community water systems serving new development meet or exceed Glenn County minimum standards for water for peak load demands and required fire flows.
- PSP-22** Comply with the State of California *Fire Safety Regulations* for the State Responsibility Area located within Glenn County.
- PSP-23** Assign house numbers for all structures within the county.
- PSP-24** Consult the *Emergency Response Plan* when reviewing future development proposals throughout the county.
- PSP-25** Encourage development of educational programs that will increase public awareness of fire safety and emergency response planning.
- PSP-26** Periodically update the *Emergency Response Plan*.

Implementation Strategies, Programs and Priorities:

- PSI-9** Encourage employers to permit paid time off and flexible schedules for those individuals involved in volunteer fire fighting and training.
- Implements policy: PSP-9
Priority: 1

Lead Agency: Glenn County Board of Supervisors
Coordinating Agency: Local fire districts

PSI-10 Maintain a service level based on ISO ratings of no less than 8 for rural areas and no less than 5 for urbanized areas.

Implements policies: PSP-10, PSP-11
Priority: 1
Lead Agency: Local fire districts
Coordinating Agency: Glenn County Board of Supervisors

PSI-11 Consult with fire protection agencies during the initial review of development proposals.

Implements policies: PSP-11, PSP-15
Priority: 1
Lead Agency: Glenn County Planning Department
Coordinating Agencies: Local fire districts, California Department of Forestry, U.S. Forest Service

PSI-12 Utilize the Local Agency Formation Commission (LAFCo) to review the efficiency and cost effectiveness of current fire service boundaries and modify those boundaries over time as development trends dictate.

Implements policies: PSP-12, PSP-18
Priority: 2
Lead Agency: Glenn County Local Agency Formation Commission
Coordinating Agencies: Glenn County Planning Department, Glenn County Board of Supervisors

PSI-13 Actively seek funding to support additional fire fighting personnel and services.

Implements policies: PSP-13
Priority: 1
Lead Agency: Glenn County Board of Supervisors
Coordinating Agencies: Local fire districts

PSI-14 Require as a condition of approval for development permits the establishment of a Mello-Roos district and/or fire service impact fees, or other similar funding mechanisms.

Implements policies: PSP-11, PSP-13, PSP-14
Priority: 1
Lead Agency: Glenn County Planning Department
Coordinating Agencies: Glenn County Board of Supervisors, Glenn County Planning Commission, Glenn County Auditor - Tax Collector

- PSI-15** Condition development permits to incorporate fire prevention techniques into the project design.
- Implements policies: PSP-16, PSP-17
Priority: 1
Lead Agency: Glenn County Planning Department
Coordinating Agencies: Local fire districts, California Department of Forestry, U.S. Forest Service, Glenn County Board of Supervisors, Glenn County Planning Commission
- PSI-16** Update the County's design and development standards to reflect contemporary fire prevention practices and apply those criteria to development permits.
- Implements policies: PSP-16, PSP-17
Priority: 2
Lead Agency: Glenn County Planning Department
Coordinating Agencies: Local fire districts, California Department of Forestry, U.S. Forest Service, Glenn County Public Works Department, Glenn County Board of Supervisors, Glenn County Planning Department
- PSI-17** Enter and/or maintain cooperative fire protection agreements with the cities of Willows and Orland, the California Department of Forestry and U.S. Forest Service.
- Implements policies: PSP-18, PSP-19
Priority: 1
Lead Agency: Glenn County Board of Supervisors
Coordinating Agencies: Orland City Council, Willows City Council, Orland Fire Department, Willows Fire Department, California Department of Forestry, U.S. Forest Service
- PSI-18** Refer all building and other development permits for structures in areas subject to potential wildland fires to the California Department of Forestry.
- Implements policies: PSP-15, PSP-20
Priority: 1
Lead Agency: Glenn County Building Department
Coordinating Agency: California Department of Forestry
- PSI-19** Require developers of property to install the necessary water system infrastructure to County standards.
- Implements policy: PSP-21
Priority: 1

Lead Agency: Glenn County Public Works Department
Coordinating Agencies: Glenn County Planning Department, Glenn County Building Department, Glenn County Board of Supervisors, Glenn County Planning Commission

PSI-20 Amend local ordinances to incorporate the State's fire safety regulations.

Implements policy: PSP-22

Priority: 1

Lead Agency: Glenn County Planning Department

Coordinating Agencies: County Counsel, Glenn County Board of Supervisors, Glenn County Planning Commission

PSI-21 Adopt and maintain a countywide house numbering system.

Implements policy: PSP-23

Priority: 1

Lead Agency: Glenn County Public Works Department

Coordinating Agencies: Glenn County Board of Supervisors, Glenn County Planning Commission, Glenn County Planning Department, Glenn County Building Department

PSI-22 Establish a procedure for assigning house numbers through the building permit process.

Implements policy: PSP-23

Priority: 1

Lead Agency: Glenn County Planning Department

Coordinating Agencies: Glenn County Building Department, Glenn County Public Works Department, Glenn County Board of Supervisors

PSI-23 Develop a program for assigning numbers to existing structures.

Implements policy: PSP-23

Priority: 1

Lead Agency: Glenn County Public Works Department

Coordinating Agencies: Glenn County Planning Department, Local fire districts, Glenn County Board of Supervisors

PSI-24 Adopt a finding when approving discretionary permits that the project adequately provides for and/or does not impede emergency response.

Implements policy: PSP-24

Priority: 1

Lead Agency: Glenn County Planning Department,

Coordinating Agencies: Glenn County Board of Supervisors, Glenn County Planning Commission

PSI-25 Actively seek funding to develop fire safety public awareness and education programs.

Implements policy: PSP-25

Priority: 2

Lead Agency: Glenn County Board of Supervisors

Coordinating Agencies: Local fire districts

PSI-26 Coordinate with the Glenn County Disaster Council and the Director of Emergency Services to update the *Emergency Response Plan* every five years.

Implements policy: PSP-26

Priority: 2

Lead Agency: Glenn County Planning Department

Coordinating Agencies: Glenn County Disaster Council, Director of Emergency Services, Glenn County Public Works Department

Impact #3.6-2: Property, people, and the environment could potentially be exposed to hazardous materials under the Plan through accidental release or improper storage, use, handling, or transport of these materials.

Conclusion: Risk of chemical exposure is highest with respect to the transport of hazardous materials and hazardous wastes through the County on I-5 and the railroad. There is also risk associated with leaking fuel and chemical storage tanks. Certain commercial and industrial operations involve use, transport, and storage of hazardous materials. These risks can never be fully eliminated, but they can be minimized to a less than significant level by strictly regulating the handling, transport, and storage of these materials and by providing for effective emergency response in the event of a hazardous materials incident.

In May 1991, Glenn County adopted a revised *Hazardous Waste Management Plan* (HWMP) as required under state law promulgated in association with the Tanner Act (AB 2948, Tanner 1986). The HWMP was incorporated into the *Glenn County General Plan* in December, 1991. The HWMP includes guidelines for transporting and storing hazardous wastes. Appendix B to the HWMP fully addresses the handling, storage, and transportation of pesticides in Glenn County. Appendix C describes the County's regulations with respect to underground storage tanks. Appendix D is a copy of a letter mailed to all businesses in the county that handle hazardous materials. This letter includes a hazardous materials inventory form to be filled out by businesses in response to requirements of the Waters Bills mentioned above. Appendix E contains more detailed guidelines for the storage, transportation, and disposal of agricultural pesticides. This information is from the California Code of Regulations, Title 3 (Agriculture), Chapter 6 (Pesticides). Included in Appendix E are emergency response procedures for release of agricultural pesticides. Appendix F is the Glenn County Hazardous Materials Incident Response Plan, first adopted in May 1988. Appendix G of the HWMP provides

information to citizens regarding safe disposal of household hazardous wastes. Appendix I is a series of maps, including a map of potentially contaminated sites in Glenn County.

In effect, all local, State, and federal regulations, guidelines, and procedures governing the handling, storage, and transport of hazardous materials, including a hazardous materials incident response plan and hazardous materials inventories required under the Waters Bills, are incorporated into the Glenn County General Plan via the HWMP. Compliance with all appropriate regulations and *General Plan* policies for transport, storage, and handling of hazardous substances does not necessarily preclude release of chemicals during upset conditions and associated impacts to public health and safety. However, these measures are considered the best available means of reducing the risk to a less than significant level by minimizing the likelihood of an accidental release through safe handling, transport, and storage procedures and by providing for effective emergency response to such an incident.

3.6.3 MITIGATION MEASURES

Although the risk of fires, particularly wildland fires, cannot be mitigated to a less than significant level, adoption of the Plan provisions relating to fire protection, the *Capital Improvements Plan*, and the *Impact Mitigation Fees Program* for fire protection will reduce this impact to the greatest feasible extent. No other mitigation measures are available to further reduce the effect. Incorporation of the HWMP and the Emergency Response Plan and other HWMP-related documents into the *General Plan* that implement State and federal laws, regulations, and guidelines at the county level have reduced the risk of chemical upset to a less than significant level. No additional mitigation measures are required.

3.7 AIR QUALITY

3.7.1 SETTING

Air quality is discussed in Section 3.4 of the *Environmental Setting Technical Paper* and Section 5.0 of the *Public Safety Issue Paper*.

3.7.2 IMPACTS

Impact Evaluation Criteria:

Air quality standards are based on provisions of the federal and State Clean Air Acts. The Glenn County Air Pollution Control District is responsible for the planning and maintenance/attainment of these standards at the local level. Glenn County has been designated as a non-attainment area for ozone and inhalable particulate matter (PM₁₀)¹ by the State. The probable sources of these pollutants include agricultural burning of field crops and orchard waste, cultivating and harvesting of crops, driving on unpaved roads, and transport of pollutants from the Sacramento metropolitan area.

¹ PM₁₀ is inhalable airborne particulate matter. Each particle has a diameter of 10µm (i.e., micrometers or microns – one-millionth of a meter) or less. Larger particles are generally less aerodynamic, and thus less likely to remain airborne where they could become an inhalation hazard.

Pursuant to the California Clean Air Act of 1988, a Draft *Air Quality Attainment Plan* for the Northern Sacramento Valley Air Basin has been adopted (Technical Advisory Committee [TAC] to the Northern Sacramento Valley Air Basin 1991). The Attainment Plan is designed to achieve a reduction in basinwide emissions and proposes control measures to be adopted to achieve mandatory reduction.

Impact #3.7-1: In a non-attainment air basin, any emissions of non-attainment pollutants by new developments are considered to be a significant air quality effect, both directly and cumulatively. Many or most development projects that would be considered under the *General Plan* would potentially result in emissions of ozone, which is associated with vehicular emissions, and PM₁₀, which can potentially be emitted by construction activities, wood-burning appliances, yard burning, and incineration.

Conclusion: Without proper controls, virtually all projects will result in significant emissions of non-attainment pollutants. Plan provisions will reduce emissions, but not to a level that is less than significant, since all emissions of non-attainment pollutants are considered directly and cumulatively significant. The Plan is intended to be compatible with the goals and policies of the local *Air Quality Attainment Plan*. Public Safety Policy 34 and Public Safety Implementation Measure 34 below establish a County policy that requires projects to incorporate all feasible emissions control measures specified in the *Attainment Plan*. The California Clean Air Act requires a five percent annual reduction in non-attainment pollutant emissions. The Attainment Plan states:

The following Plan does not demonstrate a 5% reduction of the pollutant levels as the control efficiencies and cost-effectiveness are not available for many of the proposed control strategies...The Plan does, however, include every feasible control measure (emphasis added).

This excerpt from the *Attainment Plan* acknowledges that compliance with its provisions may not result in achieving the targeted five percent reduction, but it provides the best reduction methods that are feasible to implement. The following Plan policies and implementation strategies reflect and incorporate control measures as well as support land use decisions that will protect and enhance local air quality to the greatest feasible extent.

Policies: It shall be the policy of Glenn County to:

- PSP-33** Support State programs to reduce agricultural burning, including development of alternatives to rice straw burning.
- PSP-34** Review development requests to determine the impact such development will have on the existing air quality and for compliance with the air pollution reduction measures specified in the Glenn County *Air Quality Attainment Plan*.
- PSP-35** Promote jobs/housing balance when evaluating development projects.

PSP-36 Encourage design of new development that minimizes automobile trips and maximizes other modes of transportation.

Implementation Strategies, Programs and Priorities:

PSI-33 Monitor and participate in State efforts to reduce agricultural burning.

Implements policies: PSP-33, NRP-4

Priority: 2

Lead Agency: Glenn County Air Pollution Control District

Coordinating Agency: Glenn County Agricultural Commissioner

PSI-34 Require that a finding be made that development projects are in compliance with the *Air Quality Attainment Plan* prior to approval.

Implements policy: PSP-34

Priority: 1

Lead Agency: Glenn County Planning Department,

Coordinating Agencies: Glenn County Board of Supervisors, Glenn County Planning Commission, Glenn County Air Pollution Control District

PSI-35 Require that a finding be made that a proposed development project will make a positive contribution toward maintaining or improving the jobs/housing balance within the county prior to approval.

Implements policy: PSP-35

Priority: 1

Lead Agency: Glenn County Planning Department

Coordinating Agencies: Glenn County Board of Supervisors, Glenn County Planning Commission

PSI-36 Require adoption of "PDR" (Planned Development Residential) or "PDC" (Planned Development Commercial) zoning for any new development of forty acres or more and apply design techniques that integrate uses, including jobs and houses, and minimize automobile traffic while maximizing other forms of travel.

Implements policies: PSP-35, PSP-36

Priority: 1

Lead Agency: Glenn County Planning Department

Coordinating Agencies: Glenn County Board of Supervisors, Glenn County Planning Commission

3.7.3 MITIGATION MEASURES

All potentially significant impacts identified above will be mitigated to the greatest feasible extent by Plan policies and implementation measures. As noted, these policies and

implementation measures would incorporate best available control measures specified in the *Attainment Plan*. These measures will not result in reduction of air quality effects to a less than significant level. However, no further mitigation measures are presently available.

3.8 NOISE

3.8.1 SETTING

Noise is discussed in Section 3.6 of the *Environmental Setting Technical Paper* and Section 8.0 of the *Public Safety Issue Paper*.

3.8.2 IMPACTS

Impact Evaluation Criteria:

State General Plan law requires that noise sources be identified and problems appraised in a noise element. The noise element must recognize the guidelines adopted by the State Department of Health Services, Office of Noise Control, and analyze and quantify, to the extent practicable, current and projected noise levels for the following sources:

- Highways and freeways
- Primary arterials and major local streets
- Railroad operations and ground rapid transit systems
- Commercial and general aviation operations
- Industrial plants
- Other ground stationary sources that contribute to the community noise environment

Appendix G to the *CEQA Guidelines* states that a project will normally have a significant effect on the environment if it will substantially increase the ambient noise levels for adjoining areas. Noise contours must be used as a guide for establishing a pattern of land uses that minimizes the exposure of community residents to excessive noise. The adopted noise element must also serve as a guideline for compliance with the State Noise Insulation Standards (California Code of Regulations, Title 24 and Chapter 35 of the Uniform Building Code [UBC]). These standards are described in Section 6.11 of the *Policy Plan*.

Impact #3.8-1: Virtually any project proposed under the Plan could result in noise generation, at least in the construction phase of the project. Noise levels can be significant, directly or cumulatively.

Conclusion: Without effective controls, noise effects would be significant. Control of noise and its sources is most effectively implemented through the adoption of a local Noise Control Ordinance. Such an ordinance requires support from the general plan noise exposure standards and land use compatibility guidelines. The *Policy Plan* policies, standards, and implementation strategies support the adoption of such an ordinance. A Draft Noise Control Ordinance is included in the *Public Safety Issue Paper*. Assuming adoption of the following *Policy Plan* provisions and a noise ordinance in the near future, noise effects would be reduced to a less than significant level.

Policies: It shall be the policy of Glenn County to:

- PSP-48** Regulate fixed noise sources within the county through the adoption of a local Noise Control Ordinance.
- PSP-49** Allow new development in compliance with the land use compatibility guidelines and noise level standards contained in this *General Plan*.
- PSP-50** Require acoustical analyses for any development proposal that does not meet the recommended noise level standards, subject to the requirements contained in this *General Plan*.
- PSP-51** Require that noise mitigation measures necessary to achieve compliance with land use compatibility guidelines and noise level standards be incorporated into site planning and project design.
- PSP-52** Encourage the separation of noise sensitive uses and high noise generating uses.
- PSP-53** Encourage the use of standard operating procedures for aerial application aircraft as a means of minimizing noise associated impacts to residential development.
- PSP-54** Plan land uses around airports with aircraft noise in mind.
- PSP-55** Maintain CNEL (Community Noise Equivalent Level) lines around the Orland Haigh Field Airport and the Willows Glenn County Airport.

Noise/Land Use Compatibility Guidelines and Noise Level Standards

- New development of noise-sensitive uses shall not be allowed where the noise level due to non-transportation noise sources will exceed the noise level standards specified in Table 3-3 as measured immediately within the property line of the new development, unless effective noise mitigation measures have been incorporated into the development design to achieve these standards. See Figure 6-1 of the *Policy Plan* for noise contours of known non-transportation noise sources.
- Noise created by new proposed non-transportation noise sources shall be mitigated according to noise level standards of Table 3-3 as measured immediately within the property line of lands designated for noise-sensitive uses. This standard does not apply to mobile noise sources associated with agricultural operations on lands zoned for agricultural uses.
- Where proposed non-residential land uses are likely to produce noise levels exceeding the performance standards of Table 3-3 at existing or planned noise-sensitive uses, an acoustical analysis meeting the acoustical analysis

requirements stated below shall be required as part of the environmental review process, so that noise mitigation may be included in project design.

- The feasibility of proposed projects with respect to existing and future transportation noise levels shall be evaluated by comparison to Figure 6-2 of the *Policy Plan*. Transportation noise sources are defined as traffic on public roadways, railroad line operations, and aircraft in flight.
- New development of noise-sensitive land uses will not be permitted in areas exposed to existing or projected levels of noise from transportation noise sources that exceed levels specified in Table 3-4, unless the project design includes effective mitigation measures to reduce noise in outdoor activity areas and interior spaces to the levels specified in Table 3-4. See Figure 6-1 of the *Policy Plan* for noise contours of known transportation noise sources.
- Noise created by new transportation noise sources, including roadway improvement projects, shall be mitigated to levels specified in Table 3-4 at outdoor activity areas or interior spaces of existing noise-sensitive land uses.
- Where noise-sensitive land uses are proposed in areas exposed to existing or projected exterior noise levels exceeding the levels specified in Table 3-4 or the performance standards of Table 3-3, an acoustical analysis meeting the requirements specified below shall be required as part of the environmental review process, so that noise mitigation may be included in the project design.
- Where noise mitigation measures are required to achieve the standards of Tables 3-3 and 3-4, the emphasis of such measures shall be placed on site planning and project design. The use of noise barriers shall be considered a means of achieving the noise standards only after all other practical design-related noise mitigation measures have been integrated into the project.

REQUIREMENTS FOR AN ACOUSTICAL ANALYSIS

An acoustical analysis prepared pursuant to this *General Plan* shall:

- Be the responsibility of the applicant.
- Be prepared by a qualified person experienced in the fields of environmental noise assessment and architectural acoustics.
- Include representative noise level measurements with sufficient sampling periods and locations to adequately describe local conditions and the predominant noise sources.
- Estimate existing and projected (20 years) noise levels in terms of L_{dn} or CNEL and/or the standards of Table 3-5 and compare those levels to the

adopted policies of this *General Plan*. Noise prediction methodology shall be consistent with this *General Plan*.

- Recommend appropriate mitigation to achieve compliance with the adopted policies and standards of this *General Plan*. Where the noise source in question consists of intermittent single events, the report must address the effects of maximum noise levels in sleeping rooms in terms of possible sleep disturbance.
- Estimate noise exposure after the prescribed mitigation measures have been implemented.
- Describe a post-project assessment program that could be used to evaluate the effectiveness of the proposed mitigation measures.

Implementation Strategies, Programs and Priorities:

PSI-45 Adopt a Noise Control Ordinance.

Implements policies: PSP-48, PSP-51, PSP-52

Priority: 2

Lead Agency: Glenn County Health Department

Coordinating Agencies: Glenn County Board of Supervisors, Glenn County Planning Commission, County Counsel, Glenn County Planning Department

PSI-46 Review development proposals for compliance with the land use compatibility guidelines and noise level standards contained in this *General Plan*.

Implements policies: PSP-49, PSP-50, PSP-51, PSP-52

Priority: 1

Lead Agency: Glenn County Planning Department

Coordinating Agencies: Glenn County Health Department, Glenn County Building Department, Glenn County Board of Supervisors, Glenn County Planning Commission

PSI-47 Establish a procedure to require acoustical analyses that meet the requirements contained in this *General Plan*.

Implements policies: PSP-50, PSP-51

Priority: 2

Lead Agency: Glenn County Planning Department

Coordinating Agencies: Glenn County Health Department, Glenn County Building Department, Glenn County Board of Supervisors, Glenn County Planning Department

PSI-48 Enforce the State Noise Insulation Standards (California Code of Regulations, Title 24 and Chapter 35 of the Uniform Building Code (UBC)).

Implements policies: PSP-49, PSP-50, PSP-51

Priority: 1

Lead Agency: Glenn County Building Department

Coordinating Agency: Glenn County Planning Department

PSI-49 Review and update the noise standards contained in this *General Plan* every five years to ensure that noise exposure information and specific policies are consistent with changing conditions within the community and with noise control regulations or policies enacted after the adoption of this Plan.

Implements policies: PSP-48, PSP-49

Priority: 2

Lead Agency: Glenn County Planning Department

Coordinating Agencies: Glenn County Health Department, Glenn County Board of Supervisors, Glenn County Planning Commission

PSI-50 Distribute public education materials to the aerial applicators that encourage standard operating procedures for aerial application aircraft such as:

- maintaining minimum altitudes
- standard take-off and landing patterns
- avoiding overflight of densely populated areas

Implements policy: PSP-53

Priority: 2

Lead Agency: Glenn County Public Works Department

Coordinating Agencies: Glenn County Agricultural Commissioner, Glenn County Airport Advisory Committee

PSI-51 Maintain "AV" (Airport) zoning on properties surrounding the Willows Glenn and Orland Haigh Field airports.

Implements policy: PSP-54

Priority: 1

Lead Agency: Glenn County Planning Department

Coordinating Agencies: Glenn County Board of Supervisors, Glenn County Planning Commission

PSI-52 Refer development proposals on properties located within the established CNEL lines to the Airport Land Use Commission prior to taking an action.

Implements policies: PSP-54, PSP-55

Priority: 1

Lead Agency: Glenn County Planning Department

Coordinating Agencies: Glenn County Public Works Department, Glenn County Airport Advisory Committee

3.8.3 MITIGATION MEASURES

All potentially significant impacts identified above will be mitigated to less than significant level by Plan policies, standards, and implementation measures. Therefore, no mitigation measures are required.

3.9 LAND USE COMPATIBILITY AND POPULATION

3.9.1 SETTING

Land use and growth are discussed in Sections 4.1 and 4.2 of the *Environmental Setting Technical Paper* and Section 2.0 of the *Community Development Issue Paper*.

3.9.2 IMPACTS

Impact Evaluation Criteria:

General Land Use Issues. The general distribution, location, and extent of land use for housing, business, industry, open space, agriculture, natural resources, recreation, education, public buildings and grounds, solid and liquid waste disposal facilities, and other public and private uses of land are all required components of the land use element under State General Plan Guidelines. Land use classifications must be defined in order to distinguish between levels of intensity and allowable uses. With standards of population density and building intensity established for each of the land use classifications, the general plan is used to guide the physical development and growth of the county. The land use element has the broadest scope of all elements of the general plan and plays the central role of correlating all land use issues into a set of coherent development policies.

Appendix G of the *CEQA Guidelines* states that a project will have a significant effect on the environment if it will:

- conflict with adopted environmental plans and goals of the community where it is located
- induce substantial growth or concentration of population
- disrupt or divide the physical arrangement of an established community

Agricultural Soils and Agricultural Lands. Significance of impacts to agricultural soils can be measured against results of the State Department of Conservation's Farmland Mapping and Monitoring Program. Table 3-1 is an inventory of farmland in Glenn County. Figure 2-3 in the *Environmental Setting Technical Paper* shows the location of important farmland in the county. Essentially, all of the Sacramento Valley portion of the county is considered important farmland, while much of the foothill zone consists of grazing land. Important farmland includes prime farmland, farmland of statewide importance, unique farmland, farmland of local importance, and

grazing land. Conversion of prime farmland to other uses is considered a significant impact. The conversion of lands with medium to high potential for timber production and grazing to non-agricultural uses is also significant where such lands exist in parcels of sufficient size to make timber production or range use commercially viable. Thus, fragmentation of agricultural lands is considered a significant impact.

Because agriculture is the most important component of the county's economic base, protection of agricultural land is of great importance. Appendix G of the *CEQA Guidelines* states that a project will have a significant effect on the environment if it will convert prime agricultural land to non-agricultural use or impair the agricultural productivity of prime agricultural land. Land use patterns, goals and policies have been established to promote agricultural land preservation and protect these lands from urban encroachment. It is the intent of the County to direct development away from valuable agricultural lands into urban areas that can accommodate growth and provide adequate public services, including community sewer and water, police and fire protection. To accomplish this, urban limit lines (ULLs) will be established around the cities of Orland and Willows, the unincorporated communities of Hamilton City, Artois, Elk Creek and Butte City, and future planned communities. These lines represent those areas where growth can be accommodated, because full urban services and infrastructure sufficient to serve development is either available now or can be made available.

Local Service Centers. Local service centers include those small rural communities that have developed with residential and commercial uses and function as service centers to surrounding farms and rural areas. Local service centers provide a limited range of goods and services locally and provide housing for persons employed on local farms and in agriculturally related activities. Community sewer and water services do not exist in these communities and are not proposed within the life of this Plan. It is intended that no peripheral expansion will occur in these areas; only infill development will be allowed after case-by-case evaluation. Because new development in these areas would not be supported by a well-established public services infrastructure, such development would constitute an impact on the ability of the County to provide necessary or mandated services. Furthermore, the inability to provide for public water supply and wastewater treatment facilities for new development could lead to adverse water supply and water quality effects. These local service centers include the unincorporated communities of:

- Bayliss
- Blue Gum
- Capay
- Codora Four Corners
- Glenn
- Ord Bend

It is the intent of the County to promote orderly growth by directing new growth into areas where it can be accommodated and served adequately, and to avoid potential land use conflicts through the appropriate distribution and regulation of land uses. Only compatible uses will be encouraged in agricultural areas, which are those uses capable of existing together without conflict or ill effect (i.e., uses that do not adversely affect agricultural uses).

Impact #3.9-1: Development could result in loss of agricultural lands, disruption of agricultural production, and/or permanent commitment of non-renewable agricultural lands and soils to other uses. This would harm the county's economic base.

Conclusion: Urban sprawl and "leapfrog" development often fragment agricultural lands or lead to their conversion to other uses. Any proposed land use that permanently converts agricultural land, and especially prime agricultural land, to non-agricultural use and/or disrupts existing agricultural production or production potential is a significant impact. In this context, it is recognized that one of the County's goals is to expand the dairy industry. Dairy operations can, however, disrupt other agricultural operations in their vicinity. Therefore, policies and standards for siting and performance of dairy operations are also necessary to prevent such potential conflicts. The following policies, standards, and implementation measures in the *Policy Plan* are intended to fully mitigate this impact by encouraging retention of agricultural lands and continuation of agricultural operations to the greatest feasible extent. Assuming these will be adopted, the impact would be less than significant.

Policies: It shall be the policy of Glenn County to:

- NRP-1** Maintain agriculture as a primary, extensive land use, not only in recognition of the economic importance of agriculture, but also in terms of agriculture's contribution to the preservation of open space and wildlife habitat.
- NRP-2** Support the concept that agriculture is a total, functioning system that will suffer when any part of it is subjected to unmitigated land use conflicts and/or excessive land fragmentation.
- NRP-3** Recognize the value of rice lands as waterfowl habitat and for ground water recharge in an effort to preserve such lands and maintain necessary water supplies in Glenn County.
- NRP-4** Support efforts underway to explore the potential to utilize rice lands as temporary storage reservoirs in winter months, thus increasing ground water recharge and supplies of surface water for both agriculture and wildlife, and potentially providing an alternative to rice straw burning.
- NRP-5** Continue participation in the Williamson Act and allow new lands devoted to commercial agriculture and located outside urban limit lines to enter the program, subject to the specific standards for inclusion contained in this *General Plan*.
- NRP-6** Lobby on a continuing basis for maintenance and enhancement of the Williamson Act subvention program in concert with other interested counties and organizations.

