DATE: September 2, 2026
TO: Glenn County Planning Commission
FROM: SynTech CF1, LLC
SUBJECT: Amendment to Conditional Use Permit 2024 004, Carriere/SynTech CF1, LLC Advanced Thermal Conversion

Attachments:

1. Conditional Use Permit 2024-004, Carriere/Syntech CF1, LLC Advanced Thermal Conversion
    a. Conditions of Approval and Mitigation Measures
    b. Mitigated Negative Declaration and Initial Study
    c. Request for Review, Application, and Comments
    d. Syntech Responses to Agency Pre-Consultation Comments
    e. Syntech Traffic Analysis and Internal Circulation Plan
2. PGE Enhanced Screening Study Syntech CF1 RNG results
3. Revised Site Plan
4. County Assessor's Map for the Huller Site

Exhibits:

1. CUP Application and Environmental Information Form
2. Environmental Information Form Continued
    a. Major Permits Chart
3. Preliminary Title Report and Huller Site Survey

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# 1 EXECUTIVE SUMMARY

The applicant, SynTech™ CF1, LLC ("SynTech" or "Applicant"), requests an amendment to CUP 2024-004 primarily to relocate the approved Advanced Thermal Conversion ("ATC") facility (the "Project") from Carriere Family Farms, located at 1640 State Route 45, Glenn, California to the Carriere Hulling and Drying Facility located at 7693 State Highway 162, Glenn, California (the "Huller Site"). The amendment also includes related modifications necessary to support operating the Project at the Huller Site; however, the Project remains an ATC facility that converts feedstock, agricultural biomass (primarily waste walnut shells ("WWS"), into renewable natural gas ("RNG") and biochar.

The primary reason for moving the Project to the Huller Site is because PG&E's interconnection study identified Pipeline L-169A, which crosses the Huller Site, as the preferred location for RNG injection. Relocating the Project to the Huller Site allows RNG production and pipeline injection to occur at a single location, eliminating the need to transport RNG between separate sites and removing the need for a dedicated connecting pipeline. As a result, the amendment reduces infrastructure requirements, improves operational efficiency, and better accommodates the receipt of feedstock from Carriere Family Farms and other regional growers.

As demonstrated throughout this amendment request, the proposed relocation results in a more efficient Project configuration while preserving the Project's essential characteristics and environmental benefits. The Project's fundamental purpose, feedstock processing capacity, footprint, development phases, and environmental controls remain substantially unchanged from those previously approved by Glenn County Planning Commission. The Project is an extension of agricultural operations. The approved operating schedule, traffic impacts, emissions, environmental controls, wastewater and water usage, noise profile, overall environmental benefits and the number of jobs created also remain substantially unchanged.

SynTech respectfully requests Glenn County's approval of the proposed CUP amendment.

# 2 PURPOSE FOR THE AMENDMENT

Conditional Use Permit 2024-004, Carriere/SynTech CF1, LLC Advanced Thermal Conversion (ATC) was approved on July 16, 2025 (see Attachment 1). Following approval, SynTech continued engineering, utility interconnection, and project development activities to advance the Project toward construction. During this process, three developments occurred: 1) PG&E completed additional interconnection studies and identified Pipeline L-169A, which crosses the Huller Site, as the preferred location for RNG injection (see Attachment 2); 2) continued engineering and technology improvements increased the anticipated RNG production capacity of the Project; and 3) advancements in the methanation process improved the Project's operational efficiency and environmental performance. This new information prompted SynTech to reevaluate the Project

layout and ultimately determine that relocating the Project to the Huller Site would provide a more efficient long-term configuration by co-locating RNG production and pipeline injection facilities.

In addition, continued feedstock planning demonstrated the benefit of expanding the approved feedstock supply network to include regional growers and processors in addition to Carriere Family Farms. This amendment does not increase the approved feedstock quantity. Rather, it updates the delivery method to truck delivery and provides greater flexibility to secure a reliable and resilient feedstock supply from agricultural producers that already generate and transport agricultural waste within the region.

These refinements are the result of information obtained after approval of CUP 2024-004 and are intended to improve the practicality, reliability, and efficiency of project operations. The amendment does not alter the Project's fundamental purpose, footprint, environmental controls, or overall environmental impacts previously evaluated and approved by Glenn County.

## 2.1 PROJECT DESCRIPTION

The Project remains an extension of an already existing agricultural operation. The amendment does not increase the approved feedstock processing capacity, modify the approved development phases, or change the Project's operating schedule. Likewise, the Project will continue to utilize the same core technology and environmental controls previously evaluated and approved by Glenn County. Rather than changing the Project itself, the amendment relocates the Project to a more efficient site and optimizes certain operational elements while preserving the essential project characteristics upon which the County based its approval. The following table summarizes the key elements in the Project description.

| **Project Element** | **Approved CUP** | **Status Under Amendment** |
|---|---|---|
| Project Type | ATC Facility | No Change |
| Project Purpose | Convert agricultural biomass into RNG and biochar | No Change |
| Annual Feedstock Capacity | 135,000 tons annually | Approximately 135,000 tons annually |
| Development Phases | CF1 and CF2[1] | No Change |
| Operating Schedule | Continuous Operation | No Change |
| Feedstock Type | Agricultural biomass (primarily WWS) | No Change |

[1] The Project will continue to operate as a single facility consisting of two approved phases, CF1 and CF2. If this amendment is approved, both phases will be constructed and operated exclusively at the Huller Site. SynTech will not operate both sites simultaneously.

| | | |
|---|---|---|
| RNG Injection Site | Approved at the Huller Site | No Change |
| Project Location | 1640 State Route 45 | 7693 State Highway 162 |
| Annual RNG Production Capacity | ~1,041,000 MMBtu/year | ~1,600,000 MMBtu/year |
| Feedstock Sources | Carriere Family Farms | Carriere Family Farms and Regional Growers |
| Power Resource | Grid Power | Grid Power, solar and Non-combustion Linear Generators |
| Job Creation | ~200 construction jobs and ~289 permanent jobs | No Change |
| General Plan Land Use Designation | Intensive Agriculture - FS-80 Farmland Security Zone | No Change |

The Project will operate on a 24/7 basis to remediate approximately 135,000 tons a year of agricultural biomass (primarily WWS) from an existing onsite walnut shelling facility as well as from regional producers. Waste walnut shells are converted into syngas using SynTech's proprietary BioMax® ATC process. The syngas is then upgraded through the LiquiMax® methanation process into approximately 1,600,000 MMBtu/year of RNG. The RNG is conditioned, tested, metered, and compressed to ensure it complies with PG&E's pipeline specifications. It is then injected directly into the adjacent PG&E natural gas distribution system.

The Project will consist of the following six main operational components:

1. Feedstock receiving and storage facilities;
2. BioMax® Advanced Thermal Conversion equipment;
3. LiquiMax® methanation and gas upgrading equipment;
4. RNG compression, metering, testing, and pipeline injection facilities;
5. Biochar handling and storage facilities; and
6. Associated utility, electrical, safety, and support infrastructure.

The Project receives feedstock from Carriere Family Farms as well as other regional walnut growers and processors from trucks currently carrying waste shells on regional roadways for disposal or processing elsewhere. Walnut shells will be moved from the truck unloading zone to the ATC facility via an enclosed conveyor system to a secondary waste walnut shell storage building used specifically for the ATC process.

The Project will draw limited power from the local utility grid. Most of the operational power and, in the case of grid interruption, all emergency power will be supplied by non-combustion linear generators.

The Project will not generate waste requiring off-site disposal. The primary product is RNG, and the process byproduct is high-value biochar, representing approximately 4% of the incoming feedstock by weight. Biogenic feedstock will be received, tested, and conveyed through enclosed handling systems to on-site storage and feed silos before entering the BioMax® ATC process. Following thermal conversion, the biochar will be transferred through an enclosed auger system into sealed, 500-pound storage containers with protective liners for temporary on-site storage. The biochar will remain sealed until shipped to off-site facilities for beneficial reuse in the production of graphene, graphite, activated carbon, carbon black, and other industrial and agricultural products.

The General Plan land use designation is "Intensive Agriculture" and the zoning designation is "FS-80" Farmland Security Zone (72-acre minimum parcel size). The proposed Project is a permitted use with a conditional use permit in the "FS-80" zone. Detailed Project information is included in the Mitigated Negative Declaration and Initial Study, which is attached to this report in Attachment 1, CUP 2024-004.

Location: The Project is located at 7693 State Highway 162, south of the community of Glenn.

Assessor's Parcel Numbers (APNs): 016-090-016 (145.75± acres)

# 3 ANALYSIS

This section evaluates the proposed amendment to determine whether it changes the County's original findings or results in new or substantially more severe environmental impacts than those previously evaluated under CUP 2024-004. As discussed below, the amendment does not alter the Project's fundamental purpose or environmental performance, and the County's original findings remain valid.

## 3.1 CONDITIONS OF APPROVAL AND MITIGATION MEASURES

Except as specifically requested in this amendment, all Conditions of Approval and mitigation measures adopted as part of CUP 2024-004 will remain in full force and effect. The proposed amendment does not alter the Project's overall regulatory framework or SynTech's commitment to comply with all applicable federal, state, and local permitting requirements. The requested modifications are limited to those necessary to reflect the Project's relocation to the Huller Site and related operational changes. Where appropriate, SynTech proposes revised or supplemental Conditions of Approval to ensure the Project continues to satisfy the intent of the original approval, while accurately reflecting the updated configuration.

Condition of Approval (Planning Division):
The Applicant shall provide bi-annual (due by January 1 and July 1 of each year) reporting to the Planning Division evidencing the following:

- That no more than 135,000 tons a year of WWS from the existing onsite walnut shelling facility shall be processed.
- That no more than 1,041,000 MMBtu/year of RNG, is transported from the existing onsite walnut shelling facility per year.
- That the WWS are sourced only from the existing onsite walnut shelling facility.

Proposed Revised Condition:
The Applicant shall provide bi-annual reporting (due January 1 and July 1 of each year) to the Planning Division demonstrating compliance with the following:

- Approximately 135,000 tons of agricultural biomass (primarily WWS) shall be processed annually.
- Feedstock shall be sourced from Carriere Family Farms and other regional growers and processors.
- Approximately 1,600,000 MMBtu of RNG shall be produced annually.

Basis for Revision:
The original condition reflected the Project's location and feedstock source. The amended Project retains the approved annual feedstock processing capacity but expands feedstock sourcing to include regional suppliers and updates the anticipated RNG production based on continued engineering optimization. The reporting requirement should be revised accordingly.

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

Proposed Revised Condition:
Project operations shall be confined to the areas depicted on the amended site plan approved as part of CUP 2024-004, as amended.

Basis for Revision:
This revision updates the reference from the original site plan to the amended Huller Site. The intent of the condition remains unchanged.

Condition of Approval (Planning Division):
The Applicant shall provide a bi-annual (due by January 1 and July 1 of each year) Conditions of Approval and Mitigation Measure Compliance monitoring fee of $250.00 to the Planning Division.