- NRP-7** Recognize the importance of the dairy industry, as well as other confined animal agricultural uses, to the agricultural economy by actively supporting efforts to attract new dairies and to expand existing facilities.
- NRP-8** Assure that future land use decisions protect and enhance the dairy and confined animal agricultural industry while also protecting existing uses from potential incompatibilities.
- NRP-9** Encourage use of agricultural lands preservation tools, such as in-county transfer of development rights, conservation easements, exclusive agricultural zoning and continuation of minimum parcel sizes.
- NRP-10** Limit the application of rural residential and similar zoning in the county and follow standards for its application as contained in this *General Plan*, to avoid encouraging premature conversion of otherwise viable agricultural land to rural residential environments that can no longer be farmed and are typically too dispersed to be served efficiently by government services.
- NRP-11** Monitor requests for subdivision of agriculturally developed and zoned parcels located outside urban limit lines to determine if present minimum parcel sizes are working effectively to discourage agricultural lands conversion.
- NRP-12** Review agricultural lands conversion findings as described in NRP-11 with decision-makers annually.
- NRP-13** Establish urban limit lines around existing and planned future communities, development nodes, and other areas of urban use to protect agricultural land and encourage infill and concentric growth.
- NRP-14** Consult Important Farmland Maps and other sources of information on the relative value of agricultural lands when planning areas of growth in order to direct growth and development toward lesser value agricultural lands.
- NRP-15** Recognize that, in order to realistically provide for the necessary diversity and growth required in the local economy, some lands presently committed to agriculture may be consumed by other development activities, and plan for and monitor such conversion to assure that it does not hinder or restrict existing agricultural operations.
- NRP-16** Retain grazing land in large contiguous areas of the foothills in recognition of its value to the livestock industry and as open space and watershed.

- NRP-17** Recognize that limited conversion of grazing lands to other uses may be less harmful to agriculture than conversion of cropland, if the new uses are properly planned and serviced.
- NRP-18** Support the U.S.D.A. Soil Conservation Service effort to update soils survey information in Glenn County.
- NRP-19** Support the programs of the Glenn County Resource Conservation District.
- NRP-20** Recognize the potential restrictions urbanization places on nearby agricultural practices and mitigate such conflicts whenever possible.
- CDP-1** Establish urban-rural interface areas within which all new development shall incorporate a buffer zone to separate the development from surrounding agricultural land. This requirement may be eliminated or modified if there are significant topographical differences, substantial vegetation, or existing physical barriers between urban and rural areas.
- CDP-2** Require that permanent, well-defined buffer areas be provided as part of new non-agricultural development proposals located adjacent to agricultural land uses on Important Farmlands designated as prime, of statewide importance, unique, or of local importance. These buffer areas shall be dedicated in perpetuity, shall be of sufficient size to protect agriculture from the impacts of incompatible development and to mitigate the effects of agricultural operations on adjacent land uses, and shall be credited as open space.
- CDP-3** Use permanent physical features or barriers to separate agricultural from rural or urban uses wherever possible. Such features include rivers, streams, canals, roads, railroads, and topographical features.
- CDP-4** Encourage clustering of residential development when parcels are adjacent to commercial agricultural lands, so as to place dwellings as far as possible from the agricultural land.
- CDP-5** Encourage use of rural residential lot design that allows for the re-subdivision of such lots, particularly when rural residential development occurs in proximity to growing communities.
- CDP-6** Utilize urban limit lines as a method to preserve agricultural land and promote orderly growth in the county.
- CDP-7** Solicit and encourage the voluntary donation of conservation easements or other development restrictions to the County or a qualified private nonprofit corporation to preserve the agricultural use of the land in areas

designated for agricultural use, where subdivision of land would promote incompatible development.

- CDP-8** Provide for the orderly transition of lands within urban limit lines from agricultural to urban use, and encourage and allow agricultural uses to continue until such time as urban development occurs.
- CDP-9** Permit the conversion of agricultural or open land to urban development within urban limit lines to occur only as an extension of the urbanizing area. Urban limit lines shall not be used as justification for leapfrog development.
- CDP-10** Encourage preservation of agricultural lands, including those lands in production and those that are potentially productive.
- CDP-11** Direct nonagricultural development to marginal agricultural lands, avoiding Important Farmlands, wherever feasible alternative sites have been identified.
- CDP-12** Utilize a "Right to Farm" Ordinance as a method to reduce the impacts of potential land use conflicts.
- CDP-13** Require any new agricultural use or application to mitigate anticipated conflicts between proposed new agricultural uses and existing agricultural activities.
- CDP-14** Require environmental review of all applications for residential building permits on undeveloped lots in antiquated subdivisions located in agriculturally designated areas.
- CDP-15** Encourage the merger of lots or the reversion to acreage of lots in antiquated subdivisions in areas where development of the lots is substandard for agricultural purposes, and where development to non-agricultural use would impair surrounding agricultural operations.
- CDP-16** Recognize that due to discrepancies arising from the original land surveys conducted in the State, which resulted in acreage shortages in sections of land, the existence of physical barriers such as canals, roads, streams, levees, et cetera, and parcel configuration, exceptions to minimum parcel size for properties zoned to exclusive agricultural categories may be necessary and appropriate to promote the spirit and intent of the *General Plan*.
- CDP-17** Encourage agricultural water suppliers to make changes in their service requirements to increase the minimum sized parcel to be served in agricultural areas to ten (10) acres and recommend that new parcels

created within water supply district boundaries that are less than ten (10) acres in size be detached from the district(s).

CDP-18 Within the Orland-Artois Water District, approve no zone changes allowing parcels smaller than twenty (20) acres in size, and approve no tentative maps for parcels less than twenty (20) acres in size.

CDP-19 Limit residential uses on agriculturally designated lands to farm-related single-family residences and quarters for farm labor.

STANDARDS FOR WILLIAMSON ACT PARTICIPATION

New applications for Williamson Act Contracts should be accepted by the Glenn County Planning Department when the following conditions are met:

- The property is designated for agricultural or grazing use on the *Land Use Diagram*.
- The property is located outside urban limit lines.
- The parcel is a minimum of eighty (80) acres if located on the valley floor and a minimum of one-hundred sixty (160) acres if located in the foothills.
- The property is used for purposes consistent with the "AP" Agricultural Preserve Zone.

Acceptance of new applications assumes that State subvention payments adequately compensate the County for lost revenues. Without adequate compensation, the Board of Supervisors reserves the right to continue the present moratorium on new applications.

PERFORMANCE STANDARDS FOR DAIRIES

The following performance standards shall be applied to all dairies:

- Notwithstanding any other provision of the *Glenn County Zoning Code*, new construction for a dairy operation shall meet the following minimum setbacks from all County road and/or State highway rights-of-way:
 - Milk Barns: 45 feet from edge of right-of-way.
 - Holding pens, housing barns, manure ponds and animal confinement areas: 100 feet from edge of right-of-way.
 - Exceptions to the setbacks required above may be granted by the County Technical Advisory Committee on written request in the case of new construction at an existing dairy operation.

- Confined animal and manure handling facilities for dairy operations shall be located at least 500 feet from any residence on neighboring parcels in a residential zoning district and 500 feet from any school or high occupancy structures on neighboring parcels in any zoning district.
- The use, storage, and disposal of hazardous materials shall meet all County, State, and federal regulations.
- An encroachment permit shall be required from the Glenn County Public Works Department prior to any work in a County road right-of-way. An encroachment permit shall be required from Caltrans prior to any work in a State highway right-of-way.
- The construction and operation of a dairy shall conform to all applicable State and County codes including but not limited to the following:
 - A building permit shall be secured from the Glenn County Building Department prior to any construction at the site.
 - The Glenn County Health Department shall approve the location and design of all wells and on-site sewage disposal systems.
 - A land-leveling permit shall be applied for and received from the Glenn County Public Works Department prior to the grading of any land where the grading exceeds five acres in area and will result in fills of greater than two feet, a redirection of runoff from the site onto a County road or a change in the entrance or exit of runoff from the parcel. A grading and drainage plan shall accompany all land-leveling permit applications and any inquiries regarding the applicability of this section to the proposed project.
- All trash, discarded materials and animal remains shall be screened from adjacent properties and County and/or State rights-of-way and shall be disposed of according to the applicable codes.
- Animal densities for dairies in agricultural zones shall be regulated by the State of California Central Valley Regional Water Quality Control Board.
- Disposal of manure shall meet State of California Central Valley Regional Water Quality Control Board standards. Verification of submission of an application for a waste discharge permit is required; however, final approval of plans will not be a condition for issuance of a building permit.

- Best management practices shall be applied to the animal confinement, manure ponds, holding and animal housing pens to prevent a nuisance caused by fly and/or mosquito breeding, dust and/or odors.
- Farm labor quarters consisting of one mobilehome or residence meeting the requirements of Section 19.66 of the *Glenn County Zoning Code* shall be permitted upon first securing an administrative permit.
- Farm labor camps (consisting of mobilehomes and/or conventional homes) shall be permitted upon first securing a conditional use permit in the "FA" (Foothill Agriculture), "AP" (Agricultural Preserve), and "AE" (Exclusive Agricultural) zoning districts. Mobilehome parks and farm labor camps consisting of mobilehomes shall also meet the requirements of the State Department of Housing and Community Development Division of Codes and Standards.
- A conditional use permit shall be required for dairies that exceed one cow per 20,000 square feet of area in the "RE" (Rural Residential Estate) zoning district. Dairies in the "RE" district exceeding 30 cows shall be required to obtain a conditional use permit.
- Reactivation of existing dairy facilities shall be permitted in accordance with these performance standards.
- Expansions of existing dairy facilities (including buildings, concrete and covered areas) not exceeding 25 percent need not meet required setbacks.
- Expansions of existing dairy facilities that do not meet the required forty-five foot setback indicated above, or as indicated in the base zoning district, shall be permitted provided that the expansion does not extend farther into the required setback than the existing facility.
- If a dairy is otherwise permitted, but unable to meet these performance standards, a conditional use permit shall be required.
- Prior to the issuance of a building permit for a new dairy, the applicant shall enter into an agreement with the County to improve the existing County maintained road from the main entrance of the dairy to the nearest County road having a paved surface at least 24 feet wide, in accordance with adopted County standards. The maximum length of roadway improved as a result of this paragraph shall not exceed one mile. The cost of any improvements required as a result of this paragraph shall be borne equally by both the dairy owner and the County. The Public Works Director may grant a waiver to the requirements of this paragraph upon receiving a written request from the applicant.

STANDARDS FOR CONVERSION OF LAND FROM AGRICULTURAL AND GRAZING USE

Conversion of agricultural or grazing lands should occur only after careful consideration and deliberation, recognizing, however, that in order to realistically provide for the necessary diversity and growth required in the local economy, some lands presently committed to agriculture may be consumed by other development activities. Further, it is recognized that the limited conversion of grazing lands to other uses may be less harmful to agriculture than conversion of cropland. To achieve the above, the following standards should be applied:

- Lands within existing urban limit lines should be converted prior to lands located outside urban limit lines unless unique circumstances are present. Unique circumstances include the need for lands with ready access to freeway interchanges, railroad sidings, natural gas lines, or uses sufficiently land intensive that parcels of adequate size are not available within urban limit lines. Industrial uses, highway oriented commercial uses, recreational uses and planned communities may fit the above circumstances.
- With the exception of areas already impacted by rural residential development, first consideration should be given to foothill areas for rural residential use if it can be shown that an adequate supply of water can be provided for both domestic and fire suppression purposes; adequate access exists or can be provided; areas of high hazard such as steep slopes and unstable soils will be avoided; watershed values can be protected through adequate application of erosion control measures; unbroken contiguous areas of grazing land are avoided; and an adequate system of mitigation fees is in place to assure that the cost of public agency services is recouped.
- Important Farmland Maps shall be reviewed and information sought from the Soil Conservation Service (SCS) on a case-by-case basis concerning the agricultural value of the site under consideration.
- The biological value of sites should be determined through consultation with wildlife agencies and field surveys. Areas containing documented wetlands, riparian areas or species of special concern habitat should be avoided.
- The presence of Williamson Act properties in the vicinity of the site should be determined and the impact of development on commercial agriculture ascertained. Buffers should be built into properties proposed for development. Buffers can take the form of setbacks to residential, commercial and industrial structures (a minimum of 300 feet is recommended), or recreational/open space areas, such as parks, golf courses and drainage facilities. In addition, clustering of structures on smaller parcels with surrounding common space serving as a buffer should be utilized, wherever feasible.

- Structures constructed in the vicinity of commercial agricultural uses should have sufficient noise attenuation built in to them to avoid complaints of noise from agricultural uses. This should be accomplished through compliance with standards contained in the *General Plan*, including acoustical analyses, where appropriate.
- Agricultural dust conflicts can be partially avoided through separations and orientation (clustering). Areas containing dairies and other animal agricultural uses should be avoided, and separations of at least one-half mile should be maintained between such uses.

APPLICATION OF RURAL RESIDENTIAL AND SIMILAR ZONING STANDARDS

In order to discourage the premature conversion of agricultural land to rural residential use and avoid development patterns too dispersed to be served efficiently by government services, the standards listed immediately above for conversion of agricultural and grazing lands should be applied to requests for rural residential and suburban residential zoning. In addition, the following standards should apply.

- Where development is proposed on the valley floor, areas containing existing rural residential uses should be considered as a first priority and infill encouraged. Infill should include the reduction in minimum parcel size in areas where 5 acre parcels may predominate, but productive usage is limited to smaller portions of sites.
- Areas of high groundwater recharge should be avoided, and existing densities should not be intensified as long as on-site wastewater disposal systems are utilized.
- Around established communities, nodes of rural residential development should be identified as opposed to rings of development. Where rural residential uses are viewed as transitional, convertible lot design features should be incorporated in rural residential development proposals. Convertible lot design features should include special building line setback regulations, irrevocable offers of dedication for future streets, and designation of future lot lines. The purpose of these requirements is to make it possible for rural residential properties to be resubdivided to urban densities at some future date when urban development may be feasible.

Implementation Strategies, Programs and Priorities:

NRI-1 Maintain or adopt intensive agricultural zoning on all privately-owned parcels shown on the *Land Use Diagram* for agricultural use.

Implements policies: NRP-1, NRP-2, NRP-20, NRP-33

Priority: 1
Lead Agency: Glenn County Planning Department
Coordinating Agencies: Glenn County Board of Supervisors, Glenn County Planning Commission

NRI-2 Maintain minimum parcel sizes in all agricultural zones and review present standards annually to assure their effectiveness.

Implements policies: NRP-1, NRP-2, NRP-33
Priority: 1
Lead Agency: Glenn County Planning Department
Coordinating Agencies: Glenn County Board of Supervisors, Glenn County Planning Commission

NRI-3 Encourage rice growers and cooperatives to emphasize the value of rice land for waterfowl habitat and ground water recharge through promotions and advertisement.

Implements policies: NRP-3, NRP-36
Priority: 1
Lead Agency: Glenn County Agricultural Commissioner
Coordinating Agencies: Glenn County Farm Bureau, Glenn County Agricultural Advisory Committee

NRI-4 Monitor and participate in efforts of State and federal agencies and private conservation groups to find alternatives to rice straw burning, including winter flooding of fields.

Implements policies: NRP-4, NRP-36, PSP-33
Priority: 1
Lead Agency: Glenn County Agricultural Commissioner
Coordinating Agency: Glenn County Air Pollution Control District

NRI-5 Establish a process in the Planning Department allowing for the processing of "AP" zoning requests and Williamson Act contracts once annually, subject to the standards contained in this *General Plan*.

Implements policy: NRP-5
Priority: 2
Lead Agency: Glenn County Planning Department
Coordinating Agencies: Glenn County Board of Supervisors, Glenn County Planning Commission

NRI-6 Utilize the County Agricultural Advisory Committee to lobby on a continuing basis for the maintenance and enhancement of the Williamson Act subvention program, and monitor actions taken at the State and federal level that may impact the county's agricultural resources.

Implements policy: NRP-6

Priority: 1

Lead Agency: Glenn County Planning Department

Coordinating Agencies: Glenn County Assessor, Glenn County Board of Supervisors

- NRI-7** As a part of local economic development efforts, support programs that encourage the siting of new dairies and other confined animal raising operations within the county and facilitate the expansion of existing facilities.

Implements policy: NRP-7

Priority: 2

Lead Agency: Glenn County Board of Supervisors

Coordinating Agencies: Tri-County Economic Development Corporation, Glenn Chamber of Commerce Economic Development, Inc., Glenn County Planning Department

- NRI-8** Apply locational standards for dairies, as contained in this *General Plan*.

Implements policy: NRP-8

Priority: 1

Lead Agency: Glenn County Planning Department

Coordinating Agencies: Glenn County Building Department, Glenn County Public Works Department

- NRI-9** Amend the *Zoning Code* to allow for the transfer of development rights from agricultural areas threatened by development to specified receiving areas located within urban limit lines or other sites designated for development.

Implements policy: NRP-9

Priority: 1

Lead Agency: Glenn County Planning Department

Coordinating Agencies: Glenn County Board of Supervisors, Glenn County Planning Commission

- NRI-10** Establish a local agricultural preservation program that encourages the use of voluntary conservation easements between private property owners and qualified conservation organizations to protect the county's resources.

Implements policies: NRP-9, CDP-7

Priority: 2

Lead Agency: Glenn County Planning Department

Coordinating Agencies: Glenn County Board of Supervisors, American Farmland Trust

- NRI-11** Apply new rural residential and similar zoning only in compliance with the standards and *Land Use Diagram* set forth in this *General Plan*.
- Implements policies: NRP-10, NRP-33, CDP-5
Priority: 1
Lead Agency: Glenn County Planning Department
Coordinating Agencies: Glenn County Board of Supervisors, Glenn County Planning Commission
- NRI-12** Prepare an annual report for the local decision-makers that reflects agricultural land conversions and subdivisions.
- Implements policies: NRP-11, NRP-12, NRP-15
Priority: 2
Lead Agency: Glenn County Planning Department
Coordinating Agency: Glenn County Assessor
- NRI-13** Show urban limit lines on the *Land Use Diagram* around existing and future planned communities and areas of urban use and enforce those lines through appropriate zoning.
- Implements policies: NRP-13, NRP-20, NRP-33, CDP-6, CDP-107, CDP-109, CDP-114
Priority: 1
Lead Agency: Glenn County Planning Department
Coordinating Agencies: Glenn County Board of Supervisors, Glenn County Planning Commission, Glenn County Local Agency Formation Commission
- NRI-14** Retain the Foothill Agriculture/Forestry Zone in areas of the foothills containing large contiguous areas of grazing land.
- Implements policies: NRP-16, CDP-118
Priority: 1
Lead Agency: Glenn County Planning Department
Coordinating Agencies: Glenn County Board of Supervisors, Glenn County Planning Commission
- NRI-15** Utilize a review process for requests to convert land from agriculture and grazing to other uses that incorporates the standards and procedures contained in this *General Plan*.
- Implements policies: NRP-14, NRP-15, NRP-17, NRP-20, NRP-33, CDP-10, CDP-11, CDP-118
Priority: 1
Lead Agency: Glenn County Planning Department

Coordinating Agencies: Glenn County Board of Supervisors, Glenn County Planning Commission

NRI-16 Establish a County notification process for requests to convert land from agricultural and grazing use to wetlands.

Implements Policies: NRP-1, NRP-16

Priority: 1

Lead Agency: Glenn County Planning Department

Coordinating Agencies: Glenn County Board of Supervisors, Glenn County Planning Commission, Glenn County Assessor, Glenn County Resource Conservation District, State Department of Fish and Game, U.S. Fish and Wildlife Service

NRI-17 Monitor and participate in efforts to update soils survey information in Glenn County and other local programs of the Glenn County Resource Conservation District.

Implements policies: NRP-18, NRP-19

Priority: 1

Lead Agency: Glenn County Planning Department

Coordinating Agency: Glenn County Resource Conservation District

CDI-1 Condition discretionary development permits for new non-agricultural uses proposed adjacent to agricultural lands to provide a buffer zone dedicated as open space.

Implements policies: CDP-1, CDP-2, CDP-3

Priority: 1

Lead Agency: Glenn County Planning Department

Coordinating Agencies: Glenn County Board of Supervisors, Glenn County Planning Commission

CDI-2 Require adoption of "PDR" (Planned Development Residential) zoning for new residential development proposed on parcels located adjacent to land used for commercial agriculture.

Implements policy: CDP-4

Priority: 1

Lead Agency: Glenn County Planning Department

Coordinating Agencies: Glenn County Board of Supervisors, Glenn County Planning Commission

CDI-3 Establish urban limit lines subject to the standards set forth in this *General Plan*.

Implements policy: CDP-6, CDP-23, CDP-107, CDP-109,
CDP-114, NRP-13

Priority: 1

Lead Agency: Glenn County Planning Department

Coordinating Agencies: Glenn County Board of Supervisors, Glenn
County Planning Commission, Glenn County Local Agency Formation
Commission

- CDI-4** Apply general agricultural zoning to properties within urban limit lines not presently designated for development until a *General Plan* amendment is approved pursuant to the standards set forth in this *General Plan*.

Implements policies: CDP-8, CDP-9, CDP-114

Priority: 1

Lead Agency: Glenn County Planning Department

Coordinating Agencies: Glenn County Board of Supervisors, Glenn
County Planning Commission

- CDI-5** Apply the provisions of the "Right to Farm" Ordinance to all lands designated for agricultural use and to all lands in proximity to agricultural uses.

Implements policy: CDP-12

Priority: 1

Lead Agency: Glenn County Planning Department

Coordinating Agencies: Glenn County Board of Supervisors, Glenn
County Planning Commission

- CDI-6** Condition discretionary planning permits to require mitigation measures that will reduce anticipated land use conflicts between the new uses and existing surrounding uses.

Implements policy: CDP-13

Priority: 1

Lead Agency: Glenn County Planning Department

Coordinating Agencies: Glenn County Board of Supervisors, Glenn
County Planning Commission

- CDI-7** Amend the *Glenn County Environmental Guidelines* to establish a procedure for environmental review of permit applications on lots in antiquated subdivisions, subject to the standards set forth in this *General Plan*.

Implements policy: CDP-14

Priority: 1

Lead Agency: Glenn County Planning Department

Coordinating Agency: Glenn County Board of Supervisors

- CDI-8** Approve requests for the merger of lots or the reversion to acreage of lots in antiquated subdivisions when such requests are in compliance with the provisions set forth in the State Subdivision Map Act.
- Implements policy: CDP-15
Priority: 1
Lead Agency: Glenn County Planning Department
Coordinating Agency: Glenn County Board of Supervisors
- CDI-9** Amend the *Glenn County Zoning Code* to allow for exceptions to minimum parcel sizes in agricultural areas as specified in this *General Plan*.
- Implements policy: CDP-16
Priority: 1
Lead Agency: Glenn County Planning Department
Coordinating Agencies: Glenn County Board of Supervisors, Glenn County Planning Commission
- CDI-10** Contact agricultural water suppliers and formally request establishment of a ten (10) acre minimum parcel size for agricultural water service.
- Implements policy: CDP-17
Priority: 1
Lead Agency: Glenn County Planning Department
Coordinating Agencies: Glenn County Board of Supervisors, Water Districts, Irrigation Districts
- CDI-11** Apply zoning to properties located within the Orland-Artois Water District that reflects a minimum parcel size of twenty (20) acres or larger.
- Implements policy: CDP-18
Priority: 1
Lead Agency: Glenn County Planning Department
Coordinating Agencies: Glenn County Board of Supervisors, Glenn County Planning Commission, Orland-Artois Water District
- CDI-12** Establish standards in this *General Plan* for the land use classifications shown on the *Land Use Diagram*.
- Implements policies: CDP-19 through CDP-21, CDP-25 through CDP-40, CDP-46, CDP 47, CDP-74, CDP-76, CDP-138, CDP-147
Priority: 1
Lead Agency: Glenn County Planning Department
Coordinating Agencies: Glenn County Board of Supervisors, Glenn County Planning Commission

CDI-14 Apply zoning that is consistent with the *Land Use Diagram* and the standards set forth in this *General Plan*.

Implements policies: CDP-19, CDP-21, CDP-28, CDP-29, CDP-31 through CDP-37, CDP-40, CDP-43, CDP-44, CDP-47, CDP-48

Priority: 1

Lead Agency: Glenn County Planning Department

Coordinating Agencies: Glenn County Board of Supervisors, Glenn County Planning Commission

CDI-17 Apply a general agriculture designation on the *Land Use Diagram* to land within urban limit lines that is projected for development but that is currently vacant or used agriculturally.

Implements policy: CDP-8

Priority: 1

Lead Agency: Glenn County Planning Department

Coordinating Agencies: Glenn County Board of Supervisors, Glenn County Planning Commission

Impact #3.9-2: Uncontrolled growth and development can result in a number of land use inconsistencies, blight conditions, and conflicts.

Conclusion: If growth and development were allowed to occur without proper regulation, a wide variety of problems could occur, including, but not limited to, blight, loss of wildlife habitat, loss of agricultural lands and production, urban sprawl, transportation gridlock, impacts to public services and facilities (e.g., schools, parks and recreation facilities, fire and police protection, solid waste disposal, water and sewer service), aesthetic damage, unemployment, economic impacts, air and water quality effects. Policies, implementation measures, and standards of the *General Plan* and the land use element in particular are intended to provide for orderly growth and development to prevent these problems. Assuming adoption of the following policies, standards, and implementation measures that are in the *Policy Plan*, growth and land use will be effectively regulated, and impacts related to incompatible land uses would be less than significant.

Policies: It shall be the policy of Glenn County to:

CDP-20 Assure that adequate provision is made in this *General Plan* for all types of uses and establish coherent land use patterns.

CDP-21 Establish standards for population density and building intensity for each land use category identified on the *Land Use Diagram*.

CDP-22 Allow a limited number of new planned communities and include within an existing or establish a new urban limit line for all approved planned communities.

- CDP-23** Allow development nodes along the I-5 corridor at Road 27, Road 33 and Road 39, and establish urban limit lines for all approved developments.
- CDP-24** Discourage development of new planned communities away from established urban centers unless it can be demonstrated that they are self-sufficient and functional.
- CDP-25** Prepare community plans for the unincorporated communities of Artois, Elk Creek, Hamilton City and Butte City that are consistent with this *General Plan*.
- CDP-26** Adopt land use plans for the areas within the Orland and Willows urban limit lines, as recommended by the respective city, and as modified by the County to maintain consistency with this *General Plan*.
- CDP-27** Encourage the cities of Orland and Willows to utilize the County-adopted urban limit lines as planning boundaries for their respective *General Plans*.
- CDP-28** Locate major new residential development in proximity to opportunities for employment.
- CDP-29** Establish distinct land use categories for single-family and multiple-family residential uses.
- CDP-30** Relate decisions concerning land use to the functional classification of nearby roadways.
- CDP-31** Encourage commercial and industrial development in areas where adequate facilities and services exist or where facilities and services can be made available, including areas within incorporated cities, planned communities and along the I-5 corridor. Adequate facilities and services shall include community water and sewer if located within an incorporated city or urban limit line. In other areas, adequacy of sewer and water service shall be as determined by local health standards/regulations.
- CDP-32** Encourage a diverse range of commercial and industrial development, consistent with community plans and the level of service available.
- CDP-33** Prevent the loss of designated industrial land to non-industrial uses.
- CDP-34** Ensure that industrial or commercial development that requires public water, sewer and other urban services is located within an urban limit line.
- CDP-35** Allow resource-dependent industrial uses to locate outside urban limit lines and other areas planned for development when such uses are

dependent on close proximity to resource production lands and are not dependent on an urban level of service.

- CDP-36** Where appropriate, promote development of well-planned and designed industrial parks catering to local businesses as well as outside opportunities.
- CDP-37** Discourage strip commercial development and locate future commercial development in well-designed commercial centers having adequate and controlled access to public roads.
- CDP-38** Allow cottage industries in areas not otherwise designated for commercial and industrial use, subject to review.
- CDP-39** Design commercial and industrial subdivisions and uses to prevent the intrusion of incompatible uses.
- CDP-40** Discourage scattered unplanned urban development.
- CDP-41** Establish a procedure for utilizing development agreements in conjunction with development proposals, and provide for the rezoning of property where development agreements are violated.
- CDP-42** Encourage the clustering of radio and other communication towers exceeding present zoning height requirements in specific locations in order to minimize overall visual impacts and discourage unplanned location of towers.
- CDP-43** Establish a threshold for when to use gross or net acreage to determine minimum parcel size in rural residential zones.
- CDP-44** Discourage urban growth in floodplains, aquifer recharge areas, scenic and historic sites, or other sensitive areas as specified in this *General Plan*.
- CDP-45** Refine existing design review guidelines for application to areas within urban limit lines and establish new and creative design guidelines for development nodes along the I-5 corridor area.
- CDP-46** Require a general plan of development and specific plan for large-scale development proposals, including planned communities and development nodes along the I-5 corridor.
- CDP-47** Reserve adequate sites for new and expanded public facilities needed to serve new growth and development and designate general locations for such facilities, including, but not limited to, schools, solid and liquid

waste disposal facilities, drainage facilities, fire stations, and County government buildings and facilities.