No Change:
SynTech will pay the monitoring fee bi-annually.

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

No Change:
SynTech will obtain all required permits from the Glenn County Air Pollution Control District, including any Authority to Construct or amendments thereto required for the amended Project.

Condition of Approval (Building Division):
All construction shall require a building permit issued by the Glenn County Building Division.

No Change:
The amendment does not alter the applicability of the California Building Code or Glenn County Building Division requirements. SynTech will obtain a building permit issued by the Glenn County Building Division.

Condition of Approval (Building Division):
All setbacks to the property lines for existing and proposed structures shall be maintained according to the California Building Code.

No Change:
The amendment does not alter the applicability of the California Building Code or Glenn County Building Division requirements. The revised site plan at Attachment 3 confirms that the Project will comply with all setback requirements.

Condition of Approval (Building Division):
All existing structures shall comply with the original permitted use, any change of use shall be approved through the permitting process to assure code compliance.

No Change:
All existing structures will comply with the original permitted use. SynTech will seek approval for any change of use through the permitting process to assure code compliance.

Condition of Approval Glenn County Air Pollution Control District (GCAPCD):
The Applicant shall modify their existing District Permit to Operate; complete and submit an Authority to Construct application prior to construction. All new sources of air pollution and the air pollution control equipment including emissions estimates shall be included in the Authority to Construct application.

No Change:
SynTech will apply for a modification to its approved Authority to Construct application prior to construction. All sources of air pollution and the air pollution control equipment will be included in the application and approved prior to operation.

Condition of Approval Environmental Health Department (EHD):
The Applicant shall be approved, regulated and have a solid waste permit thru the EHD with concurrence/oversight by CalRecycle.

No Change:
SynTech will obtain a solid waste permit or an exemption through the EHD with oversight from CalRecycle.

Condition of Approval (EHD):
The existing onsite wastewater treatment systems (OWTS) shall be expanded and/or new OWTS shall be installed to accommodate the increase in employees. All OWTS shall be permitted and approved by the EHD.

No Change:
The existing OWTS will be expanded and/or new OWTS will be installed to accommodate the Project. All OWTS will be permitted and approved by the EHD.

Condition of Approval (EHD):
Restroom facilities shall be provided to accommodate workers during construction of the Project and shall be approved by the EHD.

No Change:
Restroom facilities will be provided to accommodate workers during construction of the Project and will be approved by the EHD.

Condition of Approval (EHD):
Water wells used to supply potable water shall meet current construction requirements, be permitted and regulated by the EHD or the State Water Resource Control Board (SWRCB), Division of Drinking Water.

No Change:
Should water wells be used to supply potable water, they will meet current construction requirements, be permitted and regulated by the EHD or the SWRCB, Division of Drinking Water.

Condition of Approval (EHD):

All garbage, rubbish and refuse created, produced or accumulated during construction, at the Project shall be removed by a permitted waste hauler or taken to a permitted facility at least once each week. All garbage shall be kept in a container with a close-fitting cover, without leakage or escape of odors.

No Change:
All garbage, rubbish and refuse created, produced or accumulated during construction, at the Project will be removed by a permitted waste hauler or taken to a permitted facility at least once each week. All garbage will be kept in a container with a close-fitting cover, without leakage or escape of odors.

Condition of Approval California Department of Transportation (Caltrans):
The Applicant shall be responsible for completing all Caltrans requirements and improvements; including a (Final) Traffic Impact Study (TIS) that includes information regarding Project trip generations, trip distributions, and queuing using the Institute of Transportation Engineering (ITE) Trip Generation Manual for the analysis.

Proposed Revision:
SynTech will submit an updated Final Traffic Impact Study addressing the amended Project location and any required roadway improvements to the satisfaction of Caltrans and Glenn County.

Basis for Revision:
The Project has relocated to the Huller Site and traffic patterns have changed. SynTech has ordered an updated study and will ensure continued compliance with Caltrans requirements.

Condition of Approval (Caltrans):
The Applicant shall provide Caltrans any requested information regarding driveway access to and from both sites. This information shall be in site plans showing proper dimension of all driveways as outlined in the California Highway Design Manual (HDM) with Auto Turn CAD templates, using the correct design vehicle, showing the design vehicle entering and exiting the site plans.

No Change:
SynTech will provide Caltrans with any requested information regarding driveway access to and from the Project site.

Condition of Approval (Caltrans):
The Applicant shall provide Caltrans mapping for all connections to the State Highway System (SHS) showing the State right of way (ROW) delineated with bearings, distances along with State Route (SR) boundary determination.

No Change:

SynTech will provide Caltrans with mapping for all connections to the State Highway System (SHS) showing the State right of way (ROW) delineated with bearings, distances along with State Route (SR) boundary determination.
Condition of Approval (Caltrans):
The Applicant shall ensure with Caltrans that the design vehicle is appropriate, based off the Truck Networks on California State Highways Map for District 3 including information about the design vehicle(s) used at the sites.

No Change:
SynTech will ensure with Caltrans that the design vehicle is appropriate, based off the Truck Networks on California State Highways Map for District 3 including information about the design vehicle(s) used at the sites.

Condition of Approval (Caltrans):
The Applicant shall be responsible for an encroachment permit issued by Caltrans for any Project or work, including access modification and drainage work, that takes place along or within the State's right of way (ROW).

No Change:
SynTech remains responsible for an encroachment permit issued by Caltrans, if required.

Except as expressly modified by this amendment, all Conditions of Approval and mitigation measures adopted under CUP 2024-004 will remain in full force and effect. The proposed revisions are limited to those necessary to reflect the relocation of the Project to the Huller Site and related operational refinements. Collectively, the revised and existing Conditions of Approval will continue to ensure that the Project is constructed and operated in a manner consistent with the County's original approval and applicable regulatory requirements.

## 3.2 ENVIRONMENTAL AND ECONOMIC IMPACTS

The County previously evaluated the environmental impacts of the Project through the Initial Study and Mitigated Negative Declaration adopted in conjunction with CUP 2024-004. This section evaluates whether the proposed amendment would result in new significant environmental impacts or substantially increase the severity of impacts previously identified. As discussed below, the amendment does not alter the Project's fundamental purpose or environmental performance and does not result in new or substantially more severe environmental impacts than those previously evaluated.

### 3.2.1 ENVIRONMENTAL AND TRANSPORTATION BENEFITS

The Project provides environmental benefits by converting feedstock, that might otherwise be landfilled, burned, composted, or allowed to naturally decompose, into RNG and high-value biochar

for beneficial reuse. Locating the Project at the Huller Site allows feedstock receiving, processing, and pipeline injection to occur at a single location, reducing the transportation of agricultural waste to distant disposal or processing facilities and eliminating the need to transport RNG between facilities. As a result, the Project reduces truck traffic, transportation-related greenhouse gas emissions, and reliance on less sustainable waste disposal methods.

### 3.2.2 PRIOR ENVIRONMENTAL REVIEW

The environmental impacts evaluated in the Initial Study and Mitigated Negative Declaration (MND) approved for CUP 2024-004 are not materially affected by this amendment. The Huller Site is located within the same agricultural setting as the previously approved site and does not alter the environmental assumptions underlying the County's prior analysis. The Project will continue to comply with all applicable Conditions of Approval, Authority to Construct requirements, Best Available Control Technology (BACT), emission offset requirements, Leak Detection and Repair (LDAR) requirements, Hazardous Materials Business Plan requirements, and all adopted mitigation measures.

The amendment does not increase the approved processing capacity, water usage, noise levels, or the previously approved 6.3-acre project area, nor does it move the Project closer to residences or other sensitive receptors. No new significant impacts related to air quality, greenhouse gas emissions, odors, hazardous materials, fire safety, biological resources, wastewater, noise, agricultural resources, or cumulative impacts have been identified. Accordingly, the following discussion demonstrates that the County's original environmental findings remain valid for each CEQA resource topic.

Aesthetics:
Original Finding: *The Project will not have a significant impact on aesthetics. The adopted standards for lighting and construction will minimize impacts from future development. Impacts are considered less than significant.*

The amended Project does not alter the County's original conclusions regarding aesthetics. The Project will continue to comply with all applicable Glenn County development standards, Conditions of Approval, and building design requirements intended to minimize visual impacts. Exterior lighting will be designed and installed in accordance with County requirements to minimize glare and light spill onto adjacent properties and roadways, and construction activities will continue to be conducted in accordance with applicable regulations intended to reduce temporary visual impacts.

The Project is being relocated to the Huller Site, which is also zoned "Intensive Agriculture." The Project remains compatible with the surrounding agricultural and industrial character of the area. The relocation does not result in significant adverse visual impacts, substantially degrade the existing visual character or quality of the site or its surroundings, or create a new source of substantial light or glare.

Accordingly, the amendment does not create new or substantially more severe aesthetic impacts than those previously evaluated under CUP 2024-004. The County's original finding that impacts to aesthetics are less than significant remains valid.

Agricultural Resources (Mitigation Measure AFR -1):
Original Finding: *The Project will not have a significant impact on agriculture or forest resources. The proposed Project will not conflict with existing zoning for, or cause rezoning of, forestland, timberland, or timberland zoned Timberland Production. The entire property is under a Farmland Security Contract.*

This Project will not significantly compromise the long-term productive agricultural capability of the subject contracted parcel or parcels or on other contracted lands in agricultural preserves. The Project supports the ongoing agricultural operation of the property. When a proposed power generation use includes lands designated under the Farmland Mapping and Monitoring Program (FMMP) in Agriculture zoning districts or Williamson Act contracted lands specified under §15.86.030(A), mitigation shall be required to secure replacement land of equal or greater farming potential at a ratio of 1:1.

The amended Project site is under a Farmland Security Contract; therefore, in order to offset the 6.3-acre project area and to meet the above code, the Project will comply with Mitigation Measure AR -1 (Agricultural Resources) in the approved CUP 2004-004. SynTech will provide bi-annual reporting (in the form of a map/site plan) to the Planning Division evidencing that no less than 6.3-acres remains in orchard, or other food or fiber production; thereby maintaining 6.3-acres in Prime Farmland status.

Air Quality (Glenn County Code §15.56.040):
Original Finding: *The Project will not have a significant impact on air quality because the Project will not violate air quality standards or contribute substantially to an existing air quality violation. Additionally, the Project will not adversely impact sensitive receptors, nor would it create objectionable odors. Impacts are considered less than significant.*

The amended Project will continue to comply with all applicable federal, state, and local air quality regulations. Prior to construction and operation, SynTech will obtain all required permits and approvals from the GCAPCD, including any amendments to the existing Authority to Construct and Permit to Operate necessary to reflect the amended Project configuration. GCAPCD will continue to regulate Project emissions and ensure compliance with all applicable air quality standards.

The amendment does not alter the County's original conclusion that air quality impacts will be less than significant. The Project remains subject to the same regulatory oversight and permitting requirements evaluated during the original environmental review. As required by the Supplemental

Conditions of Approval and incorporated into the Project's Conditions of Approval, the Applicant shall continue to implement the following air quality measures:

- Best Available Control Technology (BACT): All new or modified emissions units shall utilize Best Available Control Technology in accordance with GCAPCD requirements and applicable permitting regulations.