- CDP-48** Consider septic system and septage disposal limitations when determining areas suitable for new development not served by wastewater treatment facilities and assure that density standards allow adequate area for septage disposal.

STANDARDS FOR ESTABLISHMENT OF URBAN LIMIT LINES

To preserve agricultural land and promote orderly growth, the following standards shall be utilized in locating urban limit lines (ULLs):

- ULLs shall be established around the cities of Willows and Orland and the unincorporated communities of Artois, Butte City, Elk Creek and Hamilton City. In addition, ULLs may be established around planned communities and development nodes along the I-5 corridor as described in subsection 6.18.
- To the extent feasible, ULLs shall be coterminous with adopted Spheres of Influence for cities or special districts that provide services to unincorporated communities.
- ULLs shall encompass sufficient area to accommodate growth based on the population forecast for each community or development node established in the *General Plan*, the existing and anticipated 20-year service delivery capability for the city or special district, and a reasonable flexibility factor to allow for sufficient choice, recognizing that some property owners may choose to continue to farm their land.
- Where possible, ULLs shall follow roads, railroads, water courses or other physical boundaries.
- To provide for consistency in applying development standards, ULLs shall follow parcel lines, and when ULLs follow roadways, the entire right-of-way shall be included within the ULL.

STANDARDS FOR AMENDMENT OF URBAN LIMIT LINES

The following standards shall be utilized when considering individual requests for amendment to established urban limit lines (ULLs):

- An application for amendment to the *Glenn County General Plan* is filed pursuant to established procedures.
- The amendment is necessary to accommodate the growth of the affected city, community, or development node.

- Plans for development of the property to be included within the ULL are submitted with the amendment application.
- The nature of the development proposed is such that it will benefit from the urban services that can be provided within ULLs.
- Amendment of the ULL will provide for the orderly development of the affected city, community or development node.

STANDARDS FOR CONVERSION OF LAND WITHIN URBAN LIMIT LINES

Land located within ULLs that is designated for general agriculture shall be placed in an exclusive agricultural zone until such time as conversion is appropriate. Conversion shall be considered appropriate when the following standards are met:

- The property is contiguous on at least one side to existing development.
- Full urban services and infrastructure sufficient to serve urban development are either available or can be made available.
- Non-agricultural land suitable for like development is not available in near proximity, and the conversion of the property is necessary to meet growth demands of the community.

STANDARDS FOR REQUIRING ENVIRONMENTAL REVIEW FOR PERMITS ON LOTS IN ANTIQUATED SUBDIVISIONS

Environmental review, pursuant to the *Environmental Guidelines of Glenn County*, shall be required for development proposals on lots in antiquated subdivisions when the following conditions exist:

- The parcel is located in the unincorporated area of the county, outside any urban limit line.
- The parcel was created prior to the enactment of a local subdivision ordinance and the 1970 California Environmental Quality Act (CEQA).
- The parcel is undeveloped—i.e., it is used for agriculture or open space purposes.
- The parcel is zoned "FA" (Foothill Agricultural/Forestry), "AP" (Agricultural Preserve), or "AE" (Exclusive Agricultural).

- The parcel contains less than the minimum acreage specified in the applicable zone.

For purposes of this section, development proposals shall be defined as all applications for a residential building permit. The granting of such permits for lots located within such antiquated subdivisions shall be viewed as a discretionary project for the purposes enumerated above.

STANDARDS FOR ESTABLISHING NEW PLANNED COMMUNITIES AND DEVELOPMENT NODES ALONG THE I-5 CORRIDOR

The potential exists for new areas to be developed under the *General Plan* at key interchanges along I-5, as well as in other locations, following future *General Plan* amendments. New planned communities and development nodes shall be permitted within the unincorporated area of the county subject to the following standards:

- A general plan of development shall be submitted and approved.
- A specific plan shall be approved by the Board of Supervisors for each new planned community.
- An urban limit line shall be established for each new planned community and development node. To the extent they are applicable, the standards listed above for establishing urban limit lines shall apply when establishing urban limit lines.
- A development agreement shall be executed for all parcels within the new planned community or development node.
- Any new planned community or development within a development node shall provide for public services consistent with the performance criteria established in this *General Plan* for services within urban limit lines.
- Any new planned community or development within a development node shall be responsible for constructing and/or paying for on-site and off-site capital improvements necessary to serve the development.
- The establishment of a new planned community or development within a development node shall not result in the short-term or long-term reduction in the level of public services provided to existing development.

Implementation Strategies, Programs and Priorities:

- CDI-12** Establish standards in this *General Plan* for the land use classifications shown on the *Land Use Diagram*.

Implements policies: CDP-19 through CDP-21, CDP-25 through CDP-40, CDP-46, CDP 47, CDP-74, CDP-76, CDP-138, CDP-147

Priority: 1

Lead Agency: Glenn County Planning Department

Coordinating Agencies: Glenn County Board of Supervisors, Glenn County Planning Commission

CDI-13 Prepare and adopt a *Land Use Diagram* that is consistent with the goals and policies of this *General Plan*.

Implements policies: CDP-28 through CDP-32, CDP-34, CDP-37, CDP-40, CDP-44, CDP-47, CDP-48, CDP-74, CDP-76

Priority: 1

Lead Agency: Glenn County Planning Department

Coordinating Agencies: Glenn County Board of Supervisors, Glenn County Planning Commission

CDI-14 Apply zoning that is consistent with the *Land Use Diagram* and the standards set forth in this *General Plan*.

Implements policies: CDP-19, CDP-21, CDP-28, CDP-29, CDP-31 through CDP-37, CDP-40, CDP-43, CDP-44, CDP-47, CDP-48

Priority: 1

Lead Agency: Glenn County Planning Department

Coordinating Agencies: Glenn County Board of Supervisors, Glenn County Planning Commission

CDI-15 Approve the development of new planned communities consistent with the standards set forth in this *General Plan*.

Implements policies: CDP-22 through CDP-24, CDP-46

Priority: 1

Lead Agency: Glenn County Planning Department

Coordinating Agencies: Glenn County Board of Supervisors, Glenn County Planning Commission

CDI-16 As circumstances warrant, undertake more in-depth planning studies of recognized communities.

Implements policies: CDP-25, CDP-26

Priority: 2 and 3

Lead Agency: Glenn County Planning Department

Coordinating Agencies: Glenn County Board of Supervisors, Glenn County Planning Commission

CDI-18 Modify local procedures to provide for the use of development agreements in conjunction with development approvals, including a provision requiring rezoning if the development agreement is violated.

Implements policy: CDP-41

Priority: 1

Lead Agency: Glenn County Planning Department

Coordinating Agencies: Glenn County Board of Supervisors, Glenn County Planning Commission

CDI-19 On lots ten (10) acres or greater in size, allow cottage industries subject to issuance of an administrative permit; on lots less than ten (10) acres in size, allow cottage industries subject to issuance of a conditional use permit under the *Glenn County Zoning Code*.

Implements policy: CDP-38

Priority: 1

Lead Agency: Glenn County Planning Department

Coordinating Agencies: Glenn County Public Works Department, Glenn County Health Department, Glenn County Planning Commission, Glenn County Board of Supervisors

CDI-20 Identify areas within the county where it is desirable to locate radio and other communication towers and establish a permit procedure for such uses.

Implements policy: CDP-42

Priority: 1

Lead Agency: Glenn County Planning Department

Coordinating Agencies: Glenn County Board of Supervisors, Glenn County Planning Commission

CDI-21 Amend the *Glenn County Zoning Code* to include a threshold for use of gross or net acreage when determining minimum parcel sizes in rural residential zones.

Implements policy: CDP-43

Priority: 1

Lead Agency: Glenn County Planning Department

Coordinating Agencies: Glenn County Board of Supervisors, Glenn County Planning Commission

CDI-22 Apply design review guidelines to development proposals located within urban limit lines and development nodes along the I-5 corridor.

Implements policies: CDP-37, CDP-39, CDP-45, CDP-46

Priority: 2

Lead Agency: Glenn County Planning Department
Coordinating Agencies: Glenn County Board of Supervisors, Glenn County Planning Commission

CDI-23 Establish a city/county consultation and review process for development proposals located within urban limit lines.

Implements policies: CDP-27, CDP-49 through CDP-51

Priority: 1

Lead Agency: Glenn County Planning Department

Coordinating Agencies: Cities of Willows and Orland, Glenn County Public Works Department, Glenn County Health Department

CDI-25 Apply "M" (Industrial) zoning on all land designated for industrial use on the *Land Use Diagram* and enforce the regulations of the "M" classification to prevent the intrusion of nonindustrial uses into industrial areas.

Implements policy: CDP-33

Priority: 1

Lead Agency: Glenn County Planning Department

Coordinating Agencies: Glenn County Board of Supervisors, Glenn County Planning Commission

Impact #3.9-3: Land use incompatibilities and uncontrolled growth could occur if there is an absence of explicit communication and coordination in land use policy among the County and the municipalities in the county.

Conclusion: Significant impacts could occur in terms of land use inconsistencies and provision of adequate public services in the absence of effective controls to ensure that County land use policy and planning are consistent with policy and land use planning in Orland and Willows. The following *Policy Plan* policies and implementation measures are designed to effect coordination of land use policies in Glenn County at all levels of government. Assuming their adoption, impacts related to incompatible land uses that arise from lack of coordination among jurisdictions would be less than significant.

Policies: It shall be the policy of Glenn County to:

CDP-49 Provide an orderly framework for communication and coordination among the County and the cities of Willows and Orland regarding development, public services and improvements.

CDP-50 Afford the cities of Orland and Willows the opportunity to review and comment on matters within their adopted urban limit lines and consider their recommendations in rendering land use decisions.

- CDP-51** Encourage urban development proximate to incorporated cities to occur within incorporated cities first and within urban limit lines of incorporated cities upon satisfaction of all of the following:
- (a) The city will not consent to annex or annexation is not possible under State law
 - (b) Public service impacts of development are within service capabilities of the County and affected special districts
 - (c) The use and density is consistent with the County's *General Plan* and compatible with the appropriate city's *General Plan*.
- CDP-52** Seek equitable tax-sharing agreements for proposed annexations that address property tax, sales tax and (when applicable) redevelopment funds, in exchange for directing new urban development to incorporated cities.

Implementation Strategies, Programs and Priorities:

- CDI-23** Establish a city/county consultation and review process for development proposals located within urban limit lines.
- Implements policies: CDP-27, CDP-49 through CDP-51
 Priority: 1
 Lead Agency: Glenn County Planning Department
 Coordinating Agencies: Cities of Willows and Orland, Glenn County Public Works Department, Glenn County Health Department
- CDI-24** Develop a formal written strategy for use in future tax-sharing negotiations for annexations that addresses sales tax and (when applicable) redevelopment funds, as well as property taxes.
- Implements policy: CDP-52
 Priority: 2
 Lead Agency: Glenn County Board of Supervisors
 Coordinating Agency: County Counsel

3.9.3 MITIGATION MEASURES

All potentially significant impacts identified above will be mitigated to a less than significant level by Plan policies, standards, and implementation measures. Therefore, no mitigation measures are required.

3.10 TRANSPORTATION/CIRCULATION

3.10.1 SETTING

Transportation and circulation are discussed in Section 4.3 of the *Environmental Setting Technical Paper* and Section 3.0 of the *Community Development Issue Paper*.

3.10.2 IMPACTS

Impact Evaluation Criteria:

Transportation and circulation needs are closely tied to the location and distribution of land uses. Section 65302(b) of the Government Code requires that a circulation element must be included in a general plan. The circulation element must address the general location and extent of existing and proposed major thoroughfares, transportation routes, terminals, and other local public utilities and facilities, all correlated with the land use element.

No major increases in traffic levels on roadways within Glenn County are expected. The growth in traffic generally will be in relationship to population growth, which countywide, is forecast to be three percent per year. A functional classification system was developed to conform with forecast traffic levels during the planning period. For road sections on State highways, growth rates were used consistent with forecasts in *Route Concept Reports* prepared by Caltrans. For other road sections, growth rates were based on estimates of overall population growth and the distribution of this growth.

A separate five-level functional classification system has been established for areas within and outside urban areas, as follows: Principal Arterial, Minor Arterial, Major Collector, Minor Collector, and Local Street. These classifications are the same as those used in the *Regional Transportation Plan* (RTP), since the *General Plan* and RTP are required to be mutually compatible. The functional classifications have been tied directly to forecast volume and the nature of trip generators served, such as the population of urban centers, recreational centers, public facilities, industrial and commercial developments, intercounty connections, and transportation terminals.

Appendix G of the *CEQA Guidelines* states that a project will have a significant effect on the environment if it will cause an increase in traffic that is substantial in relation to the existing traffic load and capacity of the street system.

The standard used to evaluate the functioning of roadways is level of service (LOS). LOS measures operating conditions at an intersection or along a roadway segment in relation to traffic volume. LOS ranges from "A" to "F," with LOS A reflecting free traffic flow with few, if any, delays, while LOS F represents nearly total circulation gridlock for that intersection or roadway segment.

Impact #3.10-1: Development could occur under the Plan that would affect the development and maintenance of an efficient and effective roadway system.

Conclusion: As growth and development progress in Glenn County, increasing pressure on the roadway system could result in both direct and cumulative impacts to LOS at various intersections and road segments. Also, some developments, such as shopping centers or poorly located residential developments, can result in indirect traffic effects, since they could encourage the use of automobiles and/or fail to provide for alternative means of transportation. Cumulative traffic effects are common, and have not always been properly identified, planned for, and mitigated. Cumulative effects occur when a number of projects are approved, each of which may result in traffic effects that are not particularly

significant individually, but which result in severe impacts to LOS cumulatively over a period of time as the projects near buildout. The following *Policy Plan* provisions are designed to prevent or reduce these effects to a less than significant level. Furthermore, *General Plan* provisions relating to transportation have been explicitly designed to be compatible with the RTP. Therefore, implementation of the following Plan policies, standards, and implementation measures will simultaneously assure that the County's transportation policy is significantly compatible with implementation of the RTP.

Policies: It shall be the policy of Glenn County to:

- CDP-53** Support actions at the local level that assure roadways are adequate to accommodate present and future traffic.
- CDP-54** Encourage actions at the State level that support local needs for road improvements.
- CDP-55** Establish a minimum level of service for local roadways.
- CDP-56** Determine the impact proposed development will have on the local road system and assure that the established level of service is maintained.
- CDP-57** Require new development to pay its fair share for the improvement of roadways.
- CDP-58** Establish and maintain a functional classification system that identifies the 20-year function and lane requirements for the County road system.
- CDP-59** Limit access to Principal Arterial streets consistent with their primary function as carriers of through traffic.
- CDP-60** Utilize a road improvement project priority system based on facility condition and usage characteristics.

ROADWAY LEVEL OF SERVICE STANDARDS

Level of Service C shall be the standard for road segments and signalized intersections within the county. Exceptions to this standard where Level of Service D or E is forecast shall be granted only where it can be demonstrated that topography, environmental impacts, or other significant factors make the implementation of mitigation measures impractical. Level of Service F shall be unacceptable under all conditions.

ROAD DESIGN STANDARDS

For new construction or projects that upgrade geometric features, the following road design standards shall apply:

Design Hourly Volume	Traveled Way (ft.)	Paved Shoulder Each Side (ft.)	Total Roadbed Width (ft.)
100-200 vehicles/hour	22	6	34
Over 200 vehicles/hour	24	8	40

For roads on an approved bike plan, additional paved shoulder should be added so that the standard for a Type II bicycle facility is met.

Roadbed design should be reviewed on a case-by-case basis because of the significant variation in soil conditions within the county. In general, poor drainage of soils in the southern portions of the county create additional costs for roadbed construction.

Implementation Strategies, Programs and Priorities:

- CDI-26** Implement and maintain a pavement management system to protect the investment in existing roads.
- Implements policies: CDP-53, CDP-61
Priority: 1
Lead Agency: Glenn County Public Works Department
Coordinating Agency: Glenn County Board of Supervisors
- CDI-27** Undertake necessary improvements to reduce the potential for flooding of existing arterials and collectors.
- Implements policies: CDP-53, CDP-61, CDP-62
Priority: 1, 2, and 3
Lead Agency: Glenn County Public Works Department
Coordinating Agency: Glenn County Board of Supervisors
- CDI-29** Consider adoption of truck routes to minimize traffic impacts in the vicinity of urban development and reduce road maintenance costs.
- Implements policies: CDP-53, CDP-61
Priority: 1
Lead Agency: Glenn County Public Works Department
Coordinating Agency: Glenn County Board of Supervisors
- CDI-30** Install appropriate traffic control devices as conditions warrant, including traffic signals and stop signs.
- Implements policies: CDP-53, CDP-61
Priority: 1, 2, and 3
Lead Agency: Glenn County Public Works Department
Coordinating Agency: Glenn County Board of Supervisors

- CDI-31** Install left-turn lanes where conditions warrant.
- Implements policies: CDP-53, CDP-61
Priority: 1, 2, and 3
Lead Agency: Glenn County Public Works Department
Coordinating Agency: Glenn County Board of Supervisors
- CDI-32** Monitor accident records to identify high-accident locations and to recommend appropriate mitigation measures.
- Implements policies: CDP-53, CDP-61, CDP-62
Priority: 1, 2, and 3
Lead Agency: Glenn County Public Works Department
Coordinating Agency: Glenn County Board of Supervisors
- CDI-33** Work with Caltrans to assure a high level of maintenance for Interstate 5.
- Implements policy: CDP-54
Priority: 1, 2, and 3
Lead Agency: Glenn County Public Works Department
Coordinating Agency: Glenn County Board of Supervisors
- CDI-34** Implement level of service standards, as contained in this *General Plan*.
- Implements policy: CDP-55
Priority: 1
Lead Agency: Glenn County Public Works Department
Coordinating Agencies: Glenn County Planning Department, Glenn County Planning Commission, Glenn County Board of Supervisors
- CDI-35** Require appropriate traffic studies as a part of development project review and approval.
- Implements policy: CDP-56
Priority: 1
Lead Agency: Glenn County Planning Department
Coordinating Agencies: Glenn County Public Works Department, Glenn County Board of Supervisors, Glenn County Planning Commission
- CDI-36** Establish developer impact fees and apply them to development permits.
- Implements policy: CDP-57
Priority: 1
Lead Agency: Glenn County Public Works Department
Coordinating Agencies: Glenn County Planning Department, Glenn County Board of Supervisors, Glenn County Planning Commission

- CDI-37** Adopt and utilize the functional classification system outlined in this *General Plan*.
- Implements policy: CDP-58
 Priority: 1
 Lead Agency: Glenn County Public Works Department
 Coordinating Agencies: Glenn County Planning Department, Glenn County Board of Supervisors, Glenn County Planning Commission
- CDI-38** Implement driveway access standards as outlined in this *General Plan*.
- Implements policy: CDP-59
 Priority: 1
 Lead Agency: Glenn County Public Works Department
 Coordinating Agency: Glenn County Planning Department
- CDI-39** Develop a road improvement project priority system based on facility condition and usage characteristics.
- Implements policies: CDP-53, CDP-60, CDP-75, CDP-76
 Priority: 1
 Lead Agency: Glenn County Public Works Department
 Coordinating Agency: Glenn County Board of Supervisors
- CDI-43** Request Caltrans and the U.S. Forest Service to participate in the upgrading of Forest Highway 7 as funds become available.
- Implements policies: CDP-54, CDP-71
 Priority: 2
 Lead Agency: Glenn County Public Works Department
 Coordinating Agency: Glenn County Board of Supervisors

Impact #3.10-2: As growth occurs and traffic increases, the potential for traffic safety to be compromised increases.

Conclusion: Direct and cumulative traffic effects can proportionally increase potential traffic hazards. Since the potential for increased traffic is significant, it is assumed that the effects on traffic safety are potentially equally significant. The following *Policy Plan* provisions are designed to reduce these safety effects to a less than significant level.

Policies: It shall be the policy of Glenn County to:

- CDP-61** Support the improvement of all State and local roads to adopted design standards.
- CDP-62** Support the implementation of improved safety measures for at-grade rail crossings.

Implementation Strategies, Programs and Priorities:

- CDI-26** Implement and maintain a pavement management system to protect the investment in existing roads.
- Implements policies: CDP-53, CDP-61
 Priority: 1
 Lead Agency: Glenn County Public Works Department
 Coordinating Agency: Glenn County Board of Supervisors
- CDI-27** Undertake necessary improvements to reduce the potential for flooding of existing arterials and collectors.
- Implements policies: CDP-53, CDP-61, CDP-62
 Priority: 1, 2, and 3
 Lead Agency: Glenn County Public Works Department
 Coordinating Agency: Glenn County Board of Supervisors
- CDI-28** Establish different road base standards for the northern and southern sections of the county that reflect differing soil conditions.
- Implements policy: CDP-61
 Priority: 1
 Lead Agency: Glenn County Public Works Department
 Coordinating Agencies: Glenn County Planning Department, Glenn County Board of Supervisors
- CDI-29** Consider adoption of truck routes to minimize traffic impacts in the vicinity of urban development and reduce road maintenance costs.
- Implements policies: CDP-53, CDP-61
 Priority: 1
 Lead Agency: Glenn County Public Works Department
 Coordinating Agency: Glenn County Board of Supervisors
- CDI-30** Install appropriate traffic control devices as conditions warrant, including traffic signals and stop signs.
- Implements policies: CDP-53, CDP-61
 Priority: 1, 2, and 3
 Lead Agency: Glenn County Public Works Department
 Coordinating Agency: Glenn County Board of Supervisors
- CDI-31** Install left-turn lanes where conditions warrant.
- Implements policies: CDP-53, CDP-61

Priority: 1, 2, and 3
Lead Agency: Glenn County Public Works Department
Coordinating Agency: Glenn County Board of Supervisors

CDI-32 Monitor accident records to identify high-accident locations and recommend appropriate mitigation measures.

Implements policies: CDP-53, CDP-61, CDP-62
Priority: 1, 2, and 3
Lead Agency: Glenn County Public Works Department
Coordinating Agency: Glenn County Board of Supervisors

Impact #3.10-3: Growth under the Plan will impact the roadway system and transportation in general. This will make it increasingly difficult for public agencies to fund necessary expansion and improvement of the transportation system to accommodate growth and maintain roadway safety standards.

Conclusion: Along with significant growth-induced impacts to the roadway system will come direct and cumulative growth-induced demand for funds to make necessary roadway and transportation system improvements to ensure roadway safety standards and levels of service are maintained. The following *Policy Plan* provisions are intended to provide for increased transportation funding proportional to growth in the county and the need for roadway and other transportation improvements. Additionally, the County will soon adopt a *Capital Improvements Plan* to identify funding needs and an *Impact Mitigation Fees Program* to identify funding sources for the traffic/circulation system. Assuming adoption of the following *Policy Plan* provisions and the *Capital Improvements Plan* and *Impact Mitigation Fees Program* for transportation, the fiscal impact of growth and development on transportation will be less than significant.

Policies: It shall be the policy of Glenn County to:

CDP-63 Utilize transportation funds from State and federal sources to address transportation needs.

CDP-64 Support the development of assessment districts to upgrade existing roads to adopted design standards where safety hazards are identified.

Implementation Strategies, Programs and Priorities:

CDI-40 Obtain the County's fair share of formula and discretionary transportation funds from State and federal sources.

Implements policy: CDP-63
Priority: 1, 2, and 3
Lead Agency: Glenn County Public Works Department
Coordinating Agencies: Glenn County Board of Supervisors, Caltrans

CDI-41 Undertake studies to determine where use of road improvement assessment districts may be most feasible.

Implements policy: CDP-64

Priority: 2

Lead Agency: Glenn County Public Works Department

Coordinating Agency: Glenn County Planning Department

Impact #3.10-4: As growth proceeds under the Plan, transportation can become increasingly affected should there be a lack of coordinated effort among various public agencies and jurisdictions and consistency among the RTP, County and city general plans, specific plans, community plans, et cetera.

Conclusion: Direct and cumulative transportation effects would occur if local and regional general plans, community plans, redevelopment plans, and other policy mechanisms are not mutually consistent and compatible with respect to regional transportation impacts and the RTP. It is particularly critical that potential cumulative transportation effects of projects are considered, not only locally, but regionally among the various jurisdictions likely to be affected. Assuming adoption of the following *Policy Plan* provisions, this impact would be reduced to a less than significant level.

Policies: It shall be the policy of Glenn County to:

CDP-65 Support the Social Services Transportation Advisory Council.

CDP-66 Support the efforts of the Glenn County Transportation Commission to update the *Regional Transportation Plan* every 10 years and incorporate changes every two years.

CDP-67 Coordinate development of major transportation corridors with adjacent counties.

CDP-68 Coordinate development of County roads within urban limit lines with adjacent cities.

CDP-69 Coordinate the development of transportation plans with private operators and transportation users.

CDP-70 Support the involvement of the general public in all phases of transportation planning and programming.

Implementation Strategies, Programs and Priorities:

CDI-42 Appoint a coordinator within the Public Works Department to assure that other agency and public involvement is routinely sought prior to actions at the local level.

Implements policies: CDP-65 through CDP-70
Priority: 1
Lead Agency: Glenn County Board of Supervisors
Coordinating Agency: Glenn County Public Works Department

Impact #3.10-5: Growth under the Plan could hinder economic development if the transportation system is not expanded and upgraded proportional with growth and development.

Conclusion: Failure to provide for expansion of the roadway and transportation system to accommodate growth can directly and cumulatively affect economic growth by failing to provide businesses with the necessary transportation facilities to serve their work forces, logistically support their operations, and efficiently reach their markets. The following *Policy Plan* provisions will reduce this impact to a less than significant level.

Policies: It shall be the policy of Glenn County to:

- CDP-71** Support the rehabilitation and widening of Forest Highway 7 to two travel lanes west from Highway 162 into Mendocino County.
- CDP-72** Emphasize aviation-related uses at the two County airports (Willows Glenn County Airport and Orland Haigh Field Airport).
- CDP-73** Support continued operation and expansion, where feasible, of existing private rail and bus transportation.
- CDP-74** Reserve for commercial/industrial development land with transportation advantages, including access to freeway interchanges and rail services, where consistent with other *General Plan* policies.
- CDP-75** Give consideration to farm-to-market transportation when prioritizing road improvements.
- CDP-76** Recognize that transportation and land use are closely linked and that transportation system decisions must be consistent with local land use planning and decision-making.

Implementation Strategies, Programs and Priorities:

- CDI-39** Develop a road improvement project priority system based on facility condition and usage characteristics.

Implements policies: CDP-53, CDP-60, CDP-75, CDP-76
Priority: 1
Lead Agency: Glenn County Public Works Department
Coordinating Agency: Glenn County Board of Supervisors

- CDI-43** Request Caltrans and the U.S. Forest Service to participate in the upgrading of Forest Highway 7 as funds become available.
- Implements policies: CDP-54, CDP-71
 Priority: 2
 Lead Agency: Glenn County Public Works Department
 Coordinating Agency: Glenn County Board of Supervisors
- CDI-44** Assure that the County's economic development strategy and airport master plans emphasize aviation-related uses.
- Implements policy: CDP-72
 Priority: 1
 Lead Agency: Glenn County Planning Department
 Coordinating Agencies: Glenn County Board of Supervisors, Glenn Chamber of Commerce Economic Development, Inc., Tri-County Economic Development Corporation
- CDI-45** Assure that the County's economic development strategy provides a basis for continued operation and expansion of private rail and bus operations.
- Implements policy: CDP-73
 Priority: 1
 Lead Agency: Glenn County Planning Department
 Coordinating Agencies: Glenn County Board of Supervisors, Glenn Chamber of Commerce Economic Development, Inc., Tri-County Economic Development Corporation

Impact #3.10-6: Without expansion of transportation modes that provide alternatives to the private automobile, traffic and air quality impacts will intensify as growth occurs under the Plan.

Conclusion: Traffic effects would be directly and cumulative significant in the absence of alternative transportation, including public mass transportation. These effects will be less than significant when the following *Policy Plan* policies, standards, and implementation measures are adopted. Note that *Policy Plan* provisions listed under Impact #3.10-5 above provide for expansion of bus, rail, and aviation services to the county.

Policies: It shall be the policy of Glenn County to:

- CDP-77** Serve as a focus for public transit planning and operations.
- CDP-78** Utilize cost-efficiency guidelines in making decisions about new or existing public transit services.
- CDP-79** Support improvements in specialized transportation services provided by public and private non-profit corporations, with adequate coordination among other providers.

- CDP-80** Support conducting a detailed feasibility study of fixed-route service between Orland and Chico as soon as possible, and between Orland and Willows within five years.
- CDP-81** Utilize a countywide bicycle plan that identifies long-range needs for routes and facilities to serve commuters and recreational riders.

BICYCLE FACILITY STANDARDS

The following bicycle facility standards shall be utilized in designing bicycle facilities in locations specified on an approved Bicycle Plan.

Class I Bikeway: Two-way facility with exclusive right-of-way with crossings by motorists minimized. Minimum paved width shall be eight (8) feet with a minimum two (2) foot graded area on each side. The facility shall have a minimum horizontal clearance of two (2) feet and a minimum vertical clearance of eight (8) feet. A wide separation between bike paths and adjacent highways is recommended, and bike paths closer than five (5) feet shall include a physical barrier preventing bicyclists from encroaching onto the highway.

Class II Bikeway: One-way facility designated by the use of striping (six inches solid white strip) and pavement markings. Minimum width of bike lane is as follows: four (4) feet where there is no curb or parking; three (3) feet where there is a curb and no parking; five (5) feet where there is striped parking; twelve (12) feet where there is unstriped parking with a vertical curb; and eleven (11) feet where there is unstriped parking with a rolled curb. Raised barriers shall not be used to delineate bike lanes.

Class III Bikeway: Shared facilities with either motorists or pedestrians where bicycle use is secondary. No surface markings are required, and there are no minimum widths designated. Designation generally should include features to promote bicycle usage, such as removing parking, correcting surface irregularities, and a high level of maintenance. Sidewalks should only be used under special circumstances.

PUBLIC TRANSIT SERVICE STANDARDS

The following standards shall guide the implementation of new public transit service and evaluation of existing services:

- °Population in Service Area: Minimum 50 percent of county population.
- °Cost per one-way passenger trip: \$3.50 (1991 costs) for demand-responsive service, and \$5.00 for fixed-route service. These cost standards should be reevaluated annually.
- °Farebox Recovery Ratio: 20 percent systemwide, 10 percent fixed-route after six months of operation.

Implementation Strategies, Programs and Priorities:

- CDI-46** Provide a high profile for public transit related activities in the County Public Works Department.
- Implements policy: CDP-77
Priority: 3
Lead Agency: Glenn County Public Works Department
Coordinating Agency: Glenn County Board of Supervisors
- CDI-47** Develop cost-efficiency guidelines for use when making decisions about new and existing public transit services.
- Implements policies: CDP-78, CDP-79
Priority: 1
Lead Agency: Glenn County Public Works Department
Coordinating Agency: Glenn County Transportation Commission
- CDI-48** Budget for and undertake a detailed feasibility study of fixed-route service between Orland and Chico, and between Orland and Willows.
- Implements policy: CDP-79, CDP-80
Priority: 2
Lead Agency: Glenn County Public Works Department
Coordinating Agency: Glenn County Transportation Commission
- CDI-49** Undertake specific studies leading to a detailed countywide bicycle plan and adopt the study recommendations as a part of the *General Plan* when they are completed.
- Implements policy: CDP-81
Priority: 1
Lead Agency: Glenn County Planning Department
Coordinating Agencies: Glenn County Public Works Department, Glenn County Transportation Commission

3.10.3 MITIGATION MEASURES

All potentially significant impacts identified above will be mitigated to a less than significant level by Plan policies, standards, and implementation measures. Therefore, no mitigation measures are required.

3.11 HOUSING

3.11.1 SETTING

Housing is discussed in Section 4.4 of the *Environmental Setting Technical Paper* and Section 4.0 of the *Community Development Issue Paper*.

3.11.2 IMPACTS

Impact Evaluation Criteria:

It is the State of California's goal to provide adequate housing to all residents of California. The thrust of this housing section is to comply with the housing requirements of both the State and the Tri-County Planning Council as appropriate staff levels and funding resources become available to the County. By identifying local housing needs, adopting appropriate goals and policies, and providing local legislation and programs to meet these needs, the County may be more effective in addressing the housing needs of its residents.

Government Code Section 65583 requires a general plan housing element to include four basic components:

- A review of the previous housing element's goals, policies, programs and objectives to ascertain the effectiveness of each factor and the overall effectiveness of the element.
- An assessment of housing needs and an inventory of resources and constraints relevant to the meeting of these needs. This assessment can be found in the *Environmental Setting Technical Paper* (Section 4.4) and the *Community Development Issue Paper* (Section 4.0).
- A statement of the County's goals, quantified objectives, and policies relative to the maintenance, improvement, and development of housing. These policy statements are in the *Policy Plan* and are presented below as appropriate. The quantified objectives are summarized below in Table 3-2.
- A program that sets forth a five-year schedule of actions the County is taking or intends to undertake to implement the policies and achieve the goals and objectives through the administration of land use and development controls, provision of regulatory concessions, and the use of appropriate State and federal financing and subsidy programs when available.

State law requires that housing policy spans a specified time frame. While the *Glenn County General Plan* will span the planning period 1992-2012, the housing element, by law, will cover the period 1992-1997 and must be comprehensively updated in 1997.

It shall be considered a significant impact if the County fails to: provide safe, affordable housing for all current and future households residing in the county; provide reasonable housing choices; maintain high quality standards and energy efficiency standards for housing stock; correct existing blight conditions; provide housing opportunities for all income levels and special needs groups (i.e., elderly, large families, families with female head of household, farm workers, disabled, homeless).

Impact #3.11-1: Growth and development under the Plan could affect the availability of safe, affordable housing for all households residing in unincorporated Glenn County.

Conclusion: Without proper controls on growth and development, this effect could **be directly and cumulatively significant**. **Adoption of the following *Policy Plan* provisions will reduce the effect to a less than significant level.**

Policies: It shall be the policy of Glenn County to:

- CDP-82** Advocate and support proposed State and federal actions that will create a positive, stable climate for housing production.
- CDP-83** Wherever appropriate, facilitate the use of federal or State programs that can assist in development of new housing consistent with identified countywide housing needs and adopted local plans and programs.
- CDP-84** Support efforts that coordinate and improve the ability of the housing delivery system to effectively respond to local housing needs.
- CDP-85** Encourage and participate in efforts to achieve economies and efficiencies that will facilitate production of quality affordable housing.
- CDP-86** Promote balanced, orderly growth to minimize unnecessary development costs that add to the cost of housing.

Quantified Objective:

- CDO-1** Construct 661 dwellings by 1997 (to include 139 dwellings for very-low income category, 108 dwellings for low-income category, 139 dwellings for moderate income category and 275 dwellings for above-moderate income category), which equals Glenn County's regional share.

Implementation Strategies, Programs, Priorities and Five-Year Action Plan:

- CDI-54** Investigate formation of a Redevelopment Agency and adoption of redevelopment plans for blighted areas of unincorporated communities that will address their critical housing needs.

Implements policies: CDP-83, CDP-84, CDP-91, CDP-92, CDP-94, CDP-96, CDP-98, CDP-103

Priority: 2

Lead Agency: Glenn County Planning Department

Year: 1994-1997

Coordinating Agencies: Glenn County Community Services Department; Glenn County Redevelopment Agency, County Board of Supervisors, Glenn County Planning Commission, County Counsel

Funding Source: Redevelopment funds

CDI-55 Allocate a portion of any future redevelopment housing set-aside funds for the purchase of sites for low- and moderate-income housing, to be land-banked or used for the development of assisted housing.

Implements policies: CDP-83, CDP-87, CDP-91, CDP-103, CDP-104
Priority/Year: Upon adoption of redevelopment plans
Lead Agency: Glenn County Redevelopment Agency
Coordinating Agencies: Glenn County Planning Department, Glenn County Board of Supervisors
Funding Source: Redevelopment funds

CDI-58 Work with and assist those developers who are willing to provide low-and moderate-income housing by taking all necessary and proper actions to expedite processing and approvals for such projects, such as prompt completion of staff reports and scheduling of hearings, providing needed information, and assistance with the application process for State and/or federal housing assistance programs. Through communication and correspondence with legislators, support State and federal actions that create a positive, stable climate for housing production.

Implements policies: CDP-82, CDP-83, CDP-84, CDP-87, CDP-91
Priority: 1
Year: 1993 and ongoing
Lead Agency: Glenn County Planning Department
Coordinating Agencies: Glenn County Redevelopment Agency, Glenn County Community Services Department
Funding Source: General fund, redevelopment funds

CDI-61 Implement the density bonus requirements in State law. Government Code Section 65915 provides that a local government shall grant a density bonus of at least 25 percent and an additional incentive, or financially equivalent incentive(s), to a developer of a housing development agreeing to construct at least:

- 20% of the units for lower-income households; or
- 10% of the units for very low-income households; or
- 50% of the units for senior citizens.

Implements policies: CDP-84, CDP-87, CDP-91, CDP-105
Priority: 1
Year: 1993
Lead Agency: Glenn County Planning Department
Coordinating Agencies: Glenn County Board of Supervisors, Glenn County Planning Commission
Funding Source: General fund

CDI-62 Continue to investigate ways to encourage urban infill. Current development policies are analyzed in this *General Plan* update and

programs formulated for providing incentives, such as permitting higher densities under certain conditions, permitting mixed uses in certain locations, expediting processing of site plans, redevelopment, et cetera.

Implements policies: CDP-86, CDP-87, CDP-89, CDP-91, CDP-96, CDP-97

Priority: 1

Year: 1993

Lead Agency: Glenn County Planning Department

Coordinating Agencies: Glenn County Board of Supervisors, Glenn County Planning Commission

Funding Source: General fund

CDI-66 Encourage developers to make application for Farmers Home Administration (FmHA) 502 Interest Subsidy programs and work with and assist those developers. Take all necessary and proper actions to expedite processing and approvals for such projects.

Implements policies: CDP-83, CDP-87, CDP-91, CDP-103, CDP-104

Priority: 1

Year: 1993 and ongoing

Lead Agency: Glenn County Community Services Department

Coordinating Agencies: Glenn County Planning Department, Glenn County Planning Commission, Glenn County Board of Supervisors

Funding Source: Farmers Home Administration

CDI-67 Encourage developers to make application for FmHA 515 loans to subsidize the construction of rental housing for low- and moderate-income families and elderly persons, and work with and assist those developers. Take all necessary and proper actions to expedite processing and approvals of such projects.

Implements policies: CDP-83, CDP-87, CDP-91, CDP-103, CDP-104

Priority: 1

Year: 1993 and ongoing

Lead Agency: Glenn County Community Services Department

Coordinating Agencies: Glenn County Planning Department, Glenn County Planning Commission, Glenn County Board of Supervisors

Funding Source: Farmers Home Administration

CDI-68 Make application to the State of California to fund housing under the HCD Farm Worker Housing Grant Program (FWHG) for low-income agricultural worker renters and owners and the Office of Migrant Services (OMS) grant for temporary housing and support services to migrant families.

Implements policies: CDP-83, CDP-103, CDP-104

Priority: 1
Year: 1993 and ongoing
Lead Agency: Glenn County Community Services Department
Coordinating Agency: Glenn County Board of Supervisors
Funding Source: State Department of Housing and Community Development

CDI-69 Encourage developers to make application for the Rental Housing Construction Program (RHCP), which provides low interest, deferred payment loans for new construction of rental units affordable to low-income households. Work with and assist those developers, and take all necessary and proper actions to expedite processing and approvals for such projects.

Implements policies: CDP-83, CDP-103, CDP-104
Priority: 1
Year: 1993 and ongoing
Lead Agency: Glenn County Community Services Department
Coordinating Agencies: Glenn County Planning Department, Glenn County Planning Commission, Glenn County Board of Supervisors
Funding Source: California Housing Finance Agency

CDI-70 Make application, or encourage nonprofit sponsors to make application, for FmHA 514/516 allocations for rentals that provide a combination of grants and loans to finance the construction of Migrant Farm Worker Rental Housing.

Implements policies: CDP-83, CDP-103, CDP-104
Priority: 1
Year: 1993 and ongoing
Lead Agency: Glenn County Community Services Department
Coordinating Agency: Glenn County Board of Supervisors
Funding Source: Farmers Home Administration

CDI-71 Construct or work with special districts to assure the construction of necessary infrastructure to allow for construction of all housing types, including higher-density multi-family housing. Assistance to special districts shall include provision for needed capital projects in the County's *Capital Improvements Plan*, provision of technical assistance with applications for State and/or federal funding, and assistance with required fee studies for implementation of mitigation fees for capital facilities.

Implements policies: CDP-84, CDP-86, CDP-89, CDP-97
Priority: 1
Year: 1993 and ongoing
Lead Agency: Glenn County Public Works Department
Coordinating Agency: Glenn County Board of Supervisors

Funding Source: Special assessments, user fees, redevelopment funds, CDBG funds

CDI-73 Continue to review innovations and cost-saving materials and techniques that will provide the same quality construction at a lower cost to the consumer. Provide annual progress reports to the local chapter of the Building Industry Association and make them available to the public at the Building Department counter.

Implements policies: CDP-84, CDP-85, CDP-105
Priority: 1
Year: 1993 and ongoing
Lead Agency: Glenn County Building Department
Coordinating Agency: Glenn County Planning Department
Funding Source: Building permit fees

CDI-78 Continue to work with the Community Housing Improvement Program (CHIP) or other nonprofit corporations that provide similar services, to provide housing opportunities for low- and moderate-income households by assisting CHIP in locating suitable sites and making redevelopment housing set-aside funds available at low interest rates to finance housing construction and/or rehabilitation.

Implements policies: CDP-83, CDP-84 CDP-92, CDP-93, CDP-98, CDP-104
Priority: 1
Year: 1993 and ongoing
Lead Agency: Glenn County Community Services Department
Coordinating Agency: Glenn County Board of Supervisors
Funding Source: General fund, redevelopment funds

Impact #3.11-2: Growth and development under the Plan may restrict the choices available to Glenn County residents of housing locations.

Conclusion: This effect could be directly and cumulatively significant if unregulated growth and development were allowed to occur in a way that precludes the option for residential use. When adopted, the following *Policy Plan* provisions will reduce this effect to a less than significant level.

Policies: It shall be the policy of Glenn County to:

CDP-87 Accommodate and encourage development of a full range of housing types in the unincorporated communities of Glenn County.

CDP-88 Maintain a sufficient inventory of developable land to accommodate timely development of needed new housing.

CDP-89 Direct new housing development to areas within urban limit lines where essential public facilities can be provided and where appropriate employment, commercial and educational services are available.

Quantified Objective:

CDO-2 Designation of sufficient land for residential development to accommodate the land required for new development through 1997.

Implementation Strategies, Programs, Priorities and Five-Year Action Plan:

CDI-50 Prepare a five-year land use plan update that will set aside sufficient land area within urban limit lines to meet future residential needs through 1997 and allow sufficient land choice and inhibit inflated land values due to potential monopoly of growth areas.

Implements policy: CDP-88

Priority: 1

Year: 1993

Lead Agency: Glenn County Planning Department

Coordinating Agencies: Glenn County Board of Supervisors, Glenn County Planning Commission

Funding Source: General fund

CDI-51 Include in this *General Plan* and the accompanying *Capital Improvements Plan* and *Impact Mitigation Fee Program* the identification of infrastructure and service limitations that inhibit housing development and identify programs and resources to address short-term and long-term needs.

Implements policies: CDP-89, CDP-91, CDP-97

Priority: 1

Year: 1993

Lead Agency: Glenn County Planning Department

Coordinating Agencies: Glenn County Board of Supervisors, Glenn County Planning Commission

Funding Source: General fund

CDI-52 Amend the *Glenn County Zoning Code* to allow emergency shelters and transitional housing as conditional uses in zones applied to sites designated for residential, commercial and public uses. The standardized conditions under which emergency shelters and transitional housing will be approved include:

- The site is located within reasonable access to public agencies and transportation services
- Public services and facilities are available to the site
- Uniform Housing Code standards for space requirements are met

- Reduced parking standards will apply

Implements policies: CDP-87, CDP-103, CDP-104

Priority: 1

Year: 1993

Lead Agency: Glenn County Planning Department

Coordinating Agencies: Glenn County Board of Supervisors, Glenn County Planning Commission

Funding Source: General fund

CDI-55 Allocate a portion of any future redevelopment housing set-aside funds for the purchase of sites for low- and moderate-income housing, to be land-banked or used for the development of assisted housing.

Implements policies: CDP-83, CDP-87, CDP-91, CDP-103, CDP-104

Priority/Year: Upon adoption of redevelopment plans

Lead Agency: Glenn County Redevelopment Agency

Coordinating Agencies: Glenn County Planning Department, Glenn County Board of Supervisors

Funding Source: Redevelopment funds

CDI-56 Utilize the Redevelopment Agency, if established, to identify suitable sites for assisted housing, and assist in providing for the development of infrastructure improvements to serve those sites.

Implements policies: CDP-88, CDP-89, CDP-91, CDP-97

Priority/Year: Upon establishment of Redevelopment Agency

Lead Agency: Glenn County Redevelopment Agency

Funding Source: Redevelopment funds

CDI-58 Work with and assist those developers who are willing to provide low-and moderate-income housing by taking all necessary and proper actions to expedite processing and approvals for such projects, such as prompt completion of staff reports and scheduling of hearings, providing needed information, and assistance with the application process for State and/or federal housing assistance programs. Through communication and correspondence with legislators, support State and federal actions that create a positive, stable climate for housing production.

Implements policies: CDP-82, CDP-83, CDP-84, CDP-87, CDP-91

Priority: 1

Year: 1993 and ongoing

Lead Agency: Glenn County Planning Department

Coordinating Agencies: Glenn County Redevelopment Agency, Glenn County Community Services Department

Funding Source: General fund, redevelopment funds

CDI-60 Encourage non-profit sponsors to make application for HUD Section 202 allocations for construction of rental housing for senior citizens and the handicapped by assisting sponsors in locating appropriate sites and considering the use of CDBG funds, redevelopment funds, and/or other available resources to either write down the cost of the site or fund infrastructure improvements. Take all actions necessary and proper to expedite processing and approval of such projects.

Implements policies: CDP-87, CDP-91, CDP-103, CDP-104

Priority: 1

Year: 1993 and ongoing

Lead Agency: Glenn County Community Services Department

Coordinating Agencies: Glenn County Planning Department, Glenn

County Board of Supervisors, nonprofit sponsors

Funding Source: CDBG funds, redevelopment funds

CDI-61 Implement the density bonus requirements in State law. Government Code Section 65915 provides that a local government shall grant a density bonus of at least 25 percent and an additional incentive, or financially equivalent incentive(s), to a developer of a housing development agreeing to construct at least:

°20% of the units for lower-income households; or

°10% of the units for very low-income households; or

°50% of the units for senior citizens.

Implements policies: CDP-84, CDP-87, CDP-91, CDP-105

Priority: 1

Year: 1993

Lead Agency: Glenn County Planning Department

Coordinating Agencies: Glenn County Board of Supervisors, Glenn

County Planning Commission

Funding Source: General fund

CDI-62 Continue to investigate ways to encourage urban infill. Current development policies are analyzed in this *General Plan* update and programs formulated for providing incentives such as permitting higher densities under certain conditions, permitting mixed uses in certain locations, expediting processing of site plans, redevelopment, et cetera.

Implements policies: CDP-86, CDP-87, CDP-89, CDP-91, CDP-96, CDP-97

Priority: 1

Year: 1993

Lead Agency: Glenn County Planning Department

Coordinating Agencies: Glenn County Board of Supervisors, Glenn

County Planning Commission

Funding Source: General fund

CDI-66 Encourage developers to make application for Farmers Home Administration (FmHA) 502 Interest Subsidy programs and work with and assist those developers. Take all necessary and proper actions to expedite processing and approvals for such projects.

Implements policies: CDP-83, CDP-87, CDP-91, CDP-103, CDP-104

Priority: 1

Year: 1993 and ongoing

Lead Agency: Glenn County Community Services Department

Coordinating Agencies: Glenn County Planning Department, Glenn

County Planning Commission, Glenn County Board of Supervisors

Funding Source: Farmers Home Administration

CDI-67 Encourage developers to make application for FmHA 515 loans to subsidize the construction of rental housing for low- and moderate-income families and elderly persons, and work with and assist those developers. Take all necessary and proper actions to expedite processing and approvals of such projects.

Implements policies: CDP-83, CDP-87, CDP-91, CDP-103, CDP-104

Priority: 1

Year: 1993 and ongoing

Lead Agency: Glenn County Community Services Department

Coordinating Agencies: Glenn County Planning Department, Glenn

County Planning Commission, Glenn County Board of Supervisors

Funding Source: Farmers Home Administration

CDI-71 Construct or work with special districts to assure the construction of necessary infrastructure to allow for construction of all housing types, including higher-density multi-family housing. Assistance to special districts shall include provision for needed capital projects in the County's *Capital Improvements Plan*, provision of technical assistance with applications for State and/or federal funding, and assistance with required fee studies for implementation of mitigation fees for capital facilities.

Implements policies: CDP-84, CDP-86, CDP-89, CDP-97

Priority: 1

Year: 1993 and ongoing

Lead Agency: Glenn County Public Works Department

Coordinating Agency: Glenn County Board of Supervisors

Funding Source: Special assessments, user fees, redevelopment funds, CDBG funds

CDI-74 Continue to require the first floors of multi-family developments to accommodate access and use by the elderly and handicapped.

Implements policy: CDP-87
Priority: 1
Year: 1993 and ongoing
Lead Agency: Glenn County Building Department
Coordinating Agency: Glenn County Planning Department
Funding Source: Building permit fees

Impact #3.11-3: Existing and future housing stock will deteriorate and require maintenance or other action to meet Plan housing standards and correct or prevent blight.

Conclusion: As the planning period proceeds, deterioration of housing stock will occur. Some housing stock has already deteriorated (presumably) below County, State, and federal housing standards. This problem will grow as additional population growth and development proceed unless proper planning policies, controls, and funding are implemented. The following *Policy Plan* provisions address this impact and reduce it to a less than significant level.

Policies: It shall be the policy of Glenn County to:

- CDP-90** Facilitate the removal of all unsafe, substandard dwellings that cannot be cost-effectively repaired.
- CDP-91** Encourage development of sound new housing on vacant land within existing neighborhoods that have the necessary infrastructure and services.
- CDP-92** Support and encourage all public and private efforts to rehabilitate and improve the existing housing stock, with a special focus on the communities of Artois, North East Willows, Elk Creek and Butte City.
- CDP-93** Promote public awareness of the need for housing and neighborhood conservation.
- CDP-94** Support actions that foster and maintain high levels of owner-occupancy, particularly in those neighborhoods where housing quality is declining.
- CDP-95** Promote development of public policies and regulations that provide incentives for proper maintenance of owner-occupied and rental housing.
- CDP-96** Manage development of land within and adjacent to existing neighborhoods to avoid potentially adverse impacts on the living environment.
- CDP-97** Encourage proper maintenance of essential public services and facilities in residential developments.

CDP-98 Encourage use of available public and private housing rehabilitation assistance programs in neighborhoods where such action is needed to ensure preservation of the living environment, with a special focus on the communities of Artois, North East Willows, Elk Creek and Butte City.

CDP-99 Facilitate maximum use of federal and State programs that can assist very-low and lower-income homeowners to properly maintain their dwelling units.

Quantified Objectives:

CDO-3 Rehabilitation of 68 dwellings through 1997 (to include 14 dwellings for very-low income category, 11 dwellings for low-income category, 14 dwellings for moderate-income category and 29 dwellings for above-moderate income category).

CDO-4 Conservation of existing dwellings through 1997 through objectives established in CDO-6 and CDO-7.

Implementation Strategies, Programs, Priorities and Five-Year Action Plan:

CDI-51 Include in this *General Plan* and the accompanying *Capital Improvements Plan* and *Impact Mitigation Fee Program* the identification of infrastructure and service limitations that inhibit housing development and identify programs and resources to address short-term and long-term needs.

Implements policies: CDP-89, CDP-91, CDP-97

Priority: 1

Year: 1993

Lead Agency: Glenn County Planning Department

Coordinating Agencies: Glenn County Board of Supervisors, Glenn County Planning Commission

Funding Source: General fund

CDI-54 Investigate formation of a Redevelopment Agency and adoption of redevelopment plans for blighted areas of unincorporated communities that will address their critical housing needs.

Implements policies: CDP-83, CDP-84, CDP-91, CDP-92, CDP-94, CDP-96, CDP-98, CDP-103

Priority: 2

Lead Agency: Glenn County Planning Department

Year: 1994-1997

Coordinating Agencies: Glenn County Community Services Department, Glenn County Redevelopment Agency, County Board of Supervisors, Glenn County Planning Commission, County Counsel

Funding Source: Redevelopment funds

CDI-55 Allocate a portion of any future redevelopment housing set-aside funds for the purchase of sites for low- and moderate-income housing, to be land-banked or used for the development of assisted housing.

Implements policies: CDP-83, CDP-87, CDP-91, CDP-103, CDP-104
Priority/Year: Upon adoption of redevelopment plans
Lead Agency: Glenn County Redevelopment Agency
Coordinating Agencies: Glenn County Planning Department, Glenn County Board of Supervisors
Funding Source: Redevelopment funds

CDI-56 Utilize the Redevelopment Agency, if established, to identify suitable sites for assisted housing, and assist in providing for the development of infrastructure improvements to serve those sites.

Implements policies: CDP-88, CDP-89, CDP-91, CDP-97
Priority/Year: Upon establishment of Redevelopment Agency
Lead Agency: Glenn County Redevelopment Agency
Funding Source: Redevelopment funds

CDI-57 Review County policies related to housing conservation and adopt new policies and procedures as necessary. This will include, but not be limited to, apartment and mobile home park conversions, rental housing, et cetera.

Implements policies: CDP-94, CDP-95
Priority: 1
Year: 1993 and ongoing
Lead Agency: Glenn County Planning Department
Coordinating Agencies: Glenn County Community Services Department, Glenn County Board of Supervisors
Funding Source: General fund

CDI-58 Work with and assist those developers who are willing to provide low and moderate-income housing by taking all necessary and proper actions to expedite processing and approvals for such projects, such as prompt completion of staff reports and scheduling of hearings, providing needed information, and assistance with the application process for State and/or federal housing assistance programs. Through communication and correspondence with legislators, support State and federal actions that create a positive, stable climate for housing production.

Implements policies: CDP-82, CDP-83, CDP-84, CDP-87, CDP-91
Priority: 1
Year: 1993 and ongoing
Lead Agency: Glenn County Planning Department

Coordinating Agencies: Glenn County Redevelopment Agency, Glenn County Community Services Department
Funding Source: General fund, redevelopment funds

CDI-60 Encourage nonprofit sponsors to make application for HUD Section 202 allocations for construction of rental housing for senior citizens and the handicapped by assisting sponsors in locating appropriate sites, and considering the use of CDBG funds, redevelopment funds, and/or other available resources to either write down the cost of the site or fund infrastructure improvements. Take all actions necessary and proper to expedite processing and approval of such projects.

Implements policies: CDP-87, CDP-91, CDP-103, CDP-104

Priority: 1

Year: 1993 and ongoing

Lead Agency: Glenn County Community Services Department

Coordinating Agencies: Glenn County Planning Department, Glenn County Board of Supervisors, nonprofit sponsors

Funding Source: CDBG funds, redevelopment funds

CDI-61 Implement the density bonus requirements in State law. Government Code Section 65915 provides that a local government shall grant a density bonus of at least 25 percent and an additional incentive, or financially equivalent incentive(s), to a developer of a housing development agreeing to construct at least:

- 20% of the units for lower-income households; or
- 10% of the units for very low-income households; or
- 50% of the units for senior citizens.

Implements policies: CDP-84, CDP-87, CDP-91, CDP-105

Priority: 1

Year: 1993

Lead Agency: Glenn County Planning Department

Coordinating Agencies: Glenn County Board of Supervisors, Glenn County Planning Commission

Funding Source: General fund

CDI-62 Continue to investigate ways to encourage urban infill. Current development policies are analyzed in this *General Plan* update and programs formulated for providing incentives, such as permitting higher densities under certain conditions, permitting mixed uses in certain locations, expediting processing of site plans, redevelopment, et cetera.

Implements policies: CDP-86, CDP-87, CDP-89, CDP-91, CDP-96, CDP-97

Priority: 1

Year: 1993

Lead Agency: Glenn County Planning Department
Coordinating Agencies: Glenn County Board of Supervisors, Glenn
County Planning Commission
Funding Source: General fund

CDI-64 Apply for Community Development Block Grant (CDBG) funds for housing rehabilitation in target areas in the communities of Artois, North East Willows, Elk Creek and Butte City. These efforts will be closely coordinated with the County's representative at the State Department of Housing and Community Development. Include room additions for severely over-crowded owner households in the housing rehabilitation program.

Implements policies: CDP-92, CDP-97, CDP-98, CDP-99, CDP-103
Priority: 1
Year: 1993 and ongoing
Lead Agency: Glenn County Community Services Department
Coordinating Agencies: Glenn County Planning Department, Glenn
County Board of Supervisors
Funding Source: General fund

CDI-65 Apply for housing rehabilitation funds and assist property owners in applying for funds through the California Housing Rehabilitation Program Rental Component (CHRP-R), the State Rental Rehabilitation Program (SRRP), and the California Energy Conservation Rehabilitation Program (CECRP).