- Emission Offsets: Where required by GCAPCD regulations, the Applicant shall obtain and maintain emission offsets for applicable non-attainment pollutants and their precursors in accordance with GCAPCD Rule 51 and all other applicable District requirements.

- Leak Detection and Repair (LDAR): During Project operation, the Applicant shall implement a comprehensive LDAR program to monitor, inspect, and promptly repair fugitive emissions and point-source emissions, including emissions associated with the post-methanation gas separation system, in accordance with the Project's Conditions of Approval and applicable GCAPCD permit requirements.

Based on continued compliance with GCAPCD permitting requirements, implementation of BACT, emission offsets where required, and the Project's LDAR program, the amended Project will not violate any air quality standard, contribute substantially to an existing or projected air quality violation, expose sensitive receptors to substantial pollutant concentrations, or create objectionable odors. Accordingly, the amendment does not result in new or substantially more severe air quality impacts than those previously analyzed, and the County's original finding of a less than significant impact remains valid.

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

The amended Project does not alter the County's original conclusions regarding biological resources. The relocation of the Project to the Huller Site does not result in new impacts to sensitive habitats, special-status species, wetlands, or other protected biological resources. The amended Project will continue to comply with all applicable federal, state, and local regulations protecting biological resources. Accordingly, the amendment does not create new or substantially more severe biological impacts than those previously evaluated under CUP 2024-004, and the County's original finding that impacts to biological resources are less than significant remains valid.

Cultural and Tribal Resources:
Original Finding: *The Project will not have significant impact on cultural resources. State laws are in place in case of accidental discoveries made during future ground disturbing activities. Impacts are considered less than significant with the Mitigation Measure.*

The amended Project does not alter the County's original conclusions regarding cultural or tribal resources. The relocation of the Project to the Huller Site does not introduce significant new impacts beyond those previously analyzed, and all applicable state and federal laws governing the discovery and protection of cultural, archaeological, tribal cultural resources, and human remains will continue to apply during construction.

The existing mitigation measures adopted under CUP 2024-004 adequately address the potential for inadvertent discoveries during ground-disturbing activities. SynTech will continue to implement Mitigation Measures CR-1 (Cultural Resources) and TCR-1 (Tribal Cultural Resources) without modification. If cultural resources, tribal cultural resources, or human remains are encountered during construction, work within the prescribed buffer area will immediately cease, and SynTech will coordinate with Glenn County, qualified archaeologists, tribal representatives, the County Coroner, the Native American Heritage Commission (NAHC), and other appropriate agencies, as required by applicable law and the adopted mitigation measures.

Because the amended Project remains subject to the same mitigation measures and regulatory requirements previously adopted by the County, the amendment does not create new or substantially more severe impacts to cultural resources or tribal cultural resources. The County's original findings that impacts to cultural resources are less than significant with mitigation incorporated and impacts to tribal cultural resources are less than significant with mitigation incorporated remain valid.

Energy:
Original Finding: *The Project will not have a significant impact on energy. The Project will comply with California Green Building Standards as well as California Energy Code. The Project will not conflict or obstruct with and is required to meet state or local plans for renewable or efficient energy.*

The amended Project does not alter the County's original conclusions regarding energy. The amended Project will continue to comply with the California Green Building Standards Code (CALGreen), the California Energy Code, and all applicable state and local energy efficiency requirements. The amendment will not conflict with or obstruct any state or local plan for renewable energy or energy efficiency. Accordingly, the amendment does not create new or substantially more severe energy impacts than those previously evaluated under CUP 2024-004, and the County's original finding that impacts are less than significant remains valid.

Geology and Soils:
Original Finding: *The Project will not have a significant impact on geology and soils because geologic hazards in the area are minimal, and the building codes will require new construction to meet standards for soil conditions. Impacts are considered less than significant.*

The amended Project does not alter the County's original conclusions regarding geology and soils. The amended Project will continue to comply with all applicable California Building Code requirements, geotechnical recommendations, and County grading and construction standards. Accordingly, the amendment does not create new or substantially more severe geology or soils impacts than those previously evaluated under CUP 2024-004, and the County's original finding that impacts are less than significant remains valid.

Greenhouse Gas Emissions:
Original Finding: *The Project will not have a significant impact on global climate change as a result of greenhouse gas emissions. The Project is not in conflict with existing guidelines or standards. The Project will not conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases. No significant change in the current use of the land will result. The Project will not create significant changes in GHG emissions. Impacts are considered less than significant.*

The Project will convert feedstock into renewable natural gas and beneficially reused biochar while reducing emissions associated with transporting waste walnut shells to distant disposal or processing facilities. The amendment does not increase the approved processing capacity or otherwise alter the Project in a manner that would create new or substantially more severe greenhouse gas impacts than those previously evaluated. The Project remains consistent with applicable plans, policies, and regulations adopted to reduce greenhouse gas emissions, and greenhouse gas impacts remain less than significant.

Hazards and Hazardous Materials:
Original Finding: *Hazards and hazardous materials will not have a significant impact on the environment as a result of the proposed Project. The Project will not interfere with an adopted emergency response plan nor expose people to risk of loss, injury, or death. Impacts are considered less than significant.*

The amended Project does not alter the County's original conclusion that impacts related to hazards and hazardous materials are less than significant. SynTech will continue to comply with all applicable federal, state, and local laws and regulations governing the storage, handling, use, and disposal of hazardous materials, including all requirements administered by the Glenn County Certified Unified Program Agency (CUPA).

SynTech will prepare, implement, and maintain a Hazardous Materials Business Plan (HMBP) that includes detailed emergency response procedures, shelter-in-place protocols, clearly identified evacuation routes, emergency communication procedures, coordination with local emergency response agencies, and comprehensive employee training regarding hazardous materials management and emergency response. The HMBP will be maintained in accordance with applicable CUPA requirements and the Conditions of Approval adopted for the Project.

The amended Project will not interfere with an adopted emergency response or evacuation plan, nor will it expose the public or the environment to a significant hazard through the routine transport, use, or disposal of hazardous materials or through reasonably foreseeable upset and accident conditions. Because the amended Project remains subject to the same regulatory oversight, emergency planning requirements, and Conditions of Approval previously adopted by the County, the amendment does not result in new or substantially more severe hazards or hazardous materials impacts. Accordingly, the County's original finding that impacts are less than significant remains valid.

Hydrology/Water Quality:
Original Finding: *The Project will not have a significant impact on hydrology and water quality because the Project will not significantly alter the drainage pattern of the area. The Project will not significantly interfere with groundwater recharge in the area. The Project will not substantially deplete groundwater supplies or expose people or structures to a significant risk of loss, injury, or death involving flooding. The Project will not violate water quality standards or waste discharge requirements. Impacts are considered less than significant with mitigation incorporated.*

The amended Project does not alter the County's original conclusions regarding hydrology and water quality. The Project will continue to comply with all applicable federal, state, and local laws and regulations governing stormwater management, erosion control, drainage, and water quality, including the requirements of the Central Valley Regional Water Quality Control Board and Glenn County Code.

The amended Project will not violate water quality standards or waste discharge requirements, substantially deplete groundwater supplies, interfere with groundwater recharge, significantly alter existing drainage patterns, increase erosion or sedimentation, create substantial additional polluted runoff, or expose people or structures to flooding. Stormwater and drainage improvements associated with the amended Project will be designed and constructed in accordance with applicable County standards and regulatory requirements.

SynTech will continue to implement Mitigation Measure H&WQ-1 without modification. Prior to site disturbance, SynTech will obtain and provide Glenn County with a Construction General Permit or written exemption from the Central Valley Regional Water Quality Control Board, as required. The amended Project remains subject to all applicable permitting, erosion control, and stormwater management requirements during construction.

Because the amended Project remains subject to the same regulatory oversight, mitigation measures, and Conditions of Approval adopted under CUP 2024-004, the amendment does not create new or substantially more severe impacts to hydrology or water quality. Accordingly, the County's original finding that impacts are less than significant with mitigation incorporated remains valid.

Impede or Redirect Flood Flows:
Original Finding: *Less than significant impact.*

The Project site is located within Flood Zone A as identified on Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) No. 06021C0650D, effective August 5, 2010. Flood Zone A identifies areas subject to inundation by the 1-percent-annual-chance flood event where detailed hydraulic studies have not established Base Flood Elevations (BFEs).

The proposed amendment does not alter the County's original conclusions regarding flooding or drainage. The amendment does not substantially change the approved site layout, increase the Project footprint, or modify drainage patterns in a manner that would impede or redirect flood flows. Prior to issuance of building permits, SynTech will obtain all required floodplain approvals, including a Flood Certificate, and will comply with the applicable requirements of Glenn County Code Chapter §15.54, as well as all applicable federal, state, and local floodplain management regulations. Accordingly, the Project will not result in a significant impact related to flood flows.

In Flood Hazard, Tsunami, or Seiche Zones, Risk Release of Pollutants:
Original Finding: *No Impact*

The Project site is located within FEMA Flood Zone A; however, the amendment does not introduce new hazardous materials, increase the quantity of regulated materials previously approved, or otherwise increase the potential for the release of pollutants during a flood event. Hazardous materials will continue to be managed in accordance with the approved Hazardous Materials Business Plan, applicable Conditions of Approval, and all federal, state, and local regulations.

The Project site is not located in an area subject to tsunami or seiche hazards. Therefore, the amendment does not create new or substantially more severe impacts related to flood hazards, tsunami, or seiche than those previously evaluated.

Conflict with or Obstruct Implementation of a Water Quality Control Plan or Sustainable Groundwater Management Plan:
Original Finding: *Less than significant impact.*

The proposed amendment will not conflict with or obstruct implementation of any applicable water quality control plan or sustainable groundwater management plan. The methanation process may

generate process water and condensate streams. The majority of such water will be recycled and reused; however, final engineering and design is ongoing. Any process wastewater will be handled in accordance with regulatory requirements and may include recycling, treatment, evaporation or other approved methods. The Project, as amended, is not expected to generate wastewater requiring discharge under normal operations. Final engineering is ongoing. To the extent any process wastewater requires treatment, SynTech will obtain any permits or approvals required by the Regional Water Quality Control Board and other applicable regulatory agencies. Construction activities disturbing one acre or more will continue to comply with applicable Central Valley Regional Water Quality Control Board requirements, including coverage under the Construction General Permit, if required. The Project will also continue to comply with all applicable Glenn County Environmental Health requirements governing wastewater management and groundwater protection. Accordingly, the amendment does not create new or substantially more severe impacts to water quality or groundwater resources than those previously evaluated.

Land Use and Planning:
Original Finding: *The Project will not have a significant impact on land use and planning because the Project would not physically divide an established community. The Project site will meet the size and density requirements of the General Plan and Title 15 of the Glenn County Code and is consistent with the surrounding area. The Project is also compatible with the land use designation of "Intensive Agriculture". The Project will not conflict with an existing habitat conservation plan or natural community conservation plan. Impacts are considered less than significant.*

The amended Project does not alter the County's original conclusions regarding land use and planning. Relocating the Project to the Huller Site does not physically divide an established community or introduce a new or incompatible land use. The amended Project remains consistent with the Glenn County General Plan, the Project site's Intensive Agriculture (IA) land use designation, applicable zoning regulations, and the development standards of the Glenn County Code, including all applicable Conditions of Approval. The Huller Site is an appropriate location because it is situated within an area designated for intensive agricultural uses and allows feedstock handling, Project operations, and utility infrastructure to be co-located on a single site.

The amended Project will not conflict with any applicable land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect, nor will it conflict with any adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved conservation plan. Accordingly, the amendment does not create new or substantially more severe land use impacts than those previously evaluated under CUP 2024-004, and the County's original finding of a less than significant impact remains valid.

Mineral Resources:
Original Finding: *The Project will not have a significant impact on mineral resources; according to the California Department of Conservation Mineral Lands Classification Map, the property does not*

*contain Concrete-Grade Mineral Aggregates; In addition, based on the relative size of the Project footprint impacts are considered less than significant.*

The amended Project does not alter the County's original conclusions regarding mineral resources. The Project site is not located within an area identified by the California Department of Conservation as containing significant concrete-grade mineral aggregate resources, and the amended Project will not interfere with the availability or extraction of mineral resources. Accordingly, the amendment does not create new or substantially more severe impacts than those previously evaluated under CUP 2024-004, and the County's original finding that impacts to mineral resources are less than significant remains valid.

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

All the Project facilities will operate on a 24/7 basis, producing noise levels of no more than 85 dBa on the industrial noise scale at the property boundary. This is comparable to existing noise levels at the Project site. The proposed Project will not substantially increase noise levels in the area or expose people in the area to excessive noise levels. The Project will conform to all noise standards in Glenn County Code §15.56.100. The Project site is not directly within an airport land use plan and not in the vicinity of a private airstrip which would expose people in the area to unacceptable noise levels. Impacts are considered less than significant.

Population and Housing:
Original Finding: *The Project will not have a significant impact on population and housing because the Project will not displace people or housing. The Project does not induce population growth. Impacts are considered less than significant.*

The amended Project does not alter the County's original conclusions regarding population and housing. The amended Project will not induce substantial population growth or displace existing housing or residents. Accordingly, the amendment does not create new or substantially more severe impacts than those previously evaluated under CUP 2024-004, and the County's original finding that impacts to population and housing are less than significant remains valid.

Public Services:
Original Finding: *The Project will not have a significant impact on public services. The services of fire protection, police protection, schools, parks, and other public facilities are sufficient to*

*accommodate the proposed Project. Existing requirements for taxes and developmental impact fees are implemented to offset impacts. Less than significant impacts are anticipated.*

The amended Project does not alter the County's original conclusions regarding public services. Existing fire protection, police protection, schools, parks, and other public facilities will continue to adequately serve the amended Project. The amended Project will remain subject to applicable taxes, development impact fees, and Conditions of Approval intended to offset demands on public services. Accordingly, the amendment does not create new or substantially more severe impacts than those previously evaluated under CUP 2024-004, and the County's original finding that impacts to public services are less than significant remains valid.

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

The amended Project does not alter the County's original conclusions regarding recreation. The amended Project will not increase the use of existing recreational facilities or require the construction or expansion of recreational facilities. Accordingly, the amendment does not create new or substantially more severe recreation impacts than those previously evaluated under CUP 2024-004, and the County's original finding that impacts to recreation are less than significant remains valid.

Transportation/Traffic:
Original Finding: *The Project will not have a significant impact on transportation/circulation because it will not significantly increase traffic volumes on existing roads. The Project will not change air traffic patterns. There is adequate access to the Project site. Public roads will provide adequate emergency access to the Project site. Alternative transportation plans will not be impacted. Impacts are considered less than significant.*

The amended Project does not alter the County's original conclusions regarding transportation and circulation. The Project will continue to utilize existing public roadways and maintain adequate site access and emergency vehicle access. The amendment is not expected to substantially increase traffic volumes, adversely affect air traffic patterns, or conflict with applicable transportation or alternative transportation plans.

To support the proposed relocation, SynTech has commissioned an updated Traffic Impact Analysis to evaluate the amended Project and confirm that the relocation does not result in new or substantially more severe transportation impacts than those previously evaluated under CUP 2024-004. Based on the operational characteristics of the amended Project and the previously approved analysis, the Project is not expected to result in significant transportation impacts. The Project will continue to comply with all applicable Conditions of Approval and any recommendations identified

in the updated Traffic Impact Analysis. Accordingly, the County's original finding that transportation and circulation impacts are less than significant remains valid.

Utilities and Service Systems:
Original Finding: *The Project will not have a significant impact on utilities and service systems. The Project will not require or result in new or expanded municipal facilities that could cause significant environmental effects. Impacts are considered less than significant.*

The amended Project will continue to utilize available utility and service systems and will not require new or expanded municipal facilities that would result in significant environmental impacts. Utility infrastructure necessary to serve the relocated Project will be reviewed and approved through the applicable permitting processes, and SynTech will comply with all requirements of the applicable utility providers and regulatory agencies.

The relocation of the Project does not alter the County's original conclusion that impacts to utilities and service systems are less than significant, and no additional mitigation measures are required.

Wildfire:
Original Finding: *The Project will not have a significant impact on wildfires. The Project will not impair an adopted emergency response plan or emergency evacuation plan. Impacts are considered less than significant.*

The amended Project does not alter the County's original conclusions regarding wildfire. The amended Project will not impair implementation of an adopted emergency response or evacuation plan and will continue to comply with all applicable fire protection requirements and Conditions of Approval. The site will be provided with on-site fire protection per instructions of the Fire Marshal. Roadways will be provided for fire truck access to the site.

Accordingly, the amendment does not create new or substantially more severe wildfire impacts than those previously evaluated under CUP 2024-004, and the County's original finding that impacts are less than significant remains valid.

Mandatory Findings of Significance:
Original Finding: *There is no substantial evidence in light of the whole record that the Project may have a significant impact on the environment either cumulatively or individually. Impacts are considered less than significant*.

The amended Project does not alter the County's original conclusions regarding cumulative impacts. There is no substantial evidence that the amended Project, either individually or cumulatively, would result in significant environmental impacts beyond those previously evaluated under CUP 2024-004. Accordingly, the County's original finding that cumulative impacts are less than significant remains valid.

### 3.2.3 ECONOMIC BENEFITS

The Project is expected to create approximately 100 to 200 construction jobs during the construction phase and 157 to 289 permanent jobs during operations, including direct on-site, indirect, and administrative positions. Construction of the Project will be performed pursuant to the Project Labor Agreement executed with the appropriate building and construction trades, and construction workers will be compensated at applicable prevailing wage rates. The Project will provide long-term employment opportunities while supporting the local economy through skilled construction trades, permanent operations and maintenance positions, and related businesses that support Project operations.

The proposed amendment preserves the environmental protections, mitigation measures, and Conditions of Approval previously adopted by the County while improving the operational efficiency of the Project through relocation to the Huller Site. The amendment does not create new significant environmental impacts or substantially increase the severity of previously identified impacts. Accordingly, the environmental conclusions supporting CUP 2024-004 remain applicable to the amended Project.

## 3.3 GENERAL PLAN AND ZONING

The amended Project remains consistent with the goals and policies of the Glenn County General Plan, the FS-80 Farmland Security Zone, and the applicable provisions of Glenn County Code Title 15. The relocation of the Project to the Huller Site does not alter the County's original land use findings, and the amended Project will remain compatible with surrounding agricultural and industrial uses. As discussed below, the amended Project will not adversely affect surrounding land uses or conflict with the County's planning and zoning regulations.

Permitted Uses (Glenn County Code §15.47.020):
Both the original Project site and the amended Project site are designated Intensive Agriculture under the Glenn County General Plan and are zoned FS-80 (Farmland Security Zone), which requires a minimum parcel size of 72 acres. Both sites are located within areas of existing agricultural uses. The ATC facility is a permitted use within the FS-80 zoning district pursuant to Glenn County Code § 15.47.020, and the amended Project remains consistent with the uses permitted under that section.

Maximum Building Height (Glenn County Code §15.47.060):
"Building height" means the vertical distance measured from the average level of the highest and lowest points of that portion of the lot covered by the building to a point midway between the highest and lowest points on the roof; provided, that the chimneys, spires, towers, tanks and similar Projections shall not be included in the height. The Building Height of the proposed

structures are listed on the attached site plan and will not exceed the maximum height of fifty feet; therefore, the Project will meet the height restrictions for the Farmland Security Zone. §15.47.060.

Minimum Yard Requirements (Glenn County Code §15.47.080):
The 6.3-acre Project is located on a 145.75 acre lot, which is adequate in size, shape, location, and physical characteristics to accommodate the ATC facility (see Attachment 4).

Power Generation Facilities (Glenn County Code §15.86.020):
As used in Glenn County Code §15.86.020 (B), "Uses Allowed" means one of the following:(4) Secondary Use – a power generation facility that is not the Primary Use of the property and occupies less than 50% of the lot area. The amended Project site occupies approximately 4.3% of the overall property. The Primary Use of the property remains active orchard; therefore, this Project is subordinate to, practicable, and compatible with the primary agricultural use. Furthermore it is reliant on the existing processing facility and surrounding orchards for the feedstock of the generation facility.

## 3.4 CONDITIONAL USE PERMIT 2004-004 FINDINGS

Glenn County Code Section 15.22.020 requires the Planning Commission to make specific findings before approving a Conditional Use Permit amendment. As demonstrated below, the amended Project continues to satisfy each required finding.

The planning commission may grant a conditional use for the uses listed in Division 3 - Development Districts after making the following findings as required in section 15.22.020:
*That the proposed use at the particular location is necessary or desirable in providing a service or facility which will contribute to the general well-being of the public;*

> The Project will improve agricultural processing for the existing facility and surrounding walnut orchards while creating energy from an agricultural resource.

*That such use will not, under the circumstances of the particular case, be detrimental to the health, safety or general welfare of persons residing or working in the vicinity, or injurious to property or improvements in the vicinity*.

> This Project will not be subjected to hazardous conditions due to flooding, adverse geologic conditions, proximity to airports, fire hazards, or topography. Impacts from hazards on the Project are further discussed in the Initial Study. The analysis in the Initial Study concludes that this Project will not be detrimental to the health, safety, or general welfare of persons or property in the vicinity of the Project.

*That the site for the proposed use is adequate in size and shape to accommodate said use and to accommodate all of the yards, setbacks, walls or fences, and other features required herein or by the planning commission.*

> The primary Project site is approximately 6.3-acres in size; of a 145± acre property. The parcel is adequate in size and shape to accommodate the proposed Project.