Implements policies: CDP-92, CDP-98, CDP-99, CDP-103
Priority: 1
Year: 1995
Lead Agency: Glenn County Community Services Department
Coordinating Agency: Glenn County Board of Supervisors
Funding Source: General fund

CDI-66 Encourage developers to make application for Farmers Home Administration (FmHA) 502 Interest Subsidy programs and work with and assist those developers. Take all necessary and proper actions to expedite processing and approvals for such projects.

Implements policies: CDP-83, CDP-87, CDP-91, CDP-103, CDP-104
Priority: 1
Year: 1993 and ongoing
Lead Agency: Glenn County Community Services Department
Coordinating Agencies: Glenn County Planning Department, Glenn
County Planning Commission, Glenn County Board of Supervisors
Funding Source: Farmers Home Administration

CDI-67 Encourage developers to make application for FmHA 515 loans to subsidize the construction of rental housing for low- and moderate-income families and elderly persons, and work with and assist those developers. Take all necessary and proper actions to expedite processing and approvals of such projects.

Implements policies: CDP-83, CDP-87, CDP-91, CDP-103, CDP-104

Priority: 1

Year: 1993 and ongoing

Lead Agency: Glenn County Community Services Department

Coordinating Agencies: Glenn County Planning Department, Glenn

County Planning Commission, Glenn County Board of Supervisors

Funding Source: Farmers Home Administration

CDI-71 Construct or work with special districts to assure the construction of necessary infrastructure to allow for construction of all housing types, including higher-density multi-family housing. Assistance to special districts shall include provision for needed capital projects in the County's *Capital Improvements Plan*, provision of technical assistance with applications for State and/or federal funding, and assistance with required fee studies for implementation of mitigation fees for capital facilities.

Implements policies: CDP-84, CDP-86, CDP-89, CDP-97

Priority: 1

Year: 1993 and ongoing

Lead Agency: Glenn County Public Works Department

Coordinating Agency: Glenn County Board of Supervisors

Funding Source: Special assessments, user fees, redevelopment funds,

CDBG funds

CDI-72 Maintain and monitor a current inventory of all substandard housing units.

Implements policy: CDP-90

Priority: 1

Year: 1993 and ongoing

Lead Agency: Glenn County Community Services Department

Coordinating Agency: Glenn County Planning Department

Funding Source: Building permit fees

CDI-76 Inspect housing on receiving complaints regarding health and safety problems and require compliance with applicable codes.

Implements policies: CDP-90, CDP-93, CDP-94, CDP-95

Priority: 1

Year: 1993 and ongoing

Lead Agency: Glenn County Building Department

Coordinating Agency: Glenn County Health Department

Funding Source: Fees, fines

CDI-77 Require demolition of vacant dilapidated dwellings that are not economically feasible to improve to code standards.

Implements policy: CDP-90

Priority: 1

Year: 1993 and ongoing

Lead Agency: Glenn County Building Department

Coordinating Agency: Glenn County Board of Supervisors

Funding Source: Fees, fines, CDBG funds

CDI-78 Continue to work with the Community Housing Improvement Program (CHIP) or other nonprofit corporations that provide similar services to provide housing opportunities for low- and moderate-income households by assisting CHIP in locating suitable sites and making redevelopment housing set-aside funds available at low interest rates to finance housing construction and/or rehabilitation.

Implements policies: CDP-83, CDP-84, CDP-92, CDP-93, CDP-98, CDP-104

Priority: 1

Year: 1993 and ongoing

Lead Agency: Glenn County Community Services Department

Coordinating Agency: Glenn County Board of Supervisors

Funding Source: General fund, redevelopment funds

Impact #3.11-4: Growth and development under the Plan may bring about conditions that adversely affect the availability of housing opportunities for all income levels.

Conclusion: Without effective regulation, this impact could be directly and cumulatively significant. Adoption of the following *Policy Plan* provisions will reduce this impact to a less than significant level.

Policies: It shall be the policy of Glenn County to:

CDP-100 Encourage enforcement of fair housing laws throughout the county.

CDP-101 Support programs that increase employment and economic opportunities.

CDP-102 Encourage development of a range of housing types for all income levels in proximity to existing and planned employment centers.

Quantified Objective:

CDO-5 Provide referral services for housing discrimination complaints to appropriate State and federal agencies through 1997.

Implementation Strategies, Programs, Priorities and Five-Year Action Plan:

CDI-63 Designate the Glenn County Community Services Department as the local referral agency to direct residents with discrimination complaints to the State Department of Fair Employment and Housing. Publicize this service through the local media, schools, libraries, the post office, and local housing advocacy groups.

Implements policy: CDP-100
Priority: 1
Year: 1993 and ongoing
Lead Agency: Glenn County Community Services Department
Coordinating Agency: Glenn County Planning Department
Funding Source: General fund

CDI-79 Support economic development programs and strategies set forth in Section 5.3.5 (Economic Development) of the *Policy Plan*.

Implements policies: CDP-101, CDP-102
Priority: 1
Year: 1993 and ongoing
Lead Agency: Glenn County Board of Supervisors
Coordinating Agencies: Glenn County Planning Department, Glenn Chamber of Commerce Economic Development Inc., Tri-County EDC, Cities of Willows and Orland
Funding Source: General fund, State and federal grants

Impact #3.11-5: Improper housing design standards can result in inefficient energy consumption.

Conclusion: This effect can be significant, both directly and cumulatively in proportion to the number of energy-inefficient units. Adoption of the following *Policy Plan* provision will reduce the effect to a less than significant level.

Policies: All policies, implementation standards and programs contained in the *Glenn County Energy Element* are incorporated herein by reference.

Impact #3.11-6: A housing shortage may arise under the Plan for special needs groups (elderly, large families, families with female heads of household, farm workers, disabled and homeless).

Conclusion: This impact could be both directly and cumulatively significant as growth and development proceed under the Plan. Adoption of the following *Policy Plan* provisions will reduce this impact to a less than significant level.

Policies: It shall be the policy of Glenn County to:

- CDP-103** Encourage full use of federal and State housing assistance programs that can enable persons with unmet housing needs to obtain decent, affordable housing.
- CDP-104** Support the development of housing plans and programs, including new publicly-subsidized housing, that maximize housing choice for special needs groups and lower-income households commensurate with need.
- CDP-105** To the extent possible, implement adopted land development and resource management policies without imposing regulations that have the effect of excluding housing for special needs groups and lower-income households.

Quantified Objectives:

- CDO-6** Rental assistance to an annual average of 100 households through 1997 (to include 36 very-low income category households, 28 low-income category households and 36 moderate-income category households).
- CDO-7** Homeowner assistance to an annual average of 55 households through 1997 (to include 20 very-low income category households, 15 low-income category households, and 20 moderate-income category households).

Implementation Strategies, Programs, Priorities and Five-Year Action Plan:

- CDI-52** Amend the *Glenn County Zoning Code* to allow emergency shelters and transitional housing as conditional uses in zones applied to sites designated for residential, commercial and public uses. The standardized conditions under which emergency shelters and transitional housing will be approved include:
- The site is located within reasonable access to public agencies and transportation services
 - Public services and facilities are available to the site
 - Uniform Housing Code standards for space requirements are met
 - Reduced parking standards will apply

Implements policies: CDP-87, CDP-103, CDP-104

Priority: 1

Year: 1993

Lead Agency: Glenn County Planning Department

Coordinating Agencies: Glenn County Board of Supervisors, Glenn County Planning Commission

Funding Source: General fund

- CDI-53** Develop and maintain an inventory of publicly-owned land within the unincorporated area and analyze that land for potential housing sites. If appropriate sites are identified, the County will approach developers and

funding agencies to facilitate development of the sites with assisted housing.

Implements policy: CDP-104

Priority: 1

Year: 1993 and ongoing

Lead Agency: Glenn County Community Services Department

Coordinating Agency: Glenn County Planning Department

Funding Source: General fund, CDBG Technical Assistance grant

CDI-54 Investigate formation of a Redevelopment Agency and adoption of redevelopment plans for blighted areas of unincorporated communities that will address their critical housing needs.

Implements policies: CDP-83, CDP-84, CDP-91, CDP-92, CDP-94, CDP-96, CDP-98, CDP-103

Priority: 2

Lead Agency: Glenn County Planning Department

Year: 1994-1997

Coordinating Agencies: Glenn County Community Services Department,

Glenn County Redevelopment Agency, County Board of Supervisors,

Glenn County Planning Commission, County Counsel

Funding Source: Redevelopment funds

CDI-55 Allocate a portion of any future redevelopment housing set-aside funds for the purchase of sites for low- and moderate-income housing to be land-banked or used for the development of assisted housing.

Implements policies: CDP-83, CDP-87, CDP-91, CDP-103, CDP-104

Priority/Year: Upon adoption of redevelopment plans

Lead Agency: Glenn County Redevelopment Agency

Coordinating Agencies: Glenn County Planning Department, Glenn

County Board of Supervisors

Funding Source: Redevelopment funds

CDI-59 Support the continued implementation of the Section 8 Existing rent subsidy program, which provides rent subsidies directly to participants' landlords, and support attempts to secure additional funding for expanded programs.

Implements policy: CDP-103

Priority: 1

Year: 1993 and ongoing

Lead Agency: Glenn County Community Services Department

Coordinating Agency: Glenn County Board of Supervisors

Funding Source: General fund

CDI-60 Encourage non-profit sponsors to make application for HUD Section 202 allocations for construction of rental housing for senior citizens and the handicapped by assisting sponsors in locating appropriate sites, and considering the use of CDBG funds, redevelopment funds, and/or other available resources to either write down the cost of the site or fund infrastructure improvements. Take all actions necessary and proper to expedite processing and approval of such projects.

Implements policies: CDP-87, CDP-91, CDP-103, CDP-104

Priority: 1

Year: 1993 and ongoing

Lead Agency: Glenn County Community Services Department

Coordinating Agencies: Glenn County Planning Department, Glenn

County Board of Supervisors, nonprofit sponsors

Funding Source: CDBG funds, redevelopment funds

CDI-61 Implement the density bonus requirements in State law. Government Code Section 65915 provides that a local government shall grant a density bonus of at least 25 percent, and an additional incentive, or financially equivalent incentive(s), to a developer of a housing development agreeing to construct at least:

- 20% of the units for lower-income households; or
- 10% of the units for very low-income households; or
- 50% of the units for senior citizens.

Implements policies: CDP-84, CDP-87, CDP-91, CDP-105

Priority: 1

Year: 1993

Lead Agency: Glenn County Planning Department

Coordinating Agencies: Glenn County Board of Supervisors, Glenn County Planning Commission

Funding Source: General fund

CDI-64 Apply for Community Development Block Grant (CDBG) funds for housing rehabilitation in target areas in the communities of Artois, North East Willows, Elk Creek and Butte City. These efforts will be closely coordinated with the County's representative at the State Department of Housing and Community Development. Include room additions for severely overcrowded owner households in the housing rehabilitation program.

Implements policies: CDP-92, CDP-97, CDP-98, CDP-99, CDP-103

Priority: 1

Year: 1993 and ongoing

Lead Agency: Glenn County Community Services Department

Coordinating Agencies: Glenn County Planning Department, Glenn County Board of Supervisors

Funding Source: General fund

CDI-65 Apply for housing rehabilitation funds and assist property owners in applying for funds through the California Housing Rehabilitation Program Rental Component (CHRP-R), the State Rental Rehabilitation Program (SRRP), and the California Energy Conservation Rehabilitation Program (CECRP).

Implements policies: CDP-92, CDP-98, CDP-99, CDP-103

Priority: 1

Year: 1995

Lead Agency: Glenn County Community Services Department

Coordinating Agency: Glenn County Board of Supervisors

Funding Source: General fund

CDI-66 Encourage developers to make application for Farmers Home Administration (FmHA) 502 Interest Subsidy programs and work with and assist those developers. Take all necessary and proper actions to expedite processing and approvals for such projects.

Implements policies: CDP-83, CDP-87, CDP-91, CDP-103, CDP-104

Priority: 1

Year: 1993 and ongoing

Lead Agency: Glenn County Community Services Department

Coordinating Agencies: Glenn County Planning Department, Glenn

County Planning Commission, Glenn County Board of Supervisors

Funding Source: Farmers Home Administration

CDI-67 Encourage developers to make application for FmHA 515 loans to subsidize the construction of rental housing for low- and moderate-income families and elderly persons, and work with and assist those developers. Take all necessary and proper actions to expedite processing and approvals of such projects.

Implements policies: CDP-83, CDP-87, CDP-91, CDP-103, CDP-104

Priority: 1

Year: 1993 and ongoing

Lead Agency: Glenn County Community Services Department

Coordinating Agencies: Glenn County Planning Department, Glenn

County Planning Commission, Glenn County Board of Supervisors

Funding Source: Farmers Home Administration

CDI-68 Make application to the State of California to fund housing under the HCD Farm Worker Housing Grant Program (FWHG) for low-income agricultural worker renters and owners and the Office of Migrant Services (OMS) grant for temporary housing and support services to migrant families.

Implements policies: CDP-83, CDP-103, CDP-104
Priority: 1
Year: 1993 and ongoing
Lead Agency: Glenn County Community Services Department
Coordinating Agency: Glenn County Board of Supervisors
Funding Source: State Department of Housing and Community Development

CDI-69 Encourage developers to make application for the Rental Housing Construction Program (RHCP), which provides low interest, deferred payment loans for new construction of rental units affordable to low-income households. Work with and assist those developers and take all necessary and proper actions to expedite processing and approvals for such projects.

Implements policies: CDP-83, CDP-103, CDP-104
Priority: 1
Year: 1993 and ongoing
Lead Agency: Glenn County Community Services Department
Coordinating Agencies: Glenn County Planning Department, Glenn County Planning Commission, Glenn County Board of Supervisors
Funding Source: California Housing Finance Agency

CDI-70 Make application, or encourage nonprofit sponsors to make application, for FmHA 514/516 allocations for rentals that provide a combination of grants and loans to finance the construction of Migrant Farm Worker Rental Housing.

Implements policies: CDP-83, CDP-103, CDP-104
Priority: 1
Year: 1993 and ongoing
Lead Agency: Glenn County Community Services Department
Coordinating Agency: Glenn County Board of Supervisors
Funding Source: Farmers Home Administration

CDI-73 Continue to review innovations and cost-saving materials and techniques that will provide the same quality construction at a lower cost to the consumer. Provide annual progress reports to the local chapter of the Building Industry Association and make them available to the public at the Building Department counter.

Implements policies: CDP-84, CDP-85, CDP-105
Priority: 1
Year: 1993 and ongoing
Lead Agency: Glenn County Building Department
Coordinating Agency: Glenn County Planning Department

Funding Source: Building permit fees

CDI-75 Continue to analyze setback requirements, lot design criteria, review procedures, parking requirements, and road standards and modify each of these where feasible to reduce development costs.

Implements policy: CDP-105

Priority: 1

Year: 1993 and ongoing

Lead Agency: Glenn County Planning Department

Coordinating Agencies: Glenn County Board of Supervisors, Glenn County Planning Commission

Funding Source: General fund

CDI-78 Continue to work with the Community Housing Improvement Program (CHIP) or other non-profit corporations that provide similar services, to provide housing opportunities for low- and moderate-income households by assisting CHIP in locating suitable sites and making redevelopment housing set-aside funds available at low interest rates to finance housing construction and/or rehabilitation.

Implements policies: CDP-83, CDP-84, CDP-92, CDP-93, CDP-98, CDP-104

Priority: 1

Year: 1993 and ongoing

Lead Agency: Glenn County Community Services Department

Coordinating Agency: Glenn County Board of Supervisors

Funding Source: General fund, redevelopment funds

CDI-80 Provide incentives to developers for development of multifamily units with three or more bedrooms.

Implements policies: CDP-103, CDP-104

Priority: 1

Year: 1993 and ongoing

Lead Agency: Glenn County Planning Department

Coordinating Agencies: Glenn County Planning Commission, Glenn County Board of Supervisors

3.11.3 MITIGATION MEASURES

All potentially significant impacts identified above will be mitigated to a less than significant level by Plan policies, standards, and implementation measures. Therefore, no mitigation measures are required.

3.12 PUBLIC SERVICES AND UTILITIES

3.12.1 SETTING

Public services and facilities are discussed in Section 4.5 of the *Environmental Setting Technical Paper* and Section 5.0 of the *Community Development Issue Paper*.

3.12.2 IMPACTS

Impact Evaluation Criteria:

The provision of public services and facilities is directly tied to land use and growth, circulation, housing and economic development. Section 65302(b) of the Government Code requires the circulation element to address existing and proposed public utilities and facilities. Because the location and distribution of new public facilities is dependent on established land use patterns, the issue of public services and facilities should be correlated with the land use element.

There are a multitude of public service providers in Glenn County, including community services districts, irrigation districts, public utility districts, fire districts, school districts, and other special districts. These districts are self-governing and are not subject to County control. The County must coordinate its plans for growth and development with these districts in order to assure that services can be provided on a timely basis to areas planned for development, including areas within urban limit lines.

The availability of adequate public services is critical to the County's economic development effort, and is touched upon in several sections of the *Policy Plan*. In addition to the implementation measures and priorities established in the *Policy Plan*, the *Capital Improvements Plan* that will be prepared in conjunction with this *General Plan* update addresses needed capital facilities, financing methods and project priorities.

As part of the *General Plan*, level of service standards have been established in the *Policy Plan* for public services. It is intended that these standards be used to evaluate the impact of development on the various services and to evaluate distribution and expansion needs.

Impact #3.12-1: Growth and development under the Plan will strain existing public services and facilities and utilities and create demand for expanded services and facilities.

Conclusion: This impact could be directly and cumulatively significant. In the absence of adequate planning for this impact, there would soon be a shortfall of service capacity related to schools, fire and police protection, water and wastewater treatment, and other necessary, often legally mandated services. Adoption of the following *Policy Plan* provisions would reduce the effect to a less than significant level.

Policies: It shall be the policy of Glenn County to:

CDP-106 Establish level of service standards for public services that can be used to evaluate the impact of development on the various services and service distribution and expansion needs.

- CDP-107** Utilize urban limit lines as an official definition of the interface between future urban and agricultural uses and to identify areas set aside for those types of uses that benefit from urban services.
- CDP-108** Require new development within urban limit lines to connect to sewer and water services when available and discourage installation of septic tanks in urban areas. When sewer and water services are not immediately available, commitments to serve in the future shall be obtained from service providers prior to development approval.
- CDP-109** Encourage new urban development to occur within urban limit lines as an extension of existing urbanized areas to provide necessary services in the most efficient manner.
- CDP-110** Discourage extension of public facilities that would generate growth in areas inconsistent with the policies of this *General Plan*.
- CDP-111** Coordinate with the cities of Orland and Willows to develop policies and standards relating to building construction, public utility connections, sewer and water service, and other matters related to cost-effective development of unincorporated areas within urban limit lines.
- CDP-112** Require improvements for development within urban limit lines to be constructed to full County standard, including public roads.
- CDP-113** Encourage the expansion of private and special district utility systems consistent with the adopted *General Plan*.
- CDP-114** Encourage vacant or undeveloped land within existing urban areas and presently served by public services to develop first.
- CDP-115** Encourage the coordination of service efforts of special districts.
- CDP-116** Encourage LAFCo to amend Spheres of Influence for cities and special districts to be coterminous with County-adopted urban limit lines.
- CDP-117** Require new parcels created under the parcel map procedure within urban limit lines to meet County public road standards.
- CDP-118** Restrict growth in foothill and mountain communities to densities that may be supported by existing services until adequate services can be provided.
- CDP-119** Determine whether special districts are capable of meeting their service commitments; in the event they are not, consider formation of County Service Areas, other special districts or assessment districts, to deliver services as needed within urban limit lines.

- CDP-120** Undertake the siting of new wastewater treatment facilities as a coordinated effort between the County, cities and special districts.
- CDP-121** Within the communities of Willows, Orland and Hamilton City, collect and treat all wastewater at a single facility within each community.
- CDP-122** Place a high priority on the extension of sewer service to West Orland and to the South Orland area in the interest of protecting public health and safety and a valuable ground water recharge area.
- CDP-123** Maintain and periodically review minimum parcel standards for lots created without public or community water service.
- CDP-124** Maintain coordination and cooperation between the County and water purveyors and encourage special districts to comply with State law by referring capital projects to the County for review and evaluation for consistency with the *General Plan*.
- CDP-125** Site future fire and police stations to enable minimum acceptable response times to service calls.

LEVEL OF SERVICE STANDARDS FOR PUBLIC SERVICES

The following standards shall guide the determination that levels of service are adequate for proposed development:

Police Protection: Staffing ratio of one officer per 1,000 population. Response time of 5 minutes inside urban limit lines, 15 minutes outside urban limit lines.

Fire Protection: ISO rating of no less than 8 for rural areas. ISO rating of no less than 5 for areas within urban limit lines.

Water Service: Community water system/hookup required for lots less than 10,000 square feet or larger than 10,000 square feet but less than 2 acres where no public or community sewage disposal system is available.

Sewer Service: Community sewage disposal system/hookup required for lots less than 10,000 square feet or larger than 10,000 square feet but less than 2 acres where no public or community water system is available.

Parks: Ratio of 5 acres of developed parks per 1,000 population.

Minimum park size of 5 acres.

Payment of in-lieu fees: Only payment of fees shall be required for subdivisions containing 356 lots or less, except for a condominium project, stock cooperative, or community apartment project where dedication of land may be required for fewer lots, or except for areas of new planned communities under a specific plan where payment of fees, dedication of land, or a combination thereof may be required.

Formula for determining in-lieu fees: Average cost per acre of land zoned and assessed for single-family residential use, based on the proportionate acreage requirement calculated by the per capita ratio of 5 acres of land per 1,000 population.

Implementation Strategies, Programs and Priorities:

- CDI-81** Amend the *Glenn County Subdivision Ordinance* and *Glenn County Zoning Code* to conform to the standards for connection to sewer and water systems set forth in this *General Plan* and prohibit installation of new individual septic tanks and wells when community services are available.
- Implements policy: CDP-108
Priority: 1
Lead Agency: Glenn County Planning Department
Coordinating Agencies: Glenn County Board of Supervisors, Glenn County Planning Commission
- CDI-82** Prior to approval of subdivisions, parcel maps and conditional use permits, applicants shall be required to obtain commitments to serve new development within urban limit lines from service providers when services are not immediately available.
- Implements policy: CDP-108
Priority: 1
Lead Agency: Glenn County Planning Department
Coordinating Agencies: Special Districts, City of Orland, City of Willows
- CDI-83** Formally request LAFCo to amend special district boundaries and City Spheres of Influence to be coterminous with County-adopted urban limit lines and refer proposed district annexations to the County for review and comment.
- Implements policies: CDP-110, CDP-113, CDP-116
Priority: 1
Lead Agency: Glenn County Planning Department
Coordinating Agencies: Glenn County Local Agency Formation Commission, Glenn County Board of Supervisors

- CDI-84** Convene a task force composed of representatives of Glenn County and the cities of Willows and Orland to formulate a memorandum of understanding that establishes uniform policies and standards for building construction, public utility connections, sewer and water service, and other matters related to cost-effective development of unincorporated areas within city urban limit lines.
- Implements policy: CDP-111
Priority: 2
Lead Agency: Glenn County Planning Department
Coordinating Agencies: Glenn County Public Works Department, Glenn County Board of Supervisors, Glenn County Building Department, City of Orland, City of Willows
- CDI-85** Amend the *Glenn County Subdivision Ordinance* and *Glenn County Zoning Code* to require improvements for development within urban limit lines to be constructed to full County standard, including public roads.
- Implements policies: CDP-112, CDP-117
Priority: 1
Lead Agency: Glenn County Planning Department
Coordinating Agencies: Glenn County Board of Supervisors, Glenn County Planning Commission, Glenn County Public Works Department
- CDI-86** Provide private and special district utility systems with copies of the *General Plan* and refer all proposed *General Plan* amendments and development proposals to affected systems and districts for review and comment.
- Implements policy: CDP-113
Priority: 1
Lead Agency: Glenn County Planning Department
Coordinating Agencies: Special districts, other system operators
- CDI-87** Formally request all private and special district utility systems to refer planned capital projects to the County for review and evaluation for consistency with the *General Plan*.
- Implements policies: CDP-113, CDP-124
Priority: 1
Lead Agency: Glenn County Board of Supervisors
Coordinating Agencies: Glenn County Planning Department, Glenn County Public Works Department, special districts, other system operators
- CDI-88** Direct development in the foothill and mountain regions to the Elk Creek area.

Implements policy: CDP-118, NRP-1, NRP-16
Priority: 1
Lead Agency: Glenn County Planning Department
Coordinating Agencies: Glenn County Board of Supervisors, Glenn
County Planning Commission

CDI-89 Request that LAFCo initiate studies of existing special districts and cities including an inventory of those agencies and their maximum service areas and service capacities.

Implements policies: CDP-106, CDP-113, CDP-115, CDP-119
Priority: 2
Lead Agency: Glenn County Planning Department
Coordinating Agencies: Glenn County Local Agency Formation
Commission, Glenn County Board of Supervisors

CDI-90 Request that LAFCo adopt standards and procedures for evaluating service plans submitted by cities and special districts with annexation/reorganization applications.

Implements policies: CDP-106, CDP-108, CDP-113, CDP-115, CDP-119
Priority: 1
Lead Agency: Glenn County Planning Department
Coordinating Agencies: Glenn County Local Agency Formation
Commission, Glenn County Board of Supervisors

CDI-91 Request that LAFCo study and make recommendations regarding the consolidation, formation, and/or dissolution of special districts, as appropriate, to meet service needs within urban limit lines/Spheres of Influence.

Implements policy: CDP-119
Priority: 2
Lead Agency: Glenn County Planning Department
Coordinating Agencies: Glenn County Local Agency Formation
Commission, Glenn County Board of Supervisors

CDI-92 Initiate a study of the formation of County Service Areas and assessment districts to deliver services as needed.

Implements policy: CDP-119, CDP-127, CDP-130
Priority: 2
Lead Agency: Glenn County Public Works Department
Coordinating Agencies: Glenn County Planning Department, Glenn
County Board of Supervisors

- CDI-93** Enter into joint powers agreement(s) with the cities of Willows and Orland and appropriate special districts to coordinate the siting of new wastewater treatment facilities and to limit treatment facilities to a single facility within each community.
- Implements policies: CDP-120, CDP-121
Priority: 2
Lead Agency: Glenn County Public Works Department
Coordinating Agencies: City of Orland, City of Willows, Glenn County Board of Supervisors, special districts
- CDI-94** Designate the extension of sewer service to West Orland and the South Orland area as a priority item in the County's capital improvements program.
- Implements policy: CDP-122
Priority: 1
Lead Agency: Glenn County Public Works Department
Coordinating Agency: Glenn County Board of Supervisors, Glenn County Planning Department
- CDI-95** Request that the Environmental Health Department review minimum parcel size standards for areas without public or community water service for adequacy as new information becomes available (e.g., soil surveys, new regulations).
- Implements policy: CDP-123
Priority: 1
Lead Agency: Glenn County Planning Department
Coordinating Agencies: Glenn County Health Department, Glenn County Board of Supervisors
- CDI-96** Amend the *Glenn County Zoning Code* and *Subdivision Ordinance* to require that applications for new communities, specific plans, planned developments, and other large-scale projects include a fiscal impact analysis (including impacts on general County government services) and a plan for providing services, including provision for full funding and long-term maintenance of facilities, and demonstrating that there are adequate concentrations of population to support operation and maintenance of facilities.
- CDI-111** Annually review response times with fire and police service providers to determine if additional sites for fire and police stations should be incorporated into County plans and/or development approvals.
- Implements policy: CDP-125
Priority: 2

Lead Agency: Glenn County Planning Department
Coordinating Agencies: Fire districts, Glenn County Sheriff

Impact #3.12-2: Along with impacts to public services and facilities as described above will come impacts related to the ability of the County to provide funding for such facilities.

Conclusion: This impact could be directly and cumulatively significant. Adoption of the following *Policy Plan* provisions would reduce this impact to a less than significant level.