*Except in the case of the expansion of a nonconforming use, that the granting of the permit will not adversely affect the general plan or any area plan of the county.*

> The proposed Project is consistent with the Land Use Designation of "Intensive Agriculture" and the zoning of "FS-80". The proposed Project will meet the land use and zoning requirements of the General Plan and the Zoning Code.

The amended Project remains consistent with the Glenn County General Plan, applicable zoning regulations, and development standards. Relocation of the Project does not alter the County's original land use findings or create inconsistencies with applicable planning policies. Because the amended Project continues to satisfy each of the required findings set forth in Glenn County Code Section 15.22.020, approval of the requested amendment is appropriate.

## 3.5 REQUIRED PERFORMANCE STANDARDS

The amended Project will continue to comply with the applicable performance standards contained in Glenn County Code Title 15. As discussed below, relocation of the Project does not alter the County's original conclusions regarding compliance with these standards.

Fire and Explosion Hazards (Glenn County Code §15.56.070):
The site will be provided with on-site fire protection per instructions of the Fire Marshal. Roadways will be provided for fire truck access to the site. All uses involving the use or storage of combustible, explosive, caustic or otherwise hazardous materials will comply with all applicable local, state and federal safety standards and will be provided with adequate safety devices against the hazard of fire and explosion, and adequate fire-fighting and fire suppression equipment.

All of the fire protection regulations of the California Building Codes and Glenn-Codora Fire Protection District will be complied with. Hazards are further discussed in the Initial Study for the Project.

Glare and Heat (Glenn County Code §15.56.080):
All exterior lighting at the site will comply with glare and heat standards. All exterior lighting accessories will be hooded, shielded, or opaque. No unobstructed beam of light will be directed beyond any exterior lot line. The Project will not generate heat such that it will increase ambient air temperature or radiant heat measurable at any exterior lot line.

Liquid, Solid, and Hazardous Wastes (Glenn County Code §15.56.090)
Any discharge from the Project into a public or private waste disposal system will be in compliance with applicable local, state and federal laws and regulations. The Project will not discharge waste detrimental to a public sewer system or a sewage treatment plant to a public sewer system unless they have been pretreated to the degree required by the authority having jurisdiction over the sewer system. The handling and storage of hazardous materials, the discharge of hazardous materials into the air and water, and disposal of hazardous waste in connection with all uses will conform with all applicable local, state and federal regulations.

The Project does not anticipate burning waste materials; however, should it occur, it will comply with the county air pollution control district rules and regulations at all times. The Project does not anticipate the disposal or dumping of solid wastes accessory to any use including, but not limited to, slag, paper and fiber wastes or other industrial wastes; however, should it occur, it will comply with applicable local, state, and federal laws and regulations at all times.

The GCAPCD is the Administering Agency and the Certified Unified Program Agency (CUPA) for Glenn County with responsibility for regulating hazardous materials handlers, hazardous waste generators, underground storage tank facilities, above ground storage tanks, and stationary sources handling regulated substances. The storage and handling of hazardous materials are closely monitored by the GCAPCD. The Project has filed its CUPA plan, which the GCAPCD has accepted. It will continue to update the plan as the Project progresses.

The Project will be subject to the conditions and regulations of the Glenn County Environmental Health Department, and Glenn County Air Pollution Control District. Liquid, solid, and hazardous wastes as further discussed in the Initial Study for the Project.

Open and Outdoor Storage, Sales and Display (Glenn County Code §15.56.110):
Any outdoor storage will be maintained in an orderly manner and will not create a fire, safety, health or sanitary hazard. The Project does not depict open and outdoor sales or storage. If outdoor storage is to occur, such storage shall meet the Open and Outdoor Storage standards.

The amended Project remains consistent with the applicable performance standards of Glenn County Code Title 15 and will continue to comply with all applicable federal, state, and local regulatory requirements.

# 4 CONCLUSION AND REQUEST FOR APPROVAL

The proposed amendment reflects refinements developed through continued engineering, utility coordination, and Project planning following approval of CUP 2024-004. While the amendment relocates the Project to the Huller Site and incorporates operational improvements, it does not alter

the Project's fundamental purpose, approved feedstock processing capacity, development phases, environmental protections, or overall public benefits.

As demonstrated throughout this application, the amended Project remains consistent with the Glenn County General Plan, applicable zoning regulations, Conditions of Approval, and the environmental conclusions previously adopted by the County. The amendment does not result in new significant environmental impacts or substantially increase the severity of impacts previously evaluated under the Initial Study and Mitigated Negative Declaration.

For these reasons, SynTech respectfully requests that the Glenn County Planning Commission approve the requested amendment to Conditional Use Permit 2024-004, together with the revised Conditions of Approval necessary to implement the amended Project at the Huller Site.

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

225 North Tehama Street
Willows, CA 95988
530.934.6540
www.countyofglenn.net

# INSTRUCTIONS FOR FILING APPLICATION FOR EXTENSION/AMENDMENT TO CONDITIONAL USE PERMIT:

A duly approved Conditional Use Permit may be amended or extended as provided under Section 15.220.030 of the Glenn County Code. All major amendments are to be processed as set forth in Section 15.220.010 of the Glenn County Code. One minor amendment may be granted as provided under Section 15.190.010 of the Glenn County Code.

It is advisable to obtain Building Department and Health Department requirements **PRIOR** to applying for an amendment to a Conditional Use Permit. This application is for the use of the property and in no way guarantees the acceptability of the site for onsite sewage disposal systems.

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

## APPLICATION CHECKLIST:

1. ☐ The applicant shall pay the required application fee. Fees are accepted by check, cash, or credit card. Checks should be made payable to Glenn County.

   The current application fee is as listed in the Glenn County Master Fee Schedule.

2. ☐ The application form shall be properly filled out and signed by the applicants and ALL property owners. All property owners shall sign (husband and wife) or a Power-of-Attorney shall be submitted specifically authorizing a designated person to sign the application. If the property owner is a corporation, a Resolution from the corporation authorizing this application shall be submitted. The Resolution shall indicate an individual or individuals who are authorized to sign the application on behalf of the corporation.

3. ☐ Preliminary Title Report (issued within 90 days) and Current Deeds.

4. ☐ The attached Environmental Information Form must be properly filled out and signed.

5. ☐ If applicable, one set of building plans shall be required at the time of application submittal. The plans shall show elevations to scale which show all sides of any proposed building or structure. The elevations shall identify exterior materials. The plans shall also include a detailed scaled drawing of the floor plan for each proposed building or structure. The floor plan shall show uses within each proposed building or structure.

6. ☐ One copy of the current County Assessor's Map with the property for the proposed project delineated on the map shall be submitted with the application.

7. ☐ **SITE PLAN REQUIREMENTS:**

Three copies of a clear and legible site plan shall be submitted with the application. Additional copies of the site plan shall be submitted to the County upon request. For complex projects, it is recommended that the site plan be prepared by a professional engineer. The site plan shall be at least 8.5 inches by 11 inches. It shall be large enough to show all information clearly and shall be drawn using an engineer's scale. A legible reproducible reduction of the site plan is also required if presented on sheets larger than 11 inches by 17 inches. In addition, a digital copy of the map and aerial photographs are encouraged. The site plan shall contain the following information unless it doesn't apply to the specific project or project location. If the application is for the extension of a Conditional Use Permit, the site plan shall show any changes or improvements to the site since the last approval.

(a) ☐ Name, mailing address, and phone number of applicant(s).

(b) ☐ Name, mailing address, and phone number of property owner(s).

(c) ☐ Name, mailing address, and phone number of engineer or person who prepared the site plan and the date of preparation (if applicable).

(d) ☐ Current Glenn County Assessor's Parcel Number(s) and property address (if applicable).

(e) ☐ North arrow and scale. The site plan shall be drawn so that north faces the top of the page and shall be drawn to a scale. The scale of the site plan shall be indicated (i.e. graphic bar scale, verbal scale, representative fraction).

(f) ☐ All property dimensions and acreage. Parcels less than one acre in area may be noted in square feet.

(g) ☐ Locations of all existing and proposed buildings and structures including their dimensions (LxW), height (H), and distances to all property lines (setbacks). The distances between all proposed and existing buildings and structures shall also be shown. Proposed buildings and structures shall be clearly differentiated from existing buildings and structures. All buildings and structures shall be labeled according to their type of use. Any existing buildings or structures proposed to be removed shall be identified.

(h) ☐ Names, locations, and dimensions of all existing adjoining/adjacent streets or roads, width of road right-of-ways, and location of center of roads. Also show the locations and dimensions of existing and proposed driveways, on-site curbs, gutters, sidewalks, road surface widths, and possible future street continuations.

(i) ☐ The widths, location, and purpose of all existing and proposed easements on-site and show or describe off-site access easements serving the project.

(j) ☐ Existing and proposed walls and fences including location, height, and construction material.

(k) ☐ Locations and dimensions of all existing and proposed utilities including pipelines, sewer lines, irrigation and drainage facilities, fire hydrants within 300 feet on the project site, water wells, septic tanks and drain (leach) fields. Include a list of all firms and/or public districts supplying utility services. Sewage disposal and water supply shall comply with the Health standards (Chapter 15.660 & 15.670 of the Glenn County Code).

(l) ☐ Existing and proposed off-street parking and loading areas. The locations, number of spaces, dimensions, type of surfacing, and internal circulation pattern shall be shown. Areas to be reserved for disabled parking shall be indicated. Include any concrete curbing, retaining walls, and on-site lighting. Off-street parking and loading areas shall comply with Chapter 15.610 of the Glenn County Code unless otherwise approved.

(m) ☐ The locations and dimensions of any proposed signs. Indicate on a separate detailed drawing, the size, height aboveground if free standing, and what will be on the face of the sign(s). Also, indicate if the sign(s) will be illuminated and how. Signs shall comply with the standards of Chapter 15.620 of the Glenn County Code.

(n) ☐ Locations and dimensions of open and outdoor storage. Outdoor storage shall comply with Glenn County Code Section 15.560.110 unless otherwise approved. Also show locations of any trash enclosures.

(o) ☐ Existing and proposed landscaping in accordance with Chapter 15.570 of the Glenn County Code. A Landscaping Plan, either as an overlay of the proposed Site Plan or a separate drawing, shall be submitted to the planning authority for review and approval by the Director. The Landscaping Plan shall include: the location of all landscaped areas with the proposed shrubs, trees, and other plant materials clearly labeled with information on size, type, and spacing. A description and layout of the proposed irrigation system is also required. (Note: no use shall commence nor occupancy permit issued until the Landscaping Plan has been implemented and approved)

(p) ☐ Identify adjacent land uses and distances to any residential dwellings within 500 feet of subject property.

(q) ☐ Locations of any hazardous material or chemical storage. Include locations of above or below ground storage tanks.

(r) ☐ Show lines indicating the direction of the slope of the land and the approximate percent grade, including all drainage features. A separate Drainage Plan may be required. Include locations of any proposed grading and drainage. Areas subject to inundation or overflow shall be indicated. Include contour lines at sufficient intervals to provide for a proper study of drainage and indicate the direction of flow.

(s) ☐ Locations of all watercourses including FEMA 100-year floodplain, reservoirs, rivers, creeks, ponds, and irrigation canals. Also illustrate mature trees, rock outcroppings, and similar natural features.

(t) ☐ A small inset map indicating the location of the land in relation to the nearest major roads and/or significant features in the surrounding area or region.

(u) ☐ Identify any other information on the site plan which may be pertinent to the specific project or site.

8. ☐ A clear and legible written narrative shall be submitted on a separate sheet of paper which details the proposed project. The narrative shall include: proposed uses, number of employees, proposed hours of operation, traffic count, types and quantities of any storage of material, any processing of material, etc. Additionally, explain why the establishment, maintenance or operation of the use of the proposed project, will not, under the circumstance of the particular case, be detrimental to the health, safety (including traffic safety), and general welfare (peace, morals) of persons residing or working in the vicinity, or injurious to property and improvements in the vicinity.

In order to consider approval of the Conditional Use Permit, the application should demonstrate that the proposed project would meet all applicable minimum requirements as established in Glenn County Code Title 15, Development Standards, Part 1 Performance Standards, Chapters 15.560 through 15.620. Uses which are not in compliance with all applicable performance standards are allowed with approval of a Conditional Use Permit. Any deviations from the performance standards will need to be specifically addressed and approved during the Conditional Use Permit process. The performance standards shall not be construed as preventing the review authority, as part of any discretionary approval, to require more restrictive standards as deemed necessary.

According to Section 65943 of the California Government Code, your application shall be reviewed by the County within 30 days from the filing date to determine the completeness of the application. You shall receive written notice if the application is determined to be incomplete. Please note that acceptance of the application as complete is not an indication of approval.

If the application is deemed incomplete for further processing, the applicant may appeal this decision to the Planning Commission by filing a Notice of Appeal with the Planning & Community Development Services Agency within ten (10) days from the date of the written notice (Glenn County Code §15.050.040). The Notice of Appeal shall be submitted in writing and accompanied by appeal fee as listed in the Glenn County Master Fee Schedule.

The Planning & Community Development Services Agency or any other reviewing agency may, in the course of processing the application, request the applicant to clarify, amplify, correct, or otherwise supplement the information required for the application. According to Section 65944(C), additional information may be requested in order to comply with Divisions 13 of the State of California Public Resources Code.

3. Preliminary Title Report and Site Survey

CHICAGO TITLE COMPANY

## PRELIMINARY REPORT

*In response to the application for a policy of title insurance referenced herein,* ***Chicago Title Company*** *hereby reports that it is prepared to issue, or cause to be issued, as of the date hereof, a policy or policies of title insurance describing the land and the estate or interest therein hereinafter set forth, insuring against loss which may be sustained by reason of any defect, lien or encumbrance not shown or referred to as an exception herein or not excluded from coverage pursuant to the printed Schedules, Conditions and Stipulations or Conditions of said policy forms.*

*The printed Exceptions and Exclusions from the coverage and Limitations on Covered Risks of said policy or policies are set forth in Attachment One. The policy to be issued may contain an arbitration clause. When the Amount of Insurance is less than that set forth in the arbitration clause, all arbitrable matters shall be arbitrated at the option of either the Company or the Insured as the exclusive remedy of the parties. Limitations on Covered Risks applicable to the CLTA and ALTA Homeowner's Policies of Title Insurance which establish a Deductible Amount and a Maximum Dollar Limit of Liability for certain coverages are also set forth in Attachment One. Copies of the policy forms should be read. They are available from the office which issued this report.*

*This report (and any supplements or amendments hereto) is issued solely for the purpose of facilitating the issuance of a policy of title insurance and no liability is assumed hereby. If it is desired that liability be assumed prior to the issuance of a policy of title insurance, a Binder or Commitment should be requested.*

*The policy(ies) of title insurance to be issued hereunder will be policy(ies) of Chicago Title Insurance Company, a Florida corporation.*

***Please read the exceptions shown or referred to herein and the exceptions and exclusions set forth in Attachment One of this report carefully. The exceptions and exclusions are meant to provide you with notice of matters which are not covered under the terms of the title insurance policy and should be carefully considered.***

***It is important to note that this preliminary report is not a written representation as to the condition of title and may not list all liens, defects and encumbrances affecting title to the land.***

**Chicago Title Insurance Company**

By:

Michael J. Nolan, President

Countersigned By:

Will Sayre
Authorized Officer or Agent

Attest:

Marjorie Nemzura, Secretary

*Visit Us on our Website:* [www.ctic.com](http://www.ctic.com)

CHICAGO TITLE COMPANY

***ISSUING OFFICE:*** 11320 Trade Center Drive, Ste C, Rancho Cordova, CA 95742

***FOR SETTLEMENT INQUIRIES, CONTACT:***
Chicago Title Company
155 Cadillac Drive , Suite 120 • Sacramento, CA 95825
(916)480-0701 • FAX (916)244-0131

***Another Prompt Delivery From Chicago Title Company Title Department***
***Where Local Experience And Expertise Make A Difference***

# PRELIMINARY REPORT

Title Officer:
Email:
Title No.: FSJP-6062601213

Escrow Officer: Karisa D. Lyke
Email: Karisa.Lyke@ctt.com
Escrow No.: FSJP-6062601213 -KDL

TO: SynTech Bioenergy

Attn: Bonnie Bueter

**PROPERTY ADDRESS(ES):** 7693 Highway 162, Willows, CA

**EFFECTIVE DATE: July 10, 2026 at 07:30 AM**

The form of policy or policies of title insurance contemplated by this report is:

ALTA Loan Policy 2021

1. THE ESTATE OR INTEREST IN THE LAND HEREINAFTER DESCRIBED OR REFERRED TO COVERED BY THIS REPORT IS:

   A Fee

2. TITLE TO SAID ESTATE OR INTEREST AT THE DATE HEREOF IS VESTED IN:

   **Carriere Land, LLC**

3. THE LAND REFERRED TO IN THIS REPORT IS DESCRIBED AS FOLLOWS:

   SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

# EXHIBIT "A"

Legal Description

**For APN/Parcel ID(s): 016-090-016-000 and 016-090-017-000**

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE UNINCORPORATED AREA IN THE COUNTY OF GLENN, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS:

A PORTION OF SECTION 63 OF THE SUBDIVISION OF THE GLENN RANCH, ACCORDING TO THE MAP AND SURVEY THEREOF MADE BY H. B. SHACKELFORD, AND FILED IN THE OFFICE OF THE COUNTY RECORDER OF THE COUNTY OF GLENN, CALIFORNIA, AUGUST 23, 1900, IN BOOK 1 OF MAPS, AT PAGE 110, AND PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EAST AND WEST CENTER LINE OF SECTION 63, 840.4 FEET, MORE OR LESS, NORTH 89’57' WEST OF THE COMMON QUARTER CORNER OF SECTIONS 63 AND 84, SAID CENTER LINE IS ALSO THE CENTER LINE OF THE STATE HIGHWAY RUNNING FROM WILLOWS TO GLENN AND SAID POINT IS ALSO THE INTERSECTION OF THE CENTER LINE OF DRAIN NO. 14 AS THE SAME NOW EXISTS, AND THE EAST AND WEST CENTER LINE OF SAID SECTION 63; THENCE FOLLOWING THE CENTER LINE OF SAID DRAIN NO, 14, SOUTH 50’09' EAST 30.8 FEET; THENCE SOUTH 79’46' EAST 30.0 FEET; THENCE SOUTH 79’42' EAST 81.1 FEET; THENCE SOUTH 58’43’ EAST 126.1 FEET, THENCE SOUTH 57’39' EAST 62.0 FEET, THENCE SOUTH 47’48’ EAST 448.0 FEET, MORE OR LESS TO THE INTERSECTION OF THE CENTER LINE OF DRAIN NO. 14 WITH THE CENTER LINE OF DEEP DRAIN NO. 5; THENCE FOLLOWING THE CENTER LINE OF DEEP DRAIN NO. 5, SOUTH 40’59’ WEST 2,127.8 FEET, MORE OR LESS, TO THE INTERSECTION OF SAID CENTER LINE WITH THE SOUTH LINE OF THAT CERTAIN PARCEL OF LAND DESCRIBED AS PARCEL VI IN THAT CERTAIN DECREE OF DISTRIBUTION RECORDED APRIL 9, 1954, IN BOOK 307 OF OFFICIAL RECORDS, AT PAGE 529; THENCE LEAVING THE CENTER LINE OF SAID DEEP DRAIN NO. 5, AND ALONG THE SOUTH LINE OF SAID PARCEL OF LAND, NORTH 89’54’ WEST 709.5 FEET, MORE OR LESS, TO AN IRON PIPE, SAID IRON PIPE MARKING THE SOUTHWEST CORNER OF THE ABOVE REFERRED TO PARCEL VI, THENCE NORTH 0’06' EAST 2,049.9 FEET, MORE OR LESS, TO AN IRON PIPE ON THE CENTER LINE OF SAID STATE HIGHWAY AND ON THE EAST AND WEST CENTER LINE OF SAID SECTION 63; THENCE ALONG SAID LINE SOUTH 89’57' EAST 1,476.5 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

SAVING AND EXCEPTING AN EASEMENT AND RIGHT OF WAY AS DESCRIBED IN THAT CERTAIN DEED RECORDED JULY 28, 1924, IN BOOK 89 OF DEEDS, AT PAGE 295.

ALSO SUBJECT TO AN EASEMENT AND RIGHT OF WAY OVER AND ACROSS A STRIP OF LAND 30 FEET IN WIDTH FOR ROAD PURPOSES ALONG AND OFF THE NORTH SIDE OF THE ABOVE DESCRIBED TRACT AND EXTENDING FROM THE WEST LINE OF SAID TRACT TO THE EAST LINE THEREOF.

ALSO EXCEPTING THEREFROM ALL OIL, GAS, MINERALS AND OTHER HYDROCARBONS AS CONTAINED IN THE DEED FROM WALTER HENRY MICHAEL AND ANNA MAY MICHAEL, HUSBAND AND WIFE, AND SADIE HENRIETTA MICHAEL, A SINGLE WOMAN TO WILLIAM HENRY WHYLER, A SINGLE MAN, ELLSWORTH HOWARD WHYLER, A MARRIED MAN, GLADYS WHYLER, A SINGLE WOMAN, AND HAZEL WHYLER, A SINGLE WOMAN, DATED JUNE 11, 1956, AND RECORDED NOVEMBER 2, 1956 IN BOOK 346 OF OFFICIAL RECORDS, AT PAGE 543.