Policies: It shall be the policy of Glenn County to:

- CDP-126** Require new planned communities to demonstrate that public services and facilities can be fully funded through private and/or public sources and that adequate provision has been made for long-term maintenance of facilities.
- CDP-127** Develop programs to assist with infrastructure financing when such assistance is determined to be in the best interest of the County, using a mix of techniques.
- CDP-128** Evaluate use of the redevelopment process to correct infrastructure and other deficiencies within blighted areas of unincorporated communities.
- CDP-129** Consider the impacts of growth and development on general County government services when developing cost recovery plans and considering new development proposals.
- CDP-130** Utilize County Service Areas when new service delivery agencies are required to retain control and avoid a proliferation of small special purpose governmental units. Consider establishment of a countywide County Service Area that can provide a variety of public services.
- CDP-131** Approve supplemental school mitigation fees for those instances where supplemental fees are necessary to meet the facility funding needs of a school district and where other methods of school financing are not adequate. "Supplemental school mitigation fees" shall mean payments made to a school district by a developer of a residential, commercial or industrial project to mitigate the impact on school facilities caused by the project in addition to fees imposed pursuant to Government Code Section 65995.
- CDP-132** Grant a discretionary land use approval for residential, commercial or industrial development only if the school district or districts within whose boundaries the development is planned first certifies to the Board of Supervisors that:
- The subject development will not significantly impact school facilities,

- The developer has paid in full the supplemental school mitigation fees corresponding to the development, or
- That the developer has arranged and agreed to mitigate the impact on school facilities in some other manner satisfactory to the district, consistent with the district's financing plan.

As used in this policy, "discretionary land use approval" means a zoning change, general plan amendment, any other legislative action, and certification or approval of a negative declaration (ND) or an environmental impact report (EIR) pursuant to the California Environmental Quality Act (CEQA).

This policy shall apply only if the affected school district has:

- Adopted a facilities plan
- Adopted a school financing plan describing the sources and amounts of funds required to fully implement the facilities plan
- Completed a valid study justifying the amount of the supplemental school mitigation fees

CDP-133 Ensure that supplemental school mitigation fees established by the affected school district do not exceed the amount necessary, when added to other reasonably assured sources of funding identified in the school facilities financing plan, to fully implement the adopted school facilities plan.

CDP-134 Establish sufficiently high densities in newly developing areas to make feasible centralized collection and treatment of wastewater and limit the number of planned new communities to assure that there are adequate concentrations of population to support operation and maintenance of facilities.

CDP-135 Establish mechanisms for funding park acquisition and development, as well as ongoing costs of park maintenance and recreation services.

CDP-136 Recognize the importance and support continued operation of the Glenn County Hospital.

Implementation Strategies, Programs and Priorities:

CDI-92 Initiate a study of the formation of County Service Areas and assessment districts to deliver services as needed.

Implements policy: CDP-119, CDP-127, CDP-130

Priority: 2

Lead Agency: Glenn County Public Works Department

Coordinating Agencies: Glenn County Planning Department, Glenn County Board of Supervisors

CDI-96 Amend the *Glenn County Zoning Code* and *Subdivision Ordinance* to require that applications for new communities, specific plans, planned developments, and other large-scale projects include a fiscal impact analysis (including impacts on general County government services) and a plan for providing services, including provision for full funding and long-term maintenance of facilities, and demonstrating that there are adequate concentrations of population to support operation of maintenance of facilities.

Implements policies: CDP-126, CDP-129, CDP-132

Priority: 1

Lead Agency: Glenn County Planning Department

Coordinating Agencies: Glenn County Board of Supervisors, Glenn County Planning Commission

CDI-97 Investigate establishment of a Glenn County Redevelopment Agency and adopt redevelopment plan(s) for blighted areas of unincorporated communities.

Implements policies: CDP-127, CDP-128

Priority: 2

Lead Agency: Glenn County Planning Department

Coordinating Agency: County Counsel, Glenn County Board of Supervisors, Glenn County Planning Commission, Glenn County Redevelopment Agency

CDI-98 Apply for Community Development Block Grant funds for infrastructure improvements in areas of need.

Implements policy: CDP-127

Priority: 2

Lead Agency: Glenn County Community Services Department,

Coordinating Agencies: Glenn County Public Works Department, Glenn County Board of Supervisors

CDI-99 Create or assist in the creation of County Service Area(s), assessment districts, Mello-Roos Community Facilities Districts, or other public financing mechanisms, such as a Joint Powers Authority, as required to provide for new service delivery.

Implements policies: CDP-127, CDP-130

Priority: 2

Lead Agency: Glenn County Public Works Department

Coordinating Agencies: Glenn County Planning Department, Glenn County Board of Supervisors

CDI-100 Conduct a review of school district facility plans and master economic plans to determine the status of plans, the need for supplemental school mitigation fees, and consistency with *General Plan* policies.

Implements policies: CDP-131, CDP-132, CDP-133

Priority: 1

Lead Agency: Glenn County Planning Department

Coordinating Agencies: School Districts, Glenn County Superintendent of Schools, Glenn County Board of Supervisors, City of Orland, City of Willows

CDI-101 Ensure that the Glenn County Superintendent of Schools and the boards of affected school districts are informed of development proposals and afforded the opportunity to evaluate their potential effect on the physical capacity of school facilities and their fiscal impact on locally originating revenue requirements. Procedures should be put into practice that will ensure that the conclusions of the educational administrators will be available sufficiently before the County's consideration and action on discretionary land use applications.

Implements policies: CDP-131, CDP-132, CDP-133

Priority: 1

Lead Agency: Glenn County Planning Department

Coordinating Agencies: Glenn County Board of Supervisors, Glenn County Planning Commission, School Districts, Glenn County Superintendent of Schools

CDI-102 Request that school districts calculate supplemental school mitigation fees on a gross square footage basis and approve adjustments to the fee rate under the following circumstances:

- For inflation using the same procedure as pursuant to Government Code Section 65995
- As new data available to the school district warrants a change in one or more of the variables used in the calculation of fees.

Implements policies: CDP-131, CDP-132, CDP-133

Priority: 1

Lead Agency: Glenn County Planning Department

Coordinating Agencies: Glenn County Board of Supervisors, Glenn County Superintendent of Schools, School Districts

CDP-103 Develop an advocacy program to advance County objectives in the State Legislature and State Department of Education.

Implements policies: CDP-131, CDP-132, CDP-133

Priority: 1

Lead Agency: Glenn County Planning Department

Coordinating Agencies: Glenn County Board of Supervisors, Glenn County Superintendent of Schools, School Districts

Note: Measures CDI-100 through CDI-103 shall not take effect unless the incorporated city within the school district, if applicable, has also adopted the same measures.

CDI-104 Forward all development proposals and *General Plan* amendments to affected school districts for review with regard to school capacity and potential school sites.

Implements policies: CDP-131, CDP-132, CDP-133

Priority: 1

Lead Agency: Glenn County Planning Department

Coordinating Agencies: School districts

CDI-105 Review proposed school sites for consistency with the *General Plan*.

Implements policies: CDP-131, CDP-132, CDP-133

Priority: 1

Lead Agency: Glenn County Planning Department

Coordinating Agencies: Glenn County Board of Supervisors, Glenn County Planning Commission, School districts

CDI-106 Adopt a supplemental development impact fee program to assist school districts to offset impacts on their facilities resulting from residential growth.

Implements policies: CDP-131, CDP-132, CDP-133

Priority: 3

Lead Agency: Glenn County Planning Department

Coordinating Agencies: County Counsel, Glenn County Board of supervisors, Glenn County Superintendent of Schools, School Districts

CDI-107 Designate and zone areas within urban limit lines at densities sufficiently high to make feasible centralized collection and treatment of wastewater (at least 4 dwelling units per acre).

Implements policy: CDP-134

Priority: 1

Lead Agency: Glenn County Planning Department

Coordinating Agencies: Glenn County Board of Supervisors, Glenn County Planning Commission

CDI-108 Adopt a Quimby Ordinance to establish a funding mechanism for park acquisition and development in accordance with the standards established in the *General Plan*.

Implements policy: CDP-135
Priority: 3
Lead Agency: Glenn County Planning Department
Coordinating Agencies: Glenn County Board of Supervisors, Glenn
County Planning Commission

CDI-109 Utilize County Service Area(s) and/or assessment district(s) to finance park maintenance and recreation services.

Implements policy: CDP-135
Priority: 3
Lead Agency: Glenn County Public Works Department
Coordinating Agency: Glenn County Board of Supervisors

CDI-110 Continue to operate and provide necessary support for the Glenn County Hospital, provided it is financially feasible as determined by the Board of Supervisors.

Implements policy: CDP-136
Priority: 1
Lead Agency: Glenn County Health Department
Coordinating Agencies: Glenn County Board of Supervisors

3.12.3 MITIGATION MEASURES

All potentially significant impacts identified above will be mitigated to a less than significant level by Plan policies, standards, and implementation measures. Therefore, no mitigation measures are required.

3.13 AESTHETICS/SCENIC RESOURCES

3.13.1 SETTING

Discussion of aesthetic considerations with respect to development design standards and the "built environment" appears in Section 2.4 of the *Community Development Issue Paper*. Sections 7.3 and 7.4 of the *Natural Resources Issue Paper* address aesthetics with respect to the natural environment. Section 4.0 of the *Natural Resources Issue Paper* identifies several areas of outstanding scenic and cultural values relating to biological resources.

3.13.2 IMPACTS

Impact Evaluation Criteria:

Glenn County possesses great scenic beauty and variety, which is worthy of protection for its intrinsic value as well as for its economic development potential in terms of attracting tourism. There are no eligible or State-designated scenic highways within Glenn County; however, State Highways 45 and 162 have been recommended for scenic highway status. Areas of outstanding scenic, historic and cultural values have been identified and include the twelve important Biological Resource areas identified and addressed in the *Policy Plan* under the Biological

Resources goals and policies; the historic sites referenced in the *Policy Plan*; the Grindstone Indian Reservation; County parks; and the Mendocino National Forest.

Appendix G to the *CEQA Guidelines* states that "a project will have a significant effect on the environment if it will have a substantial, demonstrable negative aesthetic affect." Government Code Section 65302(a) requires a general plan land use element to designate lands as open space for, among other purposes, enjoyment of scenic beauty. State *General Plan Guidelines* suggest the following considerations under the heading of "Enjoyment of Scenic Beauty":

- inventory of scenic "viewsheds" and points of interest
- definition of community scenic values
- programs for protecting and promoting community aesthetics
- identification of scenic drives and highways

Government Code Section 65561(a) states:

That the preservation of open-space land, as defined in this article, is necessary not only for the maintenance of the economy of the state, but also for the assurance of the continued availability of land for the production of food and fiber, for the enjoyment of scenic beauty, for recreation and for the use of natural resources (emphasis added).

Light and glare is another consequence of development that can adversely affect aesthetic values. Any use that would result in substantial, unmitigated light and glare that would negatively affect adjacent or nearby residential and other sensitive uses (e.g., schools, hospitals) is considered to represent a significant impact.

Impact #3.13-1: Growth and development under the plan could result in impacts to the aesthetic and scenic values present in the county.

Conclusion: This impact could be significant, both directly and cumulatively. The following *Policy Plan* provisions are intended to reduce the potential effects on aesthetic resources, including cultural, historic, and biological resources, as well as areas of scenic value, to a less than significant level. These provisions also are intended to prevent significant new sources of light and glare.

Policies: It shall be the policy of Glenn County to:

NRP-78 Protect identified areas of unique historical or cultural value within the county and preserve those sites for educational, scientific and aesthetic purposes.

NRP-79 Recognize the following historic sites in future planning and decision-making:

- Monroeville Cemetery Historical Site
- Will S. Green Monument
- Swift Adobe Monument
- Kanawha Cemetery Monument
- Monroeville and Ide Monument
- Willows Monument
- Jacinto Landing
- Historic School Sites

- NRP-80** Consider preparation of an historic preservation plan.
- NRP-81** Require proper evaluation and protection of archaeological resources discovered in the course of construction and development.
- NRP-82** Avoid light and glare impacts when considering development proposals.
- NRP-83** Consider preparation of a scenic highways plan.

Implementation Strategies, Programs and Priorities:

- NRI-52** Show recognized historic sites and other areas of unique cultural value on an overlay to the *Land Use Diagram* and reference the overlay when reviewing development proposals.

Implements policies: NRP-78, NRP-79

Priority: 1

Lead Agency: Glenn County Planning Department

Coordinating Agencies: Glenn County Board of Supervisors, Glenn County Planning Commission, California Archaeological Inventory Information Center

- NRI-53** Establish a local committee of citizens to determine the interest in the future development of an historic preservation plan, containing policies and standards for protection of historic resources.

Implements policy: NRP-80

Priority: 3

Lead Agency: Glenn County Board of Supervisors

Coordinating Agency: Glenn County Planning Department

- NRI-54** Require development projects to comply with the process outlined in Appendix K to the *CEQA Guidelines* for protection of archaeological resources.

Implements policies: NRP-81

Priority: 1

Lead Agency: Glenn County Planning Department

Coordinating Agencies: Glenn County Board of Supervisors, Glenn County Planning Commission

NRI-55 Require archaeological surveys of potential development sites in accordance with the standards set forth in this *General Plan*.

Implements policy: NRP-81

Priority: 1

Lead Agency: Glenn County Planning Department

Coordinating Agencies: Glenn County Board of Supervisors, Glenn County Planning Commission

NRI-56 Establish a local committee of citizens to determine the interest in a designated system of scenic highways, vistas or corridors and subsequently implement policies and standards for their protection.

Implements policy: NRP-83

Priority: 3

Lead Agency: Glenn County Board of Supervisors

Coordinating Agencies: Glenn County Planning Department, Glenn County Public Works Department, Glenn County Transportation Commission, Glenn County Planning Commission

NRI-57 Condition development permits to require all exterior lighting accessory to any use to be hooded, shielded or opaque, and no unobstructed beams of light shall be directed beyond any exterior lot line or adjacent right-of-way.

Implements policy: NRP-82

Priority: 1

Lead Agency: Glenn County Planning Department

Coordinating Agencies: Glenn County Building Department, Glenn County Public Works Department

3.13.3 MITIGATION MEASURES

Adoption of the *Policy Plan* provisions listed under this impact will reduce the impact to a less than significant level. Therefore, no mitigation measures are necessary.

3.14 RELATIONSHIP BETWEEN SHORT-TERM USES OF THE ENVIRONMENT AND MAINTENANCE OF LONG-TERM PRODUCTIVITY

Section 15126(e) of the *CEQA Guidelines* requires discussion of this topic. Under this heading, the *CEQA Guidelines* require description of the cumulative and long-term effects of the proposed project that adversely affect the state of the environment. Special attention is to be given to impacts that narrow the range of beneficial uses of the environment or pose long-term risks to health and safety. Reasons are to be stated why the project is believed to be justified in the face of such effects.

The project in this case is the "preferred alternative" *General Plan* as described in the *Policy Plan* document. A general plan, by definition, is a comprehensive plan that establishes long-term land use policy for the county in order to achieve orderly, rational growth and development and maintain long-term economic viability and productivity. It will remain in effect for 20 years, and therefore, it will affect the county's environment for that period. It is the explicit objective of any general plan to have beneficial, rather than adverse, effects on the environment to the greatest feasible extent in the face of inevitable growth and development. Preservation of existing environmental values, such as scenic values, wildlife habitat, air and water quality, roadway levels of service, cultural resources, et cetera, can be construed as a beneficial effect. This EIR is an assessment of the long-term cumulative effects of development on the environment under the Plan.

As discussed throughout this chapter, any commitment of undeveloped land or open space to urban uses represents a long-term commitment to other uses. Some of these commitments would undoubtedly be permanent and irreversible. Potentially affected by such long-term commitment could be wildlife habitats, including wetlands, scenic and cultural resources, prime agricultural lands and their soils, mineral deposits, ground water recharge areas, and watersheds.

The goals, policies, implementation measures, and standards of the *Policy Plan*, many of which are repeated in this chapter under specific impacts, are intended to achieve a reasonable balance between environmental preservation and the accommodation of growth and development. For example, the Plan provides for preservation of agricultural lands in the face of development by providing for gradual and orderly development in agricultural areas. Agricultural lands will be buffered from non-agricultural uses to minimize conflicts with existing agricultural operations. Marginal agricultural lands would be developed before prime agricultural lands, which are afforded greater protection against development.

In conclusion, the demands of growth and development will require that some undeveloped lands or open space will be committed to other uses. However, the effects will be minimized to an acceptable level by proceeding with development according to the goals, policies, implementation measures, and standards of the *General Plan*.

3.15 SIGNIFICANT IRREVERSIBLE ENVIRONMENTAL CHANGES

Section 15126(f) of the *CEQA Guidelines* requires that an EIR discuss significant irreversible environmental changes that would result from the proposed project. Specifically, this section addresses irreversible commitments to land uses that would put non-renewable resources permanently out of reach or, conversely, commit such resources to consumption now rather than preserving them for future generations.

Non-renewable resources that may be affected by growth and development under the Plan include wildlife habitat, prime agricultural soils, water, and mineral resources. Treatment of these resources under the Plan is described in this chapter above. Plan provisions are designed to mitigate the loss or use of these resources to acceptable levels. For examples, Plan provisions that govern the treatment of mineral resources provide for an orderly system of permitting for the extraction of aggregate material and oil and gas that ensures the option to develop such resources, while simultaneously providing a fee system to compensate the County for resource

depletion and provide for rehabilitation of lands used for mineral extraction so that they can be converted to other uses after mining is terminated. Other Plan provisions provide permanent protection for watersheds and ground water recharge areas and biological surveys for all development projects to ensure that effects to wildlife and their habitats are identified and mitigated. Similarly, there are comprehensive policies and standards that are designed to maximize preservation of prime agricultural soils and prevent their conversion to other uses.

In conclusion, some irreversible commitment of non-renewable resources is likely to occur as a result of growth and development under the Plan. However, assuming that growth and development occurs in accordance with the goals, policies, implementation measures, and standards of the Plan, significant irreversible environmental changes will be minimized to an acceptable level.

3.16 GROWTH-INDUCING IMPACTS

Section 15126(g) of the *CEQA Guidelines* requires discussion of whether the proposed project will foster or encourage population growth. A classic example of a growth-inducing impact is construction of a wastewater treatment facility in a previously undeveloped area that may be intended to serve a specific development, but which, by its existence, might remove a barrier to the development of adjacent lands as well.

The *Glenn County General Plan* explicitly recognizes that growth and development are inevitable. Accordingly, it has been developed to allow for carefully regulated growth and development, while providing environmental protection and public services and facilities to support new development. Plan provisions are designed to reduce the environmental effects of growth to an acceptable level. In this sense, the Plan is intended to be *growth-accommodating* rather than *growth-inducing*.

3.17 CUMULATIVE IMPACTS

According to § 15355 of the *CEQA Guidelines*, the term cumulative impacts "...refers to two or more individual effects which, when considered together, are considerable or which compound or increase other environmental impacts." Individual effects that may contribute to a cumulative impact may be from a single project or any number of separate projects. Individually, the impacts of a project may be relatively minor, but when considered along with impacts of other closely related or nearby projects, including newly proposed projects, the effects could be cumulatively significant. A classic example of a cumulative effect may be a small residential development that is found to represent very minor incremental effects on roadway levels of service. However, if five other such projects were proposed and approved within a one-mile radius of that project, along with commercial facilities designed to serve these residential developments, levels of service at key roadway segments and intersections might be severely affected. Thus, CEQA recognizes the need to consider cumulative effects of projects.

By its nature, a county general plan consists of policies to regulate a multitude of diverse projects, which cumulatively, are certain to cause environmental effects. Consequently, this EIR is an assessment of the environmental effects under the Plan at full buildout, considering both existing and proposed development in accordance with the Plan. CEQA recognizes that the exact nature of many or most of the development projects that will be proposed under the Plan and their associated environmental effects cannot be predicted with certainty when the Plan and EIR

are prepared. The Plan can, however, set the "ground rules" under which development will occur, so that there is some control and general predictability regarding the secondary environmental effects that are likely to occur. Section 15146 of the *CEQA Guidelines* states the following with respect to the degree of specificity required of an EIR prepared for a general plan:

The degree of specificity required in an EIR will correspond to the degree of specificity involved in the underlying activity which is described in the EIR.

- (a) An EIR on a construction project will necessarily be more detailed in the specific effects of the project than will be an EIR on the adoption of a local general plan...because the effects of the construction can be predicted with greater accuracy.
- (b) An EIR on a project such as the adoption or amendment of a...local general plan should focus on the secondary effects that can be expected to follow from the adoption or amendment, but the EIR need not be as detailed as an EIR on the specific construction projects that might follow.

Most of the impacts described above in this chapter were identified as potentially significant both directly *and* cumulatively. Those aspects of the environment that are typically *most* subject to cumulative effects are air quality, traffic, and biological resources, because virtually all projects will add cumulatively to air emissions, use of vehicles, and loss of habitat. Most projects will add to the burden on public facilities and services. Residential projects in particular will affect school capacity and other public services.

All of the direct and cumulative effects identified in this EIR will be mitigated through Plan provisions. Most of these effects are mitigated to an acceptable (i.e., less than significant) level by the goals, policies, implementation strategies, and standards of the *General Plan*. It is acknowledged that several impacts will not be mitigated to a less than significant level, including:

- **Impact #3.1-2:** seismic and geologic hazards
- **Impact #3.2-1:** flooding
- **Impact #3.6-1:** wildland and urban fires
- **Impact #3.7-1:** air quality

The direct and cumulative effects of geologic hazards, flooding, and wildland and urban fires will occur regardless of best efforts to eliminate them. The effects are potentially cumulative, because growth and development that will occur under the Plan will potentially expose more people and property to these effects. However, Plan policies will reduce these effects to the maximum feasible extent through building standards, adequate emergency response capabilities, and other measures. Cumulative air quality effects are inevitable, because emissions of *any* non-attainment pollutant into the atmosphere in any amount or concentration is considered to be a cumulative impact. While the *General Plan* has been prepared to achieve compatibility with the

local air basin Air Quality Attainment Plan, which will provide for gradual net reductions of these pollutants, each project will nonetheless contribute cumulatively to emissions of non-attainment pollutants. Although the effects will not be mitigated to a less than significant level until such time as attainment is achieved, it is important to emphasize that the Plan requires employment of those emissions control measures that are available and feasible.

Table 3.17-1

**TABLE 3-1
AGRICULTURAL LANDS IN GLENN COUNTY - 1988**

Land Use Category	Acres
Prime Farmland	173,565
Farmland of Statewide Importance	91,185
Unique Farmland	12,080
Farmland of Local Importance	136,186
Grazing Land	173,509
Urban Built-Up Land	5,190
Other Lands	253,587
Water Area	4,226
TOTAL	849,528

Source: Department of Conservation, Farmland Mapping and Monitoring Program, 1988.

Table 3.17-2

**TABLE 3-2
SUMMARY OF QUANTIFIED OBJECTIVES**

Income Category	Construction (CDO-1)	Rehabilitation (CDO-3)	Conservation (CDO-6,7)	
			Renter	Owner
Very-Low	139	14	36	20
Low-Income	108	11	28	15
Moderate	139	14	36	20
Above Moderate	275	29	N/A	N/A
Total	661	68	100	55

Table 3.17-3

**TABLE 3-3
NOISE LEVEL PERFORMANCE STANDARDS
FOR NEW PROJECTS AFFECTED BY OR INCLUDING
NON-TRANSPORTATION SOURCES**

Noise Level Descriptor	Daytime (7 a.m. to 10 p.m.)	Nighttime (10 p.m. to 7 a.m.)
Hourly L_{eq} , dB	50	45
Maximum level, dB	70	65

Each of the noise levels specified above shall be lowered by five dB for simple tone noises, noises consisting primarily of speech or music, or for recurring impulsive noises. These noise level standards do not apply to residential units established in conjunction with industrial or commercial uses (e.g., caretaker dwellings).

Source: Brown-Buntin Associates, Inc., 1992.

Table 3.17-4

**TABLE 3-4
MAXIMUM ALLOWABLE NOISE EXPOSURE
TRANSPORTATION NOISE SOURCES**

Land Use	Outdoor Activity Areas ¹ L _{dn} /CNEL,dB	Interior Spaces	
		L _{dn} /CNEL,dB	L _{eq} ,dB ²
Residential	60 ³	45	-
Transient Lodging	60 ³	45	-
Hospitals, Nursing Homes	60 ³	45	-
Theaters, Auditoriums, Music Halls	-	-	35
Churches, Meeting Halls	60 ³	-	40
Office Buildings	60 ³	-	45
Schools, Libraries	-	-	45
Playgrounds, Neighborhood Parks	70	-	-

¹Where the location of outdoor activity areas is unknown, the exterior noise level standard shall be applied to the property line of the receiving land use.
²As determined for a typical worst-case hour during periods of use.
³Where it is not possible to reduce noise in outdoor activity areas to 60 dB L_{dn}/CNEL or less using a practical application of the best-available noise reduction measures, an exterior noise level of up to 65 dB L_{dn}/CNEL may be allowed provided that available exterior noise level reduction measures have been implemented and interior noise levels are in compliance with this table.

Source: Brown-Buntin Associates, Inc., 1992.

Table 3.17-5

**TABLE 3-5
EXTERIOR NOISE LEVEL STANDARDS**

Time Period	Allowable Equivalent Hourly Sound Level (L _{eq})
7 am to 10 pm	50 dBA
10 pm to 7 am	45 dBA

Source: Brown-Buntin Associates, Inc., 1992.

CHAPTER FOUR

SECTION 4 - GENERAL PLAN ALTERNATIVES

4.0 INTRODUCTION

Evaluation of project alternatives is an integral, mandatory part of the EIR process. Section 15126(d) of the *CEQA Guidelines* prescribes the following with respect to alternatives analysis:

Describe a range of reasonable alternatives to the project, or to the location of the project, which could feasibly attain the basic objectives of the project, and evaluate the comparative merits of the alternatives.

- (1) If there is a specific proposed project or a preferred alternative, explain why the other alternatives were rejected in favor of the proposal if they were considered in developing the proposal.
- (2) The specific alternative of "no project" shall also be evaluated along with the impact. If the environmentally superior alternative is the "no project" alternative, the EIR shall also identify an environmentally superior alternative among the other alternatives.
- (3) The discussion of alternatives shall focus on alternatives capable of eliminating any significant adverse environmental effects or reducing them to a level of insignificance, even if these alternatives would impede to some degree the attainment of the project objectives or would be more costly.
- (4) If an alternative would cause one or more significant effects in addition to those that would be caused by the project as proposed, the significant effects of the alternative shall be discussed, but in less detail than the significant effects of the project as proposed.
- (5) The range of alternatives required in an EIR is governed by "rule of reason" that requires the EIR to set forth only those alternatives necessary to permit a reasoned choice. The key issue is whether the selection and discussion of alternatives fosters informed decision-making and informed public participation. An EIR need not consider an alternative whose effect cannot be reasonably ascertained and whose implementation is remote and speculative.

It is irrelevant to consider an alternative project location. Glenn County is required by law to prepare and adopt a general plan that applies to all lands under its jurisdiction. The geographic limits of the county are unlikely to change appreciably, except to the extent that spheres of influence or portions of those spheres of influence associated with the two incorporated cities may gradually be annexed. The Planning Area presently includes all county lands except those lands within the incorporated city limits of Willows and Orland.

Although large portions of the County are administered by federal agencies, such as the Department of Agriculture, U.S. Forest Service, and these lands are not subject to the *Glenn County General Plan*, both the California *General Plan Guidelines* and federal law and policy address the need for local governments and federal land management agencies to coordinate their land use activities. The Federal Land Policy and Management Act of 1976 states that, "Land use plans of the Secretary [of the Interior] under this section shall be consistent with State and local plans to the maximum extent he finds consistent with Federal law and the purposes of this Act" (43 U.S.C. Section 1712 [1976] and 43 U.S.C.S 1712). Under California law, local governments are required to refer their general plans or substantial general plan amendments to "Any Federal agency if its operations or lands within its jurisdiction may be significantly affected by the proposed action, as determined by the planning agency" (Government Code Section 65352). Similarly, every effort will be made to assure that the *Glenn County General Plan* and the general plans of Willows and Orland will be mutually consistent.

Based on these conditions, it is reasonable to conclude that the geographic limits included within the Plan are somewhat unchangeable and that the County is required to adopt a general plan that applies to this stable Planning Area. Thus, an alternative project location will not be considered.

4.1 DESCRIPTION OF GENERAL PLAN ALTERNATIVES

It is the purpose of this analysis to determine whether any of the following *General Plan* alternatives is generally capable of achieving project objectives in a way that is more environmentally advantageous than the project per se, although the alternative need not be equally cost-effective nor equally capable of meeting objectives. Project objectives are stated in Section 2.4 of this EIR.

These alternatives were developed by County staff, a Citizens Advisory Committee formed to assist in *General Plan* policy steering, and the County's decision-makers, including the Planning Commission and Board of Supervisors.

This EIR will analyze the relative environmental advantages and disadvantages of four alternative *General Plan* scenarios in comparison to the "preferred alternative" described in Chapter Two of the *Policy Plan* (i.e., Volume I of this updated *General Plan*). The environmental effects of the preferred alternative are analyzed throughout Chapter Three above.