ALSO THAT PORTION OF THE SOUTH ONE-HALF OF SECTION 83 AND 64 OF SAID GLENN RANCH SURVEY DESCRIBED AS FOLLOWS, TO-WIT:

BEGINNING AT A 2" IRON PIPE MARKING THE SOUTHEAST CORNER OF SAID SECTION 63; THE SAME BEING THE SOUTHWEST CORNER OF SECTION 64, THENCE SOUTH 89’56' EAST 658.1 FEET ALONG THE SOUTH LINE OF SAID SECTION 64 TO AN IRON PIPE, THENCE NORTH 0’02' EAST 586.6 FEET TO AN IRON PIPE, THENCE NORTH 89’54' WEST 2977.8 FEET TO AN IRON PIPE; THENCE NORTH 0’06' EAST 2049.9 FEET TO AN IRON PIPE ON THE CENTER LINE OF THE STATE HIGHWAY RUNNING FROM WILLOWS TO GLENN, THE SAME BEING ON THE EAST AND WEST LINE OF SAID SECTION 63 AND DISTANT 89’57'

# EXHIBIT "A"

Legal Description
(continued)

WEST 2316.9 FEET FROM THE ONE-QUARTER SECTION CORNER COMMON TO SAID SECTIONS 63 AND 64, THENCE ALONG SAID CENTER LINE NORTH 89’57' WEST 1650.6 FEET TO AN IRON PIPE; THENCE SOUTH O' 1T WEST 2635.3 FEET ALONG THE EAST LINE OF LOTS 864 AND 887 OF THE SACRAMENTO VALLEY COMPANY'S SUBDIVISION OF THE JACINTO UNIT TO AN IRON PIPE ON THE SOUTH LINE OF SAID SECTION 63, THE SAME BEING THE SOUTHEAST CORNER OF SAID LOT 887; THENCE ALONG SAID SOUTH LINE SOUTH 89’54' EAST 3974.9 FEET TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM A PORTION OF THE RANCHO KNOWN AS LARKIN'S CHILDREN'S RANCHO, SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY THE SURVEY AND MAP THEREOF OF THE GLENN RANCH MADE BY H.B. SHACKELFORD, A LICENSED SURVEYOR IN MAY AND JUNE, 1900 (SAID MAP BEING RECORDED IN THE OFFICE OF THE COUNTY RECORDER OF THE COUNTY OF GLENN, AUGUST 23, 1900, IN BOOK 1, PAGE 110, OF MAPS AND SURVEYS,), AS FOLLOWS, TO-WIT;

THAT PORTION OF THE SOUTH ONE-HALF OF SECTIONS 63 AND 64 OF SAID GLENN RANCH SURVEY DESCRIBED AS FOLLOWS: BEGINNING AT A 2 INCH PIPE MARKING THE SOUTHEAST CORNER OF SECTION 63, THE SAME BEING THE SOUTHWEST CORNER OF SECTION 64; THENCE SOUTH 89’56' EAST 658.1 FEET ALONG THE SOUTH LINE OF SAID SECTION 64 TO AN IRON PIPE; THENCE NORTH 0’02' EAST 586.6 FEET TO AN IRON PIPE; THENCE NORTH 89’54' WEST 2268.3 FEET, MORE OR LESS, TO THE INTERSECTION WITH THE CENTER LINE OF DEEP DRAIN NO 5, AS SAID DEEP DRAIN NO. 5 IS SHOWN ON THE SACRAMENTO VALLEY IRRIGATION COMPANY'S FIELD SHEET MAP AS RECORDED IN BOOK 3 OF MAPS AND SURVEYS, AT PAGE 48; THENCE FOLLOWING THE CENTER LINE OF SAID DEEP DRAIN NO. 5, SOUTH 40’59’ WEST 574.5 FEET; THENCE SOUTH 0’01’ WEST 152.9 FEET, MORE OR LESS, TO THE INTERSECTION OF THE CENTER LINE OF SAID DEEP DRAIN NO. 5 WITH THE SOUTH LINE OF SECTION 63; THENCE SOUTH 89’54' EAST 1985.9 FEET, MORE OR LESS, TO THE POINT OF BEGINNING. SAVING AND EXCEPTING AN EASEMENT AND RIGHT OF WAY AS DESCRIBED IN THAT CERTAIN DEED RECORDED JULY 28, 1924, IN BOOK 89 OF DEEDS, AT PAGE 295.

EXCEPTING THEREFROM ALL THAT PORTION CONVEYED TO THE STATE OF CALIFORNIA BY DEED DATED FEBRUARY 18, 1958, AND RECORDED NOVEMBER 7, 1958, IN BOOK 376 OF OFFICIAL RECORDS, AT PAGE 428.

NOTICE OF VOLUNTARY MERGER RECORDED DECEMBER 12, 2000 AS INSTRUMENT NO. 2000-6568 OF OFFICIAL RECORDS.

**AT THE DATE HEREOF, EXCEPTIONS TO COVERAGE IN ADDITION TO THE PRINTED EXCEPTIONS AND EXCLUSIONS IN SAID POLICY FORM WOULD BE AS FOLLOWS:**

1. Property taxes, which are a lien not yet due and payable, including any assessments collected with taxes to be levied for the fiscal year 2026-2027.

2. Prior to close of escrow, please contact the Tax Collector's Office to confirm all amounts owing, including current fiscal year taxes, supplemental taxes, escaped assessments and any delinquencies.

3. The lien of supplemental or escaped assessments of property taxes, if any, made pursuant to the provisions of Chapter 3.5 (commencing with Section 75) or Part 2, Chapter 3, Articles 3 and 4, respectively, of the Revenue and Taxation Code of the State of California as a result of the transfer of title to the vestee named in Schedule A or as a result of changes in ownership or new construction occurring prior to Date of Policy.

4. Any liens or other assessments, bonds, or special district liens including without limitation, Community Facility Districts, that arise by reason of any local, City, Municipal or County Project or Special District.

5. Water rights, claims or title to water, whether or not disclosed by the public records.

6. Rights of the public to any portion of the Land lying within the area commonly known as

   County Road 50 and Highway 162.

7. Easement(s) for the purpose(s) shown below and rights incidental thereto as reserved in a document;

   | | |
   |---|---|
   | Reserved by: | H. J. Glenn |
   | Purpose: | Public road |
   | Recording Date: | October 4, 1904 |
   | Recording No.: | Book 21, Page 188 of Deeds |
   | Affects: | A portion of said land |

8. An oil and gas lease for the term therein provided with certain covenants, conditions and provisions, together with easements, if any, as set forth therein.

   | | |
   |---|---|
   | Dated: | August 5, 1953 |
   | Lessor: | William Henry Whyler, et al |
   | Lessee: | Sunray Oil Corporation |
   | Recording Date: | October 13, 1953 |
   | Recording No.: | Book 300, Page 269, of Official Records |

   No insurance is made as to the present ownership of the leasehold created by said lease, nor as to other matters affecting the rights or interests of the lessor or lessee in said lease.

9. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

   | | |
   |---|---|
   | Granted to: | Pacific Gas and Electric Company |
   | Purpose: | Public utilities |
   | Recording Date: | March 6, 1957 |
   | Recording No.: | Book 352, Page 45, of Official Records |
   | Affects: | A portion of said land |

**EXCEPTIONS**
(continued)

10. A Notice

Entitled: Notice of Voluntary Merger
For: Merging APN's 016-090-016 and 017
Executed by: County of Glenn
Recording Date: December 12, 2000
Recording No.: 2000-6568, of Official Records

Reference is hereby made to said document for full particulars.

11. Matters contained in that certain document

Entitled: Farmland Security Zone Contract
Dated: December 5, 2000
Executed by: Carriere & Sons, a partnership and County of Glenn
Recording Date: December 12, 2000
Recording No.: 2000-6569, of Official Records

Reference is hereby made to said document for full particulars.

12. A deed of trust to secure an indebtedness in the amount shown below,

Amount: $5,000,000.00
Dated: May 10, 2017
Trustor/Grantor Carriere Land, LLC, a California limited liability company and Richard W. Carriere and Inger A. Carriere, as Trustees of the Richard and Nina Carriere Trust established on May 2, 2003
Trustee: Golden Sate Farm Credit, FLCA
Beneficiary: Golden State Farm Credit, FLCA
Loan No.: 2711157001
Recording Date: June 17, 2017
Recording No.: 2017-2113, of Official Records

Affects: The herein described Land and other land.

An additional advance to be secured by said deed of trust, as disclosed by an instrument:

Amount of Advance: $500,000.00
Recording Date: December 16, 2019
Recording No.: 2019-5069, of Official Records

An additional advance to be secured by said deed of trust, as disclosed by an instrument:

Amount of Advance: $750,000.00
Recording Date: September 17, 2020
Recording No.: 2020-3661, of Official Records

An additional advance to be secured by said deed of trust, as disclosed by an instrument:

Amount of Advance: $1,000,000.00
Recording Date: March 29, 2023
Recording No.: 2023-0864, of Official Records

**EXCEPTIONS**
(continued)

13. The Company will require the following documents for review prior to the issuance of any title insurance predicated upon a conveyance or encumbrance from the entity named below.

    Limited Liability Company: Carriere Land, LLC

    a. A copy of its operating agreement, if any, and any and all amendments, supplements and/or modifications thereto, certified by the appropriate manager or member.

    b. If a domestic Limited Liability Company, a copy of its Articles of Organization and all amendment thereto with the appropriate filing stamps.

    c. If the Limited Liability Company is member-managed a full and complete current list of members certified by the appropriate manager or member.

    d. A current dated certificate of good standing from the proper governmental authority of the state in which the entity was created

    e. If less than all members, or managers, as appropriate, will be executing the closing documents, furnish evidence of the authority of those signing.

    f. If Limited Liability Company is a Single Member Entity, a Statement of Information for the Single Member will be required.

    g. Each member and manager of the LLC without an Operating Agreement must execute in the presence of a notary public the Certificate of California LLC (Without an Operating Agreement) Status and Authority form

14. Any rights of the parties in possession of a portion of, or all of, said Land, which rights are not disclosed by the public records.

    The Company will require, for review, a full and complete copy of any unrecorded agreement, contract, license and/or lease, together with all supplements, assignments and amendments thereto, before issuing any policy of title insurance without excepting this item from coverage.

    The Company reserves the right to except additional items and/or make additional requirements after reviewing said documents.

**END OF EXCEPTIONS**

## NOTES

**Note 1.** Note: The Company is not aware of any matters which would cause it to decline to attach CLTA Endorsement Form 116 indicating that there is located on said Land a Commercial Property, known as 7693 Highway 162, Willows, CA, to an Extended Coverage Loan Policy.