Population growth is one of the most important issues that affect land use planning. The Plan can neither predict nor control the county's growth rate. However, the Plan can strongly influence growth rate through its various goals, policies, and implementation mechanisms, including the *Zoning Ordinance*. Thus, in determining the planning course that the county wishes to set over the next 20 years, alternatives that tie various planning factors to different growth scenarios are most useful. Within the *Community Development Issue Paper* are three community development alternative scenarios, 1CD, 2CD, and 3CD. These are growth scenarios; each assumes a different average annual population growth rate (i.e., low, medium, and high) over the Plan's life (i.e., 1992-2012). Tied to each CD or growth scenario is an economic development (ED), public safety (PS), and natural resources (NR) scenario. The ED scenarios are presented in the *Community Development Issue Paper*, while the PS and NR scenarios are explained in the Public Safety and Natural Resources issue papers, respectively.

The 1CD scenario assumes an average annual 1.5 percent growth rate. The 2CD scenario assumes 3 percent, and the 3CD scenario assumes 5 percent. Under the 1ED scenario, the county would de-emphasize economic development, which along with other public policies, would discourage growth. The 2ED scenario is a *laissez faire* position with respect to economic growth and development in which the County would neither actively promote nor discourage economic development. Under the 3ED scenario, the County would actively promote economic development. The 1PS scenario would place a high emphasis on public safety issues, which might tend to inhibit growth and development by making development standards for public safety so high as to make it difficult for developers to meet these standards. The 2PS scenario would seek a balance between public safety and other planning concerns (i.e., the need for housing, jobs, and economic activity). The 3PS scenario would de-emphasize public safety concerns in order to stimulate greater economic activity. The 1NR scenario has a strong resource preservation tendency. The 2NR scenario would seek a balance between preservation and other beneficial land uses. The 3NR scenario tends toward fewer constraints on development *vis-a-vis* natural resource preservation.

As discussed elsewhere in this document, the "preferred alternative" or the "project" incorporates the 2CD/3ED/2PS/2NR scenarios. It assumes 3 percent annual growth and would actively and aggressively promote economic development while attempting to balance economic growth with public safety concerns and natural resource preservation.

4.1.1 ALTERNATIVE 1

Alternative 1 incorporates the 1CD/1ED/1PS/1NR scenarios. It thus envisions relatively slow growth, de-emphasizes economic development, places high emphasis on public safety, and is highly protective of natural resources.

Community Development (1CD Scenario)

Under the 1CD component of this planning scenario, the County would attempt to regulate population growth to achieve an annual average 1.5 percent growth rate. This would result in a countywide population of approximately 34,500 people by the year 2012, an increase of 9,200 people over the 20 year life of the Plan. This projection makes no distinction between incorporated and unincorporated area. If it is assumed that a constant 55.5 percent of the countywide population will continue to reside in the unincorporated area (as was the case in 1991), then unincorporated population would increase by approximately 5,100 people with the balance of the growth occurring in the two cities. Decisions made during the *General Plan* process can, however, direct that growth to specific areas of the county. For example, through the Plan, the County could direct growth to or away from the incorporated cities, to existing and future unincorporated communities, or to the foothills.

The absorption of 5,100 people over 20 years is a relatively modest undertaking by California standards. However, in the context of Glenn County's current population, it will be the equivalent of adding the City of Willows to the county population. It is most likely that such growth will be spread between Hamilton City (due to the Chico influence), the fringes of Willows and Orland, and potential planned communities along I-5, including Artois. It is unlikely that growth of any consequence would initially be shifted to the foothills due to lack of services and other infrastructure and the limited demand created by this relatively modest growth scenario.

The growth rate described under this scenario would create a demand for 1,500 to 2,000 additional jobs. Although commuters to the Chico area could be a substantial factor, the County will need to emphasize job creation and opportunities for industry to locate in the county to avoid a continuation of an historically high unemployment rate and a growing public assistance burden. It is assumed that agriculture will continue to dominate the local economy.

Based on 1990 Glenn County household size, the added population will also generate a demand for approximately 1,800 housing units in the unincorporated areas with an additional 1,450 units required in the two incorporated cities. This assumes current conditions in terms of household size and distribution of population between cities and the unincorporated area.

Although Glenn County's infrastructure is limited, it is likely that service providers could meet the demands suggested by this scenario and that financing mechanisms could be created that would allow the county to meet the cost of infrastructure and services required by additional development. Of concern is whether such a modest rate of growth will allow the county to attract development of sufficient scale and quality to be able to spread the cost of amenities and environmental protection suggested during the planning process, including buffer areas, open space, general upgrades in public services, and attracting a greater variety of retail shopping opportunities.

Environmental impacts of this scenario would be relatively modest. Fewer than 100 housing units a year will be required to meet demand. This, coupled with the range of opportunities available within the county for housing development, will permit the selection of sites with limited impacts on agricultural lands and natural resources. Total acreage needed to accommodate the projected growth should not exceed 1,000 acres, assuming relatively compact growth patterns. Emphasis on growth in the Hamilton City area does, however, require close attention to the effects of flooding on development and the impact such development may have on ground water recharge areas through overcovering and potential degradation of ground water quality.

Some relatively modest impacts to air quality and transportation facilities will occur. Cumulative air quality impacts must be addressed through expansion of alternate transportation modes. This will dictate a higher density development pattern and a need to locate development along major transportation corridors, such as I-5 and Highway 32. Some sections of Highway 32 are approaching unacceptable levels of congestion. Even modest growth will dictate improvements to the present roadway.

Properly managed growth would improve present economic conditions. However, the modest growth rate under this scenario may be insufficient to measurably alter economic conditions during the 20-year planning period, particularly if commuting to Chico for jobs and shopping intensifies.

Social effects would include expansion of job and housing opportunities. Increased activity could have some effect on the County's social service burden, but the rate of growth would be relatively modest and the effect also may be small. A comparison with the County's projected "fair share" of regional housing needs as reported by the Tri-County Area Planning Council reveals a greater demand in Glenn County for housing over the next five years than would be constructed under this alternative. The fair share allocation predicts 661 housing units will be required, while this alternative is premised on fewer than 500 units being constructed over a five year period. If the Tri-County Area Planning Council numbers are used in the *General Plan*, adoption of this alternative would lead to inconsistencies within the *General Plan*.

The cities of Orland and Willows anticipate a combined population increase of 11,041 persons by 2010. If these projections are accurate, a 1.5 percent growth rate underestimates future growth impacts on Glenn County.

Economic Development (1ED Scenario)

Under this alternative, the *General Plan* would discourage additional growth in Glenn County and its various communities. Within California and among some Glenn County residents, there is increasing concern that the State's very rapid growth in recent years has severely taxed the

capabilities of our public institutions and society in general to provide adequate public services and sustain a desirable quality of life. Growth projections for California fuel such concerns, since forecasted immigration and birth rates continue to place California growth, and many of its rural areas in particular, near the top of the national profile for population expansion.

Under the 1ED scenario incorporated into Alternative 1, Glenn County would withdraw funding and technical support for, and discontinue participation in, established local economic development and business promotion programs (e.g., the Tri-County Economic Development Corporation, Glenn Chamber of Commerce Economic Development, Inc.). No new economic development initiatives would receive County support, and overtures from outside agencies, such as the State Department of Commerce or private business interests, would be discouraged.

County land use designations and development policies included in the *General Plan* would reduce availability of sites for non-agricultural uses in the unincorporated area to a minimum. Some down-zoning of existing, undeveloped commercially and industrially-designated properties would occur. Policies applicable to the siting of dairies and other agriculturally-based new industries would be narrowed to discourage relocation of such facilities to Glenn County. The CEQA review process would be applied to the fullest extent possible to identify, establish and emphasize environmental concerns that might discourage new business development in the County.

Emphasis on preservation of the County's natural resources and open lands would take precedence over other land use policies. Urban limit lines around the incorporated cities and unincorporated communities in the County would be established and rigorously enforced to restrict land availability for new development.

The 1ED scenario might be characterized as a "no growth" philosophy. Throughout California, this philosophy has found voice in recent years among citizens fearful that the historic influx of population and business into the State has compromised our ability to support even basic public services and has contributed significantly to virtually irreversible environmental damage. No-growth initiatives proliferated on the ballots of many jurisdictions in the late 1980s with mixed results. California's growth-related challenges have become a central focus for both the executive and legislative branches of State government.

Undoubtedly, a "no growth" posture by the County would discourage significant industrial, commercial or other economic development in Glenn County. There are literally several thousand localities throughout the western United States aggressively recruiting new business development under local policies that accommodate and encourage such development. Moreover, in the current recessionary environment, given a perception, true or not, that California is an anti-business state, the number of new or expanding business opportunities that might otherwise be attracted to Glenn County is somewhat limited to begin with. It is much less likely, therefore, that appreciable new industry or business would locate in Glenn County under this alternative.

As discussed in the *Natural Resources Issue Paper*, policies under the 1ED scenario would benefit the Glenn County environment. The County's natural resource base would be protected from the effects of development, and lands committed to agricultural uses would not be as pressured by encroaching non-agricultural development. No significant changes are likely to occur in existing environmental conditions and community character under Alternative 1 population growth and economic development scenarios.

Offsetting such perceived benefits and advantages would be the persistence of comparatively high unemployment, low family and per capita income levels of that portion of the County's population dependent on public assistance programs. It may be increasingly difficult to finance basic, essential public services with proportionally diminishing fiscal resources at the County and city levels. Quality of life in Glenn County, in terms of economic access to goods and services and standard of living, may gradually erode under this alternative. Moreover, many services and amenities identified by Glenn County residents as desirable, but presently lacking in the County, would not be likely to evolve over time.

Arguably, the no growth approach to economic development in Glenn County offers net benefits to some segments of the County's population. Their environment and lifestyles would not change significantly from existing conditions currently satisfactory to many county residents and the general population of rural California and the West as a whole. Vast open spaces and agricultural lands would remain largely unaffected as aesthetic and productive amenities. At the same time, substantial portions of the County's population are likely to suffer increasing economic and social hardship under this alternative, ultimately compromising the quality of life for virtually all County residents.

Public Safety (1PS Scenario)

This scenario assumes that public safety will be of sufficient concern that many proposed development projects will be economically infeasible. There would be a strong bias against changing the way that public safety services are delivered, and existing organizations and institutions that provide such services would remain in place. Efforts to consolidate services or create new mechanisms for delivery of services will be unpopular and will remain untried. Growth will be resisted as present institutions fear they will be incapable of accommodating growth and change. Concerns for public safety are often a proxy for broader concerns about growth in general and its effects on present community character and quality of life.

Shifting growth to new communities or foothill areas will be difficult as agencies focus on present plans and capabilities without searching for new means to fund services and taking advantage of potential opportunities to create economic activity. As a means to combat unwanted growth, costly public safety standards and regulations for geologic hazards, flooding, water quality, noise and hazardous waste may be advocated, which could cripple economic development. Air quality concerns will extend beyond those identified in approved air quality attainment plans and relatively undefined perceived air quality impacts may become the basis for turning away economic development opportunities. Alternative forms of transportation will be

emphasized to reduce air quality problems, even though their economic viability may be many years away.

The 1PS scenario would severely constrain economic development in the County. It would essentially assure the status quo, with little institutional change and little change in the present economic mix. Most proposals that fostered change would likely be defeated under the theory that present institutions cannot support the change or that such change would result in irreparable harm to the environment.

Without question, the County's physical environment will undergo less impact in the short-term and long-term under this scenario. Less growth will mean less exposure to seismic activity, less air quality degradation, less waste to dispose of, less noise generated, and less need to disturb floodplain or other sensitive areas.

The social effects are less encouraging, both short-term and long-term. A policy that places such great emphasis on public health and safety will not permit much growth or economic development, and the problems of employment opportunity and general lack of economic activity will continue. In the long-term this protectionist posture will exacerbate the problem. Quality of life in Glenn County, if viewed in terms of economic opportunity and standard of living, will likely diminish under this scenario. Present institutions and ways of life will, however, be protected and perpetuated. These values must be weighed against the relative attractiveness and value of other opportunities, particularly economic opportunities.

Natural Resources (1NR Scenario)

Under this alternative, emphasis is placed on preservation of natural resources, and planning decisions are based on benefit to the natural environment. Local economic and social consequences are de-emphasized, while greater importance is placed on preserving natural features, fish, and wildlife on behalf of the larger public interest. The priorities of various State and federal agencies that are attempting to preserve and restore wetlands and other natural areas in Glenn County would be adopted as local priorities. Production agriculture, although important in any preservation scheme because of its open space value, would play a secondary role to efforts to restore the natural environment. Additional lands would be removed from the tax rolls, as public agencies, including the County, play a larger role in direct land ownership and management for the benefit of natural areas and species.

The Williamson Act would receive strong support under this scenario and would be used to retain agricultural and open space land in a relatively undeveloped state. Few, if any, exceptions would be made to accommodate other forms of development. Dairies would be approached cautiously under this scenario, due to concerns about the potential for surface and ground water contamination and air quality problems that may be associated with dairies.

Urban limit lines would be established and strictly enforced in an effort to contain development within existing urban or urbanizing areas. Rural residential development would be discouraged and severely limited to protect the county's open space lands. Exclusive agricultural zoning would remain in place and strengthened to assure that agricultural land is not converted to non-

agricultural use or divided into parcels too small to be of value for agricultural non-agricultural open space.

Export of ground and surface water would be prohibited, and local water use priorities would emphasize wildlife as opposed to agriculture and urban use. Ground water recharge areas would be carefully protected, and most forms of development would be prohibited in such areas. Watershed areas would also be given special attention, and most activities would be prohibited on steeply sloping terrain. It is unlikely that additional reservoirs would be constructed in Glenn County.

The development of habitat conservation plans pursuant to the federal Endangered Species Act would be strongly endorsed along with preserving large areas or systems for the benefit of wildlife. A riparian zone management plan would be developed for Stony Creek and the Sacramento River and the E-M (Extractive Industrial Zone) land use designation would be eliminated. Aggregate mining would be closely regulated and would only be permitted if it could be shown that all significant environmental impacts could be mitigated, including reclamation of mining sites to a natural condition after mining.

Hunting opportunities would be encouraged, but closely monitored, due to the common interest of hunting groups in preservation and restoration of natural areas. Membership would be sought in the Sacramento Valley Bioregion Regional Council, and the group's efforts would be strongly supported.

Timberlands would be left to heal and regenerate after what has been a long period of overcutting. Other development on timberlands would be discouraged due to the impact they may have on watershed lands and wildlife. Public acquisition of inholdings on the Mendocino National Forest would be viewed positively as beneficial to forest resources management.

Gas well exploration would be permitted as long as activity did not encroach into natural areas or other areas inhabited by sensitive plant and animal species. Energy conservation would be given a high priority. Infill activity, clustering and alternative forms of transportation would be strongly supported to conserve energy and land. Remote development would be discouraged, and a jobs/housing balance would be sought for all new development to reduce travel and energy use.

An historic preservation plan and scenic highways system would be authorized and implemented. Cultural resource surveys would play a more prominent role in decision-making.

The INR scenario would be very beneficial to the natural environment in Glenn County, assuming that funds could be found to carry out the numerous programs and also maintain County government. County revenues would undoubtedly decline as additional land and value is removed from the tax rolls. Service obligations, however, may also be relaxed, as development that occurs is forced into compact, higher density patterns in proximity to existing developed areas.

The extent and importance of agriculture would likely decline without being replaced with economic activities of comparable value. Because jobs would also be lost as agriculture and growth opportunities declined, social consequences would be considerable. Fewer jobs would be generated and burdens on social service agencies would likely increase, with fewer dollars available to County government to pay for those services. An alternative that emphasizes preservation without also creating new economic opportunities may have long term adverse consequences, including an inability to maintain this approach without impoverishing the County. Short-term impacts will be more difficult to determine, since the various programs and impacts described are incremental in nature. The full impact of some actions will not be known for several years.

Quality of life in Glenn County, if viewed in terms of economic opportunity and standard of living, will likely diminish under this scenario. However, if viewed from a broader perspective, some citizens may regard protection of fish and wildlife, wetlands and other natural features for the enjoyment of present and future generations as being beneficial to quality of life. Other environmentally positive aspects of this approach include concentric and compact growth concepts as well as energy conservation measures. In general, however, the approach may not provide sufficient benefits on which Glenn County can stake its economic and social future.

4.1.2 ALTERNATIVE 2

Alternative 2 incorporates the 2CD/2ED/2PS/2NR scenarios. This alternative is very similar to the preferred alternative, analyzed in Chapter Three, except that it plots a less aggressive course with regard to economic development.

Community Development (2CD Scenario)

The 2CD scenario under Alternative 2 assumes a 3 percent annual growth rate resulting in a countywide population of approximately 47,000 people by the year 2012. This is an increase of 21,700 persons over current population. Although this may appear high in the context of Glenn County, it is not unrealistic, based on growth trends and projections in growing areas of California, and is consistent with Glenn County's growth rate during the past three years. For comparison, the City of Willows assumes a growth rate of 2 percent, while Orland projects a growth rate as high as 5 percent. No distinction is made in this figure between incorporated and unincorporated area population. Assuming the same population distribution (55.5 percent unincorporated population) as in 1CD, approximately 12,000 additional people would reside in the unincorporated area, while the two cities would gain another 9,700 persons. A decision on how much of this growth is to be direct to unincorporated areas must be made prior to adopting the *General Plan*. The two cities anticipate a regulated increase of 11,041 people, or slightly more than 50 percent of the projected growth, over the next 20 years.

Accommodating 12,000 additional people in the unincorporated area will be a much greater undertaking than that described in Alternative 1CD. It is assumed that much of the growth will be concentrated in the Highway 32 corridor and, to a lesser degree, in the vicinity of Willows and along I-5. The amount of growth suggested by this scenario may be sufficient to generate

interest in foothill development, if infrastructure and service costs are addressed through Mello-Roos district formation or other financing mechanisms.

The demand for new jobs generated by this scenario will approach 5,000. Again commuting to Chico may partially offset in-county demand for jobs. If the county sets a course that results in a 3 percent growth rate under this *General Plan*, it is obvious that the Plan must include a strong strategy for job development and economic diversification. If not, the county could end up with a substantial unemployment problem and social service obligation. Agriculture's role in the overall economy will be somewhat diminished under this scenario but will remain dominant.

More than 4,000 additional housing units will be required in the unincorporated area under this scenario to meet demand, and an additional 3,500 housing units will be required within the two cities. Acreage to accommodate unincorporated area growth will be approximately 2,000 acres, although this cannot be determined with any precision until densities and other development standards are established. Urban limit lines and other growth areas must be able to accommodate the projected population and must be shown on the Land Use Diagram.

The growth anticipated by this scenario will have considerable impact on the county and will change the character and scale of present communities. It will require a concerted effort to upgrade and expand infrastructure and services. In order to generate funds to operate County government, a financing plan must be in place that requires developers and future residents to pay for these costs. In addition, the County must be careful to assure that jobs and other revenue generating activities accompany housing so that the unincorporated portions of the county simply becomes a cheap place for people to live, while they work and shop in the incorporated cities and adjoining counties.

At least 200 housing units will be needed each year under this scenario. This should not present a substantial burden to the County if properly planned for, including a government service financing plan and use of urban limit lines to control scattered growth. Approximately twice the acreage will be needed for development under this scenario as the 1ED scenario. However, adequate sites are available without undue impact on other activities. In the Hamilton City area and elsewhere, larger areas subject to flooding or utilized for ground water recharge will become subject to development pressure. Air quality and transportation impacts will increase, and considerable attention must be given to jobs/housing balance and alternative transportation to reduce vehicular trips and the resultant impacts on air quality and roads. Planning should focus on greater utilization of the I-5 Corridor where sufficient capacity exists for additional trips.

The assumed growth rate will generate considerable in-county economic activity over time if the county can capture the jobs and retail sales that accompany such growth. The growth rate will not, however, create a "boom" environment, as it remains relatively modest by most measures.

Social effects will include a more job and housing opportunities compared to the 1CD scenario. Growth should be brisk enough to attract larger scale development that can afford to include some desirable amenities and features, particularly those that protect and enhance the

environment. Growth of this scale will undoubtedly have some positive effect on the County's social service burden as new opportunities for housing and employment arise.

Economic Development (2ED Scenario)

This alternative would create a policy framework in Glenn County that would be more accommodating toward economic development activities and business expansion; however, it would not provide for active County participation in, or support of, economic development initiatives and programs. Given limited County resources, the 2ED scenario in the *General Plan* effectively would welcome and accommodate new business and economic growth. Those Glenn County citizens and organizations that want to recruit those businesses and industries would have the County's good wishes. But the County would not be able to provide money or other material assistance to actively recruit commerce and industry.

Under this scenario, Glenn County would adopt land use and development policies, General Plan and zoning designations favorable to new commercial and industrial development. Sites along I-5, near the airports, in Hamilton City, and elsewhere would be targeted for industrial and commercial development when surrounding conditions and infrastructure potential would render such uses feasible and appropriate. Private sector initiatives for such development would be received favorably by the County, and the creation of employment or tax-generating land uses would be encouraged and facilitated by staff cooperation and decision-maker support.

The County would nominally support Glenn Chamber of Commerce Economic Development, Inc., the Tri-County EDC and other economic development programs and activities, but would not contribute funds, technical support or other material assistance. A perception that the County was actively involved in economic development or business recruitment would be avoided.

No other potential County investment in infrastructure improvements, recreational facilities, planning efforts or other activities that would encourage business and economic development in Glenn County would be made. The County's approach to economic development would be strictly reactive, rather than proactive.

Under the 2ED scenario, Glenn County may find the occasional project materializing that helps boost the local economy. The efforts of The Tri-County EDC, Glenn Chamber of Commerce Economic Development, Inc., the State of California and others to promote local economic development would inevitably attract some new business activity to the County and its communities, even without active County support. County commitment, and even County funding, are invaluable assets to local economic development efforts and initiatives, however, and their absence would certainly somewhat reduce the extent and potential effectiveness of such programs in proportion to their capacity to succeed with such County support.

Under this scenario, it is possible that some progress would be made on the existing high unemployment rate and seasonal fluctuations in employment and income generation. It should be acknowledged that some population growth and corresponding increases in traffic, housing demand and other environmental impacts would occur as well. Demands for municipal and

County services would be likely to increase, potentially without offsetting increases in local government revenues to help fund such services.

Given current trends, it seems likely that an outcome of the 2ED approach would be continuing expansion of housing in Glenn County, given its comparative affordability, to support households of persons employed in nearby Chico. The acknowledged liability of a jobs/housing ratio imbalance that would potentially evolve under such a scenario is the service requirements of residential land uses with disproportionately small revenue-generating capabilities to pay for those services under existing local financing structures.

Public Safety (2PS Scenario)

The 2PS scenario attempts to balance public safety needs against the need to foster new economic activity. Means would be sought to accommodate new development, while providing for reasonable protection of public health and safety. In this effort, institutional change would be actively pursued to meet demands of changing social, economic, and environmental conditions.

Consolidation of services would be explored and achieved where more cost-effective or efficient service delivery patterns would result. The County would assume a role in service areas where it had not previously participated, if necessary, to improve service levels. Paid fire personnel would be added in urbanizing areas, and urban fire departments would be considered. Consolidations of police services in urbanizing areas would also be explored, either through annexation or other service agreements. Financing for services, as well as needed capital outlay, would be built into new project approvals to assure adequate levels of service while accommodating new development. The latter could be accomplished in part through service impact fees and financing mechanisms, such as Mello-Roos.

New communities would be permitted as long as the necessary financing and physical safeguards were built into the development, including appropriate measures to protect development from flooding and wildland fires. Appropriate standards sufficient to protect development from various geologic and water quality hazards would be adopted and applied to all new projects. Adopted air quality attainment plans would be implemented and necessary steps taken to encourage alternative transportation, where feasible, as well as jobs/housing balance, to avoid degradation of the County's air resources. Source reduction of solid and hazardous waste would be encouraged through the many programs outlined in the applicable plans, and the County would be actively involved in source reduction efforts.

The 2PS scenario recognizes the legitimate concerns of public safety and actively seeks solutions to identified problems, including institutional change and new sources of financing. It assumes the County will play an active, direct role in solving public safety service problems and will facilitate change and consolidation of responsibility, when appropriate. While recognizing public safety concerns, growth and new economic activity are seen as vital to the County's future. Means would be sought to accommodate development in accordance with County plans.

Emphasis is placed on finding ways to finance change and growth for the future, and some risk is assumed in order to expand economic opportunity. Short-term and long-term environmental impacts include more land utilized for development than would be the case if public safety concerns were used as a basis for discouraging growth. Because additional growth can be accommodated under this scenario compared to the IPS and other Alternative 1 scenarios, there is greater environmental risk, which may include development in high fire, flood, or geologic hazard areas. The County must have adequate, yet reasonable standards and regulations in place to assure that hazards are mitigated. To accomplish this, the County must be willing to form various financing and maintenance districts to deal with safety issues as they arise.

There is also the potential for an increase in noise levels and air quality impacts. Implementing a reasonable set of noise and air quality standards that are compatible with those of other jurisdictions should mitigate concerns to an acceptable level. Additional space and methods will be required for waste disposal. Adequate fees must be charged for this service, and emphasis must be placed on source reduction.

In comparison to Alternative 1, balancing safety concerns with economic development opportunities should have long-term social benefit. In the long-term, unemployment should be reduced, and greater choice of goods and services should become available. Greater opportunity for younger persons to remain in Glenn County will prevail and the general quality of life should increase. Short-term benefits will also result from increased development activity. There are, however, trade-offs. More people bring greater service burdens, and changes in the manner that institutional activities have been carried out are required.

This scenario requires a proactive approach to problem identification and solution. It assumes people are constantly looking for better ways to do things. Although tradition will always have its place, the challenges of the future will require change as well.

Natural Resources (2NR Scenario)

In general, the approach strikes a middle ground with respect to natural resources preservation. As under the 1NR scenario and Alternative 1 generally, the County would take an assertive leadership role in shepherding its natural resources. However, a balance would be maintained that would allow for a reasonable degree of environmental protection, while providing sufficient flexibility for physical and economic growth. Decisions concerning preservation of natural areas would be influenced more by local priorities than those established at the State and federal level. Strong protection measures would be built into various forms of economic activity, but the emphasis is on finding ways to preserve agriculture and accommodate growth and development, while still protecting significant natural areas of Glenn County. Dialogue and cooperation with other levels of government would be stressed and agreement sought on limits of land acquisition activities.

The Williamson Act would receive strong support under this scenario in recognition of its value in preserving agricultural lands. Areas along the I-5 Corridor and adjacent to growth centers, however, would be examined to determine if the use of certain lands for other forms of economic

activity outweighs their present agricultural value. Full reimbursement of tax loss resulting from Williamson Act implementation would continue to be a high priority. A dairy attraction program, along with other efforts to diversify the county's agricultural sector, would be pursued, recognizing that standards for siting and developing dairies need to be carefully crafted to assure that environmental problems are avoided.

Urban limit lines would be an important tool under this approach, permitting communities to shape and contain urban development so that minimal high value agricultural lands would be disturbed and natural areas are avoided. The concept of infill would be promoted, but it is also recognized that peripheral expansion provides unique and competitive economic development opportunities. Rural residential activity would be confined to established developed areas on the valley floor, and foothill areas would be examined as possible alternative locations for large lot homesites. The concept of "new towns" is endorsed under this alternative as long as sites under consideration are adequately buffered from agriculture and natural areas and have no adverse impact on these resources. To assure compatibility, extensive pre-planning of such communities would occur, including development of specific plans. Other agricultural land preservation tools would be utilized, when appropriate, to retain agricultural land, including transfer of development rights, conservation easements, exclusive agricultural zoning and minimum parcel sizes.

Export of ground and surface water would be discouraged under this alternative. Local domestic and agricultural use of water would be given the highest priorities. Ground water recharge areas would be carefully protected, and proposed development in such areas would be closely reviewed to assure that excessive overcovering does not occur and that the risk of aquifer pollution is minimized. Septic systems would be discouraged in such areas, and sewage collection systems would be planned where densities warrant.

Watershed areas would be protected through adoption of development standards on such lands. Development on steeply sloping terrain would be discouraged. New reservoirs would be given consideration under this scenario where potential adverse impacts could be mitigated.

The County would work with wildlife agencies and groups to identify critical habitat in Glenn County. A variety of tools would be used for its protection, including purchase in some instances. Agreement would be sought on areas needing protection and the level of protection required. A plan would be developed, publicly debated and ultimately adopted by all parties. Membership would be requested on the Sacramento Valley Bioregion Regional Council in order to protect Glenn County's interests. Any plan, including acquisition of fee title or farming rights, would include a mechanism for reimbursement of local tax and economic loss.

Riparian areas would be afforded protection and the E-M (Extractive Industrial) Zone would be eliminated or modified to provide greater protection to Stony Creek. Aggregate mining would continue to be treated as an integral part of the county's economic mix. However, standards for such activity would be carefully reviewed, and adequate reclamation plans and securities would be required.

Hunting opportunities would be expanded in the county to the extent practical. Strong support would be given to pay-to-hunt enterprises, and agriculture would be encouraged to include fish and game management in its land steward activities. Flooding of rice fields in winter months would be supported, not only to provide habitat for wintering waterfowl, but also as a possible alternative to rice straw burning.

Timberlands would be viewed from a multiple use perspective. Recreational and other non-timber uses of private timberlands would be considered and encouraged, subject to a determination that the development poses no unmitigated service burdens on the County and does not harm the watershed. Public acquisition of inholdings by the National Forest would be resisted, due to the loss in property tax revenues to the County.

Continued development of gas fields would be encouraged, and energy conservation in building construction and community design would be promoted. Infill, clustering and alternative modes of transportation would be considered and implemented, where feasible, but not to the exclusion of other forms of development and movement.

Historical preservation, scenic highways and cultural resource protection and recovery would continue to be discussed, with decisions made at some future time regarding their relative priority in Glenn County.

The 2NR scenario recognizes that both use and protection of natural resources are important to the County and the well-being of its residents. Priorities are established under this scenario that provide for growth in the local economy and that focus on quality of life for county residents. Priorities established by other levels of government, although recognized and dealt with realistically, are critically analyzed in terms of benefit or harm to Glenn County. Changes in those priorities and compensation for their impact is pursued.

Over time, County revenues would increase under this scenario as compared to the 1NR scenario. Short-term impacts would be difficult to measure, but long-term impacts should be positive. Service impacts to the County and districts will, however, increase with the potential for service demands in areas not previously requiring services.

In comparison with the 1NR scenario, additional agricultural land will be lost to urbanization, and some land now under Williamson Act contracts may be removed. Conflicts with agricultural operations may increase, and less area will be permanently set aside for fish and wildlife. Although agriculture may lose some acreage, it is not anticipated that it would decline in any significant sense. New high value agriculturally related activities, such as dairies, would be attracted to the County, which would help offset the value of land lost to other uses.

Some existing natural areas may be lost. However, it is envisioned that substantial area will be preserved, based on agreement among the various agencies and the County. Growth may be somewhat more scattered than under 1NR, and this will have some additional impact on natural resources.

Additional jobs would be generated under this scenario as compared to the 1NR scenario, and burdens to social service agencies should decline, proportionally. Communities should become more attractive places to live as the County applies higher standards to development and more jobs are generated.

4.1.3 ALTERNATIVE 3

Alternative 3 incorporates the 3CD/3ED/3PS/3NR scenarios. As compared to the preferred alternative, this alternative would seek to foster and accommodate a higher annual growth rate. Economic development would be pursued as aggressively as under the preferred alternative and more aggressively than under Alternatives 1 and 2, but with relatively less emphasis on public safety and resource preservation.

Community Development (3CD Scenario)

The 3CD scenario assumes a 5 percent annual growth rate. This is comparable to the growth rate assumed by the City of Orland for a similar planning period and is consistent with growth rates elsewhere in the State, although maintenance of such a growth rate over a 20 year period is problematic. Approximately 43,000 people could be added to the county's population base under this scenario, bringing the total county population to approximately 68,000. If the unincorporated area share is assumed to be 55.5 percent of the total, 24,000 people could be added, tripling the population of the unincorporated area. Growth in the two cities under this scenario exceeds present projections by several thousand people.

This scenario must assume that substantial improvements will be made to Highway 32, including bypasses for Orland and Hamilton City. As in the 2CD scenario, it may be desirable to focus development along I-5 and consider a large integrated development in the foothills. The growth suggested should justify serious consideration of a foothill alternative and should make infrastructure and services financing feasible.

As many as 10,000 additional jobs could be required over the life of the Plan to accommodate the growth. Butte County may partially fill this need if job generation is not actively pursued in Glenn County, leaving the County with service burdens and inadequate income to cover its costs, resulting in little direct benefit to the County from the growth. Agriculture's dominance in the local economy will be diminished considerably under this scenario; however, the actual amount of land required for development should be less than 4,000 acres, leaving substantial acreage available for agricultural production. This acreage calculation does not include land necessary for development within the two cities.

Approximately 8,500 new housing units will be required to meet demand in the unincorporated area, necessitating careful planning and regulation of growth to assure that substantial problems, including housing shortages and budget problems, are not created. An additional 7,000 housing units will be required within the two cities.

Approximately 425 housing units must be added annually in the unincorporated area under this scenario. This is more than twice the number presently constructed. The scale of growth

depicted by this scenario will have a significant effect on present communities and will generate considerable demand for establishment of new development areas along I-5 and, perhaps, the foothills. The need to plan properly and to upgrade and expand infrastructure will be magnified, as will the need to assure jobs/housing balance in the County. Unincorporated growth will consume approximately 4,000 acres of land presently devoted to other uses and incorporated growth will require another 3,000 acres.

As under other scenarios, it is likely that growth will focus along Highway 32 and I-5, resulting in severe traffic problems without Highway 32 improvements. Air quality problems will be magnified and alternative transportation systems will be a necessity. The conflict in flood areas and ground water recharge areas will be magnified. Conflicts over resource use within the county will undoubtedly arise as the non-farming population requires more water, more land and worries more about the impacts that agricultural practices have on the environment. Political power will shift away from agriculture and will rest with newer residents of the area with few ties to agriculture. Commuting to Chico will be prominent regardless of the County's efforts to create jobs, due to the presence of California State University, Chico, and the fact that growth and activity in Chico will undoubtedly accelerate along with growth in Glenn County.

Significant economic activity will be generated by this scenario; however, the County may not be able to sustain the level of activity described for 20 years continuously. Considerable speculation in undeveloped land will occur, harming agriculture in some instances.

As under other scenarios, social effects include a broadening of job and housing opportunities. However, the boom and bust potential could result in over-building, accompanied by layoffs and high unemployment. Schools and other service providers will have difficulty keeping pace with growth, leading to overcrowding and less than optimum conditions. The growth rate will result in large-scale, fully integrated developments that will improve the quality of development and allow for features and amenities only possible in large-scale undertakings. This assumes the County has plans and standards in place to guide developers. Because of the substantial population growth, the County's retail mix will be greatly enhanced, keeping more shoppers at home.

Economic Development (3ED Scenario)

The 3ED scenario is the same economic development strategy provided for under the preferred alternative. The County would expand its role as an active participant in and supporter of the local and regional economic development processes. Under this scenario, the County would establish a pro-growth economic policy framework in its *General Plan*, giving reasonable priority to employment-generating land uses over natural resource preservation, agricultural land utilization and other environmental concerns, possibly including public safety. The County would also contribute funding and staff resources to active economic development programs and initiatives operating on behalf of Glenn County and the region.

General Plan and zoning designations would establish sites for employment-generating commercial and industrial land uses at appropriate key locations, such as along I-5, at the

airports, in or near Hamilton City, and at other sites where infrastructure and other factors indicate feasibility. The County would implement public improvements (e.g., road improvements, wastewater disposal, etc.) supporting commercial and/or industrial development.

County officials would actively participate in the activities of Glenn Chamber of Commerce Economic Development, Inc., the Tri-County EDC and other local and regional economic development and business promotion organizations. County funding and technical support would be provided at appropriate and affordable levels to such organizations. County contact with the State Department of Commerce and other outside agencies would be established and maintained to ensure that Glenn County is informed and represented on regional and Statewide business development opportunities.

Processing of applications for employment-generating projects and new businesses by the County would be expedited by County staff through the decision-making hierarchy. Staff would afford project applicants all reasonable and feasible technical assistance in processing applications. The County would promote local business by purchasing local goods and services whenever possible, through a cooperative regulatory enforcement environment, and by providing adequate public services.

This alternative can best be characterized as a very proactive County approach to economic development. The County would be a key participant in local economic and business development initiatives and would project a pro-growth and pro-business attitude.

The intent of the 3ED scenario is an approach that would promote the greatest new industrial and business development in Glenn County. To the extent that such development occurred, the County would experience the inevitable related consequences of growth: new population, conversion of open and agricultural lands to urban uses, increased demands for public services, traffic and other environmental and social effects. Accompanying such development, however, should also be more jobs for County residents, less seasonal fluctuation in employment, and more revenue available to meet growing public service demands.

A proactive County and an active and competent economic development program, however, are not enough to ensure that industrial growth and business development will materialize. Economic development and business recruitment occur in a highly competitive environment throughout rural California, and the number of new or expanding businesses that might locate in California is small in proportion to the number of jurisdictions and geographic regions that would welcome them. However, active and effective local business recruitment and retention programs are far more successful in generating economic expansion with its corresponding benefits in a pro-business environment than in those areas that are anti-growth or *laissez faire*.

Among Glenn County's economic goals (see Section 5.3.5 of the Policy *Plan*) are to:

- stabilize and diversify the county economy
- retain and expand existing businesses and industries

- attract new commerce and industry
- attract more business dollars from outside the county
- create new employment opportunities for county residents
- prepare the local work force for an expanding job market through job training and education programs
- increase average per capita income
- promote economic development through coordinated efforts by County and economic development groups working throughout the region
- expand and diversify the tax base while attempting to minimize social, environmental, and fiscal effects

The County has determined that the 3ED scenario would provide the best opportunity to achieve these goals. Accordingly, this scenario is not only incorporated into Alternative 3, but would also represent the economic development strategy under the preferred alternative.

Public Safety (3PS Scenario)

Under this scenario it is assumed that capturing economic development takes precedence over perceived safety concerns. Existing service providers would remain in place and struggle to meet the demands of growth and development. Few additional revenue programs would be implemented for fear of dampening development activity. As a consequence, service levels decline.

There would be reluctance to adopt new standards and regulations to protect property and people from safety hazards, including fire, flood, noise, crime, air and water pollution for fear that they would increase the cost of development and make Glenn County less competitive. Jobs/housing balance and alternative forms of transportation to improve air quality would receive little priority in decision-making, even though remote development, including new communities, would be entertained.

The County would view its role in public safety as limited, deferring to the actions of others. Little effort would be expended on institutional change, with individual agencies left to cope. Fragmentation of responsibility would compound as growth continues, and problems in public safety service delivery would be commonplace.

From an institutional perspective, this scenario is similar to the 1PS scenario. The difference, however, is that under IPS, limited growth allows agencies to continue to cope. Under this

scenario, the agencies will ultimately break down and the public will demand change or revert to an Alternative 1PS approach to solve the problem.

Environmental impacts under this scenario will be most severe as growth proceeds unconstrained by safety concerns. Resulting development patterns will have a greater impact on air quality and be subject to greater potential geologic, flooding, and wildland fire risks. The lack of new revenue sources will compound environmental impacts as potential mitigation measures go unfunded. Long-term financial burdens will be created for the County as areas require remedial action and protection years after the development is complete. This can include drainage facilities, water supplies to meet fire flow requirements, and access improvements, among others.

Social impacts may be positive in the short-term as development proceeds unconstrained by safety concerns and costs, resulting in greater economic activity and more jobs. Long-term, however, the costs that will ultimately be borne by the public to correct problems created through poor development practice or under-funding of services will be substantial and may result in a backlash against further economic expansion. Inattention to safety concerns can expose the County and its citizens to substantial claims by property owners who believe they have been harmed through the County's lack of diligence when approving new development. Issues that may arise include failing septic systems, unstable building sites, and exposure to destructive fires. Although such problems may not surface in the short-term, the long-term impacts can be substantial to the County's financial resources and credibility.

Natural Resources (3NR Scenario)

This scenario places emphasis on consumption and use of natural resources. Efforts to preserve natural areas, regulate aggregate mining and export of ground and surface water would be given very low priority. Cooperation with State and federal agencies would be limited as Glenn County maintained its independence. Less regulation would be viewed as preferable to more regulation.

The County would continue to administer the Williamson Act, although the County would permit easy cancellation by individual property owners. Agriculture would also continue to receive support; however, the County would neither work to preserve agricultural land nor to remove it from protection, allowing individual property owners to make those decisions. Present agricultural zoning could be weakened through amendments and variances at property owner request. Dairies would be encouraged to locate in Glenn County, but less attention would be paid to standards and locational criteria.

Urban limit lines would be given limited support, but the form and character of urbanizing areas would be decided to a great degree by individual developers. Most growth would be peripheral and scattered, with the cheapest land being sought out for development. Adequate service levels would be an afterthought in many instances, and the County and districts would generally struggle to provide services retroactively. Cumulative impacts would be a significant

unmitigated problem. Natural areas would play a limited role in County decision-making, and State and federal agencies would necessarily have to take the lead in their preservation.

Export of water resources would be debated, but steps to curtail export would be very tentative at the local level. Ground water management and other regulatory approaches to water resources would be resisted in the county. Water use priorities would be set by individuals competing for water and by State and federal agencies.

Decisions concerning watershed protection would be left to the National Forest and other federal agencies. The County would be reluctant to adopt additional standards regulating development of foothill and mountain lands. The County would strongly oppose the removal of land from the tax rolls by State and federal agencies, and communication with such agencies would be limited.

Ground water recharge areas would be viewed as potential impediments to development, and their protection would be of secondary importance. Aggregate mining would continue along historic patterns with few regulatory changes. Hunting, forestry and gas well activities would be regulated by the State with little local input. Energy conservation measures would be promoted to the extent they were mandated by State and federal law.

This scenario may be somewhat inconsistent with contemporary public opinion regarding resource conservation. Although in the short-term, additional revenues will be generated locally, in the long-term, this policy framework would have a negative effect on the Glenn County environment and aspects of its quality of life. For example, overuse of timber resources has been reported as responsible for the economic decline in Northwest timber-producing regions. That region enjoyed short-term employment benefits and revenues, but the long-term damage to the resource base and lack of employment opportunities after resources are consumed will more than offset these earlier gains.

The cost of services will increase under this scenario as development occurs in discontinuous, haphazard patterns with few policy measures to recoup those costs. Residents will have to drive longer distances for goods and services as scattered development occurs, with impacts to air quality and increased energy use.

Without cooperation with State and federal agencies working to protect the natural environment of Glenn County, it is likely that the end result of adopting the 3NR scenario will be even less satisfying to Glenn County than it would be with County participation. This is not only true in connection with wildlife preservation, but also with regulation of other resources, such as timber, ground water, and natural gas.

4.1.4 ALTERNATIVE 4 — NO PROJECT

Section 15126(d)(2) of the *CEQA Guidelines* requires consideration in an EIR of the "no project" alternative. If the environmentally superior alternative is the "no project" alternative, the EIR shall also identify an environmentally superior alternative among the other alternatives. Under this alternative, the status quo would be maintained with regard to planning and land use policy. Glenn County would continue to operate under existing *General Plan* goals and policies.

According to the State *General Plan Guidelines*:

The general plan should be reviewed regularly regardless of its horizon, and revised as new information becomes available and as community needs and values change. Unless it is periodically updated, a plan will become obsolete in the face of community change. A general plan based upon outdated information and projections is not a sound basis for day-to-day decision making and may be legally inadequate...A jurisdiction is expected to make running changes to its general plan as they are necessary (emphasis added).

Clearly, the "no project" alternative would fail to meet both the requirements of State law and the policy objectives of Glenn County. Among these objectives (Section 2.4 of this EIR) is to meet the requirements of State planning law. Beyond this objective, it is the County's intention to produce a forward-looking policy to guide growth and development over the next 20 years based on the most current and accurate information. The existing *General Plan* would become increasingly outdated and non-responsive to current and future needs, and thus would be increasingly unable to meet project objectives.

Many of the goals and policies of the existing *General Plan* are not consistent with recent environmental guidelines and other relevant plans, such as the *Air Quality Attainment Plan* and the updated *Regional Transportation Plan*, as required by State planning law. Therefore, as growth and development proceed, cumulative and direct air quality and traffic impacts would intensify. Development would be less focused and regulated, resulting in increasing pressures on agricultural lands and natural resources. It would be more difficult for the County to provide necessary public services and infrastructure facilities without policies that would focus development on those areas where services can be provided (and where resources are not needlessly consumed). Business development opportunities might be lost in the absence of a well-defined economic development policy, which would further erode the County's tax base and increase the burden to provide social services. Standard of living and quality of life would gradually decline.

In conclusion, this alternative is environmentally inferior to the preferred alternative, would fail to meet project objectives, and would be inconsistent with State law. This alternative is neither feasible nor desirable.

4.2 COMPARISON OF ALTERNATIVES WITH THE PREFERRED ALTERNATIVE

Table 4-1 below is based on comparison of environmental effects associated with the preferred alternative discussed in Chapter Three against the four alternatives described in this chapter. For each of the four alternatives, Table 4-1 indicates whether that alternative is environmentally superior or inferior in relation to the preferred alternative with respect to each of the 13 environmental issues analyzed in Chapter Three.

Also in Table 4-1 is an indication of the relative social and economic merits or disadvantages of each alternative relative to the preferred alternative. CEQA does not require discussion of social and economic factors in an EIR except to the extent that the lead agency chooses to discuss them. However, these factors are included, because the project will greatly affect the county's social and economic conditions through its goals, policies, and other provisions. In fact, it is an explicit objective of the project to have such an effect. While CEQA is concerned primarily with the *physical* environment, it must be recognized that a general plan will have a profound effect on the *social* and *economic* environments. It is the responsibility of the County in developing its *General Plan* to protect the physical environment and provide for the economic and social well-being of its citizens. Therefore, it is unavoidable that the *General Plan* will have to balance the effects of growth and development on the physical environment with effects that the Plan will have on the economy and social environment.

Following is a brief summary of the comparative environmental effects of each alternative in relation to the preferred alternative.

4.2.1 ALTERNATIVE 1

From a preservationist viewpoint, this is clearly the most advantageous alternative, both in relation to the preferred alternative and to the other three alternatives. Public safety and environmental protection would take precedence over growth and development considerations, including economic growth, under this alternative. It would best preserve open space, wildlife habitat, agricultural soils, water and air quality, roadway levels of service, cultural resources, aesthetics, and other natural resources and have the least effects on noise and light and glare. Limited population and economic growth would result in fewer potential land use conflicts, less housing demand, and less burden on public services and facilities.

Note in Table 4-1 that this alternative would have negative social and economic effects in comparison to the preferred alternative. The highly regulated approach of Alternative 1 would make Glenn County less attractive to industrial and commercial interests, and economic growth may be stifled. This would have negative effects on the County's tax base, its ability to provide public services, and employment opportunities. The result would be an increased burden on the County for public assistance but less funds to provide public assistance and maintain other necessary public services. The overall standard of living and quality of life would be adversely affected.

4.2.2 ALTERNATIVE 2

This alternative is similar to the preferred alternative due to the fact that three of the four policy scenarios are identical. The County's approach to community development, natural resources, and public safety would be the same. Theoretically, therefore, effects on natural resources and public safety also would be the same. However, the County would assume a far more aggressive, proactive, pro-growth posture with respect to economic development under the preferred alternative as compared to Alternative 2. Although population growth and residential development would be the same under both the preferred alternative and Alternative 2, the latter

would likely place less pressure on open land, agriculture, and other resources, because population growth would not be accompanied by the intensity of industrial and commercial growth envisioned under the preferred alternative.

Table 4-1 reflects a net environmental effect that is slightly less positive as compared to Alternative 1, but still somewhat more beneficial as compared to the preferred alternative. Relatively minor advantages over the preferred alternative might be expected in such areas as air and water quality, wildlife and habitat preservation, noise, and land use conflicts. As compared to the preferred alternative, demands on housing and transportation systems would be similar due to the same projected population growth rate. However, while demand may be similar, there would be less tax base under Alternative 2 to provide revenue for transportation improvements and services to support residential development. Thus, any beneficial effects under this alternative in the areas of housing and transportation would be partially offset by fiscal pressure. In fact, because there would be less economic stimulation under Alternative 2 in comparison to the preferred alternative, it may be difficult to sustain the 3 percent growth rate, so that Alternative may not offer any real gains in housing opportunities or transportation improvements over the preferred alternative.

While growth rates are similar between Alternative 2 and the preferred alternative, the lack of aggressive economic stimulation under the former would have negative social and economic benefits compared to the latter. Simply stated, there would be more people, but not necessarily more jobs, proportionally. Unemployment and the public assistance burden may not improve, and in fact, may worsen. The tax base may not be sufficient to keep up with necessary public services and infrastructure facilities. Thus, the net social and economic effect would be somewhat negative in comparison to the preferred alternative. Economic factors may also affect the ability of the County to protect natural resources, agricultural lands, open space, and other aspects of the environment. It is possible, therefore, that the environmental advantages of Alternative 2 over the preferred alternative, as shown in Table 4-1, may be more illusory than actual, despite identical *General Plan* policies for community development, natural resources, and public safety.

Even assuming that Alternative 2 would provide the environmental benefits over the preferred alternative shown in Table 4-1, the County would face less beneficial social and economic conditions. Again, while CEQA is primarily concerned with a project's environmental effects, and socioeconomic effects are of secondary importance, a general plan is not the same as most projects reviewed under the CEQA process. The *Glenn County General Plan* will profoundly affect the physical, social, and economic well-being of the county for the next 20 years. Therefore, social and economic effects must be very carefully considered and weighed against the relative environmental effects in order to provide the opportunity for an optimal standard of living and quality of life for county residents.

4.2.3 ALTERNATIVE 3

Alternative 3 is at the opposite end of the spectrum from Alternative 1 in terms of growth, economic development, and emphasis on environmental protection and public safety. Alternative 3 is explicitly "pro-growth," with all of the implications of that term. As under the

preferred alternative, economic stimulation would be emphasized. Unlike the preferred alternative, however, policies for public safety and environmental protection would be greatly relaxed or non-existent. Any environmental preservation initiatives in the county would have to come from citizen action groups, environmental organizations, or State, federal, and regional trustee agencies, such as the California Department of Fish and Game and the U.S. Forest Service. The County would neither support nor discourage such initiatives.

Development proposals would be openly welcome by the County, particularly industrial and commercial developments that would improve the tax base, provide more employment opportunities, diversify the economy, and relieve the public assistance burden. As shown in Table 4-1, the net effect on the environment and public safety would be universally negative as compared to the preferred alternative. More open space and agricultural land would be developed, possibly including watershed areas, important wildlife habitat, and ground water recharge areas, with negative effects on water quality, biological and cultural resources, and aesthetics. Development would probably be less compact and more likely to affect previously undeveloped areas. This would put severe strains on the roadway system and result in more vehicular trips from remote areas to jobs in urban localities. In turn, air quality would suffer. Noise and light and glare would become more severe with the advent of more industrial and commercial development and new communities arising in previously undeveloped areas, probably including the foothills. Land use conflicts would be more likely, possibly, if not probably, interfering with existing agricultural operations (in addition to the loss of prime agricultural lands).

Public safety would be negatively affected by deteriorating air and water quality and more pressure on the roadway system, resulting in a decrease in traffic safety. Additionally, the pro-growth, pro-development, anti-regulatory posture, along with scattered, leap-frog development of remote areas, would increasingly strain fire and police protection capabilities to their limits. Under this alternative, the County would be reluctant to discourage development by requiring such developer-funded amenities as wastewater treatment systems (to protect ground water) or public water systems that would fully meet fire flow standards. All of these factors will adversely affect public health and safety.

Table 4-1 shows that housing and economic and social conditions would be worse under Alternative 3 as compared to the preferred alternative. It might be expected that relatively rapid growth, accompanied, if not stimulated, by industrial and commercial development with their associated economic benefits, would result in more housing opportunities and economic gains. In the short-term, this may be the case.

In the long-term, however, gains in housing opportunities may be offset by poorer development and design standards (such as fire protection standards), which would lower the overall quality and desirability of housing. Once agricultural operations are disrupted and prime agricultural lands are committed to non-agricultural development, a vital pillar of the local economy would be permanently weakened. There may initially be greater employment opportunities, thus lowering the public assistance burden, but social conditions may worsen as the environment deteriorates. Aesthetic damage caused by uncontrolled development could discourage tourism

and other recreational uses that bring revenue to the county. Overuse of water and other natural resources, poor transportation facilities, and other negative environmental factors may ultimately drive some business out of the county or reduce the ability of the county to attract new businesses and residents. The growth rate, projected at 5 percent annually over the next 20 years may be unsustainable under these conditions, resulting in a return to low or negative growth, further deterioration of infrastructure, lower standards of living, and increased public assistance burden.

In short, this alternative may bring about a boom, such as in the Northwest region, which was fueled by the timber industry. However, in the Northwest, too great a burden was placed on the resources that sustained the regional economy. As a result, the economy of that region may be declining. The burden that Alternative 3 would place on the agricultural industry, prime agricultural lands, and other vital resources, could similarly result in eventual decline in Glenn County. This alternative may be attractive in the short-term, but could initiate a cycle of boom and bust, accompanied by severe damage to those environmental values that make the county a desirable place to live and conduct business.

4.2.4 ALTERNATIVE 4

The "no project" alternative requires little analysis, because its weaknesses are obvious. This alternative is unfeasible due to non-compliance with State planning law. Beyond that, it would increasingly fail to provide policy that would enable the County to keep pace with evolving environmental, social, and economic conditions. For example, County policy would not be compatible with, nor have the ability to implement, the updated Regional Transportation Plan and the Air Quality Attainment Plan, with obvious impacts on both air quality and transportation (along with the fact that general plans and other local and regional planning and policy mechanisms are required by law to be mutually compatible). Growth and development would be less regulated than necessary to adequately protect resources, and the absence of an explicit economic development policy would probably result in increasing unemployment and public assistance burden along with less tax base to provide necessary public services and facilities. As shown in Table 4-1, the effects of this alternative are all negative in comparison to the preferred alternative. As time progresses, the failure to update policy in relation to community development, economic strategy, natural resources, and public safety would result in conditions, albeit less severe, that might prevail if there were no uniform policy at all.

4.3 CONCLUSIONS

Based on the above discussion and as clearly shown in Table 4-1, the County could adopt either Alternative 1 or Alternative 2 and achieve more environmental benefits. However, under Alternative 1, these benefits would be offset or outweighed by economic and social impacts, which in balance, may reduce the overall quality of life. Under Alternative 2, as explained above, the *apparent* environmental benefits in comparison to the preferred alternative may be more illusory than actual, due to the absence of economic growth that would provide necessary revenue for environmental and public safety protection and enhancement. Even if these environmental benefits were to be realized under Alternative 2, the net effect on public services, the economy, and social conditions would be negative. In terms of those nebulous values that

people associate with quality of life, the high quality of the natural environment that might exist under Alternatives 1 and 2 would go hand in hand with lower standards of living and poorer social conditions, which might include increased crime and substandard educational opportunities.

Alternatives 3 and 4 are clearly inferior to the preferred alternative in environmental, economic, and social terms. Alternative 3 may provide, at least initially, a higher standard of living and greater choices in housing, but in the long-term, it may produce a series of boom and bust cycles and take a heavy toll on the environment. Rapid industrial and commercial development may severely damage agriculture, and this effect would be irreversible as prime agricultural lands were consumed for other uses. Alternative 4 is unfeasible and not worthy of serious consideration.

It is possible to devise, compare, and contrast an infinite number of alternatives and combinations of policy strategies for the *Glenn County General Plan*. Among the preferred alternative and the four other alternatives addressed in this EIR, the preferred alternative seems to offer the most optimal formula for balancing environmental, social, and economic considerations to assure both an acceptable quality of life for the county's citizens and an acceptable level of protection for the environmental and public health and safety.

SECTION 5 - SUPPLEMENT TO EXECUTIVE SUMMARY

5.0 SUPPLEMENT TO EXECUTIVE SUMMARY

5.1 REMAINING SIGNIFICANT IMPACTS

The Draft EIR contains an Executive Summary as required by Section 15123 of the CEQA Guidelines. Page E-2 of the Executive Summary contains a discussion of Mitigation Measures and Mitigation Monitoring which concludes that no mitigation and monitoring measures are necessary because the Plan goals, policies, implementation measures and standards serve in that capacity. Although this is true, the Summary did not report that the Draft EIR found four impacts that could not be mitigated to a less than significant level. They are Impact #3.1-2, seismic and geologic hazards; Impact #3.2-1, flooding; Impact #3.6-1, wildland and urban fires; and Impact #3.7-1, air quality.

In the case of each of these impacts, the Plan contains provisions for preventing or minimizing these potential effects to the greatest practicable extent, given the best available precautions and controls. However, despite these provisions, it remains possible that floods, fires or earthquakes will occur and significant impacts might result. Similarly, although air quality effects will be mitigated to the maximum feasible extent to the satisfaction of air quality management agencies through application of current best available control measures, as provided under the Plan, any emissions of criteria pollutants into the atmosphere will be regarded as a significant cumulative impact under CEQA and the California Clean Air Act.

Consequently, it will be necessary for the County to adopt a statement of overriding considerations addressing these four impacts prior to General Plan approval.

5.2 MITIGATION MONITORING AND REPORTING

As was reported in the Executive Summary, because there are no mitigation measures which are in addition to Plan policies, standards and implementation measures, no mitigation monitoring and reporting program is necessary. As was also reported, the implementation measures will serve as reporting and implementation requirements. Although not explicitly stated in the Executive Summary, the annual review of the General Plan, as required by State law, will also serve as a monitoring and reporting tool.