**Note 2.** Note: There are NO conveyances affecting said Land recorded within 24 months of the date of this report.

**Note 3.** Note: Property taxes for the fiscal year shown below are PAID. For proration purposes the amounts were:

| | |
|---|---|
| Tax Identification No.: | 016-090-016-000 |
| Fiscal Year: | 2025-2026 |
| 1st Installment: | $1,442.94 |
| 2nd Installment: | $1,442.94 |
| Land: | $174,944.00 |
| Code Area: | 081039 |

**Note 4.** Note: Property taxes for the fiscal year shown below are PAID. For proration purposes the amounts were:

| | |
|---|---|
| Tax Identification No.: | 920-000-187-000 |
| Fiscal Year: | 2025-2026 |
| 1st Installment: | $11,373.98 |
| 2nd Installment: | $11,373.98 |
| Improvements: | $1,717,837.00 |
| Growing Impr.: | $447,842.00 |
| Code Area: | 081038 |

**Note 5.** Note: Property taxes for the fiscal year shown below are PAID. For proration purposes the amounts were:

| | |
|---|---|
| Tax Identification No.: | 016-090-017-000 |
| Fiscal Year: | 2025-2026 |
| 1st Installment: | $214.51 |
| 2nd Installment: | $214.51 |
| Land: | $26,340.00 |
| Code Area: | 081040 |

**Note 6.** Note: Property taxes for the fiscal year shown below are PAID. For proration purposes the amounts were:

| | |
|---|---|
| Tax Identification No.: | 920-000-188-000 |
| Fiscal Year: | 2025-2026 |
| 1st Installment: | $578.40 |
| 2nd Installment: | $578.40 |
| Growing Impr.: | $67,531.00 |
| Improvements: | $38,234.00 |
| Code Area: | 081040 |

**Note 7.** Note: The charge for a policy of title insurance, when issued through this title order, will be based on the Basic Title Insurance Rate.

**NOTES**
(continued)

**Note 8.** If a county recorder, title insurance company, escrow company, real estate broker, real estate agent or association provides a copy of a declaration, governing document or deed to any person, California law requires that the document provided shall include a statement regarding any unlawful restrictions. Said statement is to be in at least 14-point bold face type and may be stamped on the first page of any document provided or included as a cover page attached to the requested document. Should a party to this transaction request a copy of any document reported herein that fits this category, the statement is to be included in the manner described.

**Note 9.** Any documents being executed in conjunction with this transaction must be signed in the presence of an authorized Company employee, an authorized employee of an agent, an authorized employee of the insured lender, or by using Bancserv or other approved third-party service. If the above requirements cannot be met, please call the company at the number provided in this report.

**Note 10.** Notice: Please be aware that due to the conflict between federal and state laws concerning the cultivation, distribution, manufacture or sale of marijuana, the Company is not able to close or insure any transaction involving Land that is associated with these activities.

**Note 11.** Your application for title insurance was placed by reference to only a street address or tax identification number. Based on our records, we believe that the legal description in this report covers the parcel(s) of Land that you requested. If the legal description is incorrect, the seller/borrower must notify the Company and/or the settlement company in order to prevent errors and to be certain that the correct parcel(s) of Land will appear on any documents to be recorded in connection with this transaction and on the policy of title insurance.

**Note 12.** Pursuant to Government Code Section 27388.1, as amended and effective as of 1-1-2018, a Documentary Transfer Tax (DTT) Affidavit may be required to be completed and submitted with each document when DTT is being paid or when an exemption is being claimed from paying the tax. If a governmental agency is a party to the document, the form will not be required. DTT Affidavits may be available at a Tax Assessor-County Clerk-Recorder.

**Note 13.** Note: The policy of title insurance will include an arbitration provision. The Company or the insured may demand arbitration. Arbitrable matters may include, but are not limited to, any controversy or claim between the Company and the insured arising out of or relating to this policy, any service of the Company in connection with its issuance or the breach of a policy provision or other obligation. Please ask your escrow or title officer for a sample copy of the policy to be issued if you wish to review the arbitration provisions and any other provisions pertaining to your Title Insurance coverage.

**END OF NOTES**

WIRE SAFE | Inquire before you wire!

# WIRE FRAUD ALERT

This Notice is not intended to provide legal or professional advice.
If you have any questions, please consult with a lawyer.

All parties to a real estate transaction are targets for wire fraud and many have lost hundreds of thousands of dollars because they simply relied on the wire instructions received via email, without further verification. **If funds are to be wired in conjunction with this real estate transaction, we strongly recommend verbal verification of wire instructions through a known, trusted phone number prior to sending funds.**

In addition, the following non-exclusive self-protection strategies are recommended to minimize exposure to possible wire fraud.

- **NEVER RELY** on emails purporting to change wire instructions. Parties to a transaction rarely change wire instructions in the course of a transaction.
- **ALWAYS VERIFY** wire instructions, specifically the ABA routing number and account number, by calling the party who sent the instructions to you. DO NOT use the phone number provided in the email containing the instructions, use phone numbers you have called before or can otherwise verify. **Obtain the number of relevant parties to the transaction as soon as an escrow account is opened.** DO NOT send an email to verify as the email address may be incorrect or the email may be intercepted by the fraudster.
- **USE COMPLEX EMAIL PASSWORDS** that employ a combination of mixed case, numbers, and symbols. Make your passwords greater than eight (8) characters. Also, change your password often and do NOT reuse the same password for other online accounts.
- **USE MULTI-FACTOR AUTHENTICATION** for email accounts. Your email provider or IT staff may have specific instructions on how to implement this feature.

For more information on wire-fraud scams or to report an incident, please refer to the following links:

***Federal Bureau of Investigation:***
http://www.fbi.gov

***Internet Crime Complaint Center:***
http://www.ic3.gov


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**FIDELITY NATIONAL FINANCIAL**
**PRIVACY NOTICE**

Effective January 1, 2026

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A limited number of FNF subsidiaries have their own privacy notices. If a subsidiary has its own privacy notice, the privacy notice will be available on the subsidiary's website and this Privacy Notice does not apply.

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FNF may collect the following categories of Personal Information:

- contact information (*e.g.*, name, address, phone number, email address);
- demographic information (*e.g.*, date of birth, gender, marital status);
- identity information (*e.g.,* Social Security Number, driver's license, passport, or other government ID number);
- financial account information (*e.g.,* loan or bank account information);
- biometric data (e.g., fingerprints, retina or iris scans, voiceprints, or other unique biological characteristics; and
- other personal information necessary to provide products or services to you.

We may collect Personal Information about you from:

- information we receive from you or your agent;
- information about your transactions with FNF, our affiliates, or others; and
- information we receive from consumer reporting agencies and/or governmental entities, either directly from these entities or through others.

## Collection of Device and Browsing Information

FNF automatically collects the following categories of Browsing Information when you access an FNF website, online service, or application (each an "FNF Website") from your Internet browser, computer, and/or device:

- Internet Protocol (IP) address and operating system;
- browser information, such as version, language, and type;
- device type and operating system;
- domain name system requests; and
- browsing history on the FNF Website, such as date and time of your visit to the FNF Website and visits to the pages within the FNF Website.

Like most websites, our servers automatically log each visitor to the FNF Website and may collect the Browsing Information described above. We use Browsing Information for system administration, troubleshooting, fraud investigation, and to improve our websites. Browsing Information generally does not reveal anything personal about you, though if you have created a user account for an FNF Website and are logged into that account, the FNF Website may be able to link certain browsing activity to your user account.

## Other Online Specifics

Website Analytics. We use Google Analytics to understand how visitors interact with FNF Websites. Google Analytics may collect information such as your IP address, device type, and pages visited to help us analyze site traffic and to personalize your browsing experience on our site. If you don't want Google Analytics to be used in your browser, you can install the Google Analytics browser add-on, which Google makes available online.

Cookies. When you visit an FNF Website, a "cookie" may be sent to your computer. A cookie is a small piece of data that is sent to your Internet browser from a web server and stored on your computer's hard drive. Information gathered using cookies helps us improve your user experience. For example, a cookie can help the website load properly or can customize the display page based on your browser type and user preferences. You can choose whether or not to accept cookies by changing your Internet browser settings. Be aware that doing so may impair or limit some functionality of the FNF Website.

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**Use of Personal Information**

FNF uses Personal Information for these main purposes:

- To provide products and services to you or in connection with a transaction involving you.
- To improve our products and services.
- To prevent and detect fraud;
- To maintain the security of our systems, tools, accounts, and applications;
- To verify and authenticate identities and credentials;
- To communicate with you about our, and our affiliates' services, jointly or independently;
- To provide reviews and testimonials about our services, with your consent.

**When Information Is Disclosed**

We may disclose the categories of Personal Information and Browsing Information listed above for the following purposes:

- to enable us to detect or prevent criminal activity, fraud, material misrepresentation, or nondisclosure;
- to affiliated or nonaffiliated service providers who provide or perform services or functions on our behalf and who agree to use the information only to provide such services or functions;
- to affiliated or nonaffiliated third parties with whom we perform joint marketing, pursuant to an agreement with them to jointly market financial products or services to you;
- to law enforcement or authorities in connection with an investigation, or in response to a subpoena or court order; or
- in the good-faith belief that such disclosure is necessary to comply with legal process or applicable laws, or to protect the rights, property, or safety of FNF, its customers, or the public.

The law does not require your prior authorization and does not allow you to restrict the disclosures described above. Additionally, we may disclose your information to third parties for whom you have given us authorization or consent to make such disclosure. We do not otherwise share your Personal Information or Browsing Information with nonaffiliated third parties, except as required or permitted by law.

We reserve the right to transfer your Personal Information, Browsing Information, and any other information, in connection with the sale or other disposition of all or part of the FNF business and/or assets, or in the event of bankruptcy, reorganization, insolvency, receivership, or an assignment for the benefit of creditors. By submitting Personal Information and/or Browsing Information to FNF, you expressly agree and consent to the use and/or transfer of the foregoing information in connection with any of the above described proceedings.

**Security of Your Information**

We maintain physical, electronic, and procedural safeguards to protect your Personal Information.

**Choices With Your Information**

Whether you submit Personal Information or Browsing Information to FNF is entirely up to you. If you decide not to submit Personal Information or Browsing Information, FNF may not be able to provide certain services or products to you.

**State-Specific Consumer Privacy Information:**

For additional information about your state-specific consumer privacy rights, to make a consumer privacy request, or to appeal a previous privacy request, please follow the link Privacy Request, or email privacy@fnf.com, or call (888) 714-2710.

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Certain state privacy laws require that FNF disclose the categories of third parties to which FNF may disclose the Personal Information and Browsing Information listed above. Those categories are:

- FNF affiliates and subsidiaries;
- Non-affiliated third parties, with your consent;
- Businesses in connection with the sale or other disposition of all or part of the FNF business and/or assets;
- Service providers;
- Law enforcement or authorities in connection with an investigation, or in response to a subpoena or court order.

For California Residents: We will not share your Personal Information or Browsing Information with nonaffiliated third parties, except as permitted by California law. For additional information about your California privacy rights, please visit the "California Privacy" link on our website (fnf.com/california-privacy) or call (888) 413-1748.

For Nevada Residents: We are providing this notice pursuant to state law. You may be placed on our internal Do Not Call List by calling FNF Privacy at (888) 714-2710 or by contacting us via the information set forth at the end of this Privacy Notice. For further information concerning Nevada's telephone solicitation law, you may contact: Bureau of Consumer Protection, Office of the Nevada Attorney General, 555 E. Washington St., Suite 3900, Las Vegas, NV 89101; Phone number: (702) 486-3132; email: aginquiries@ag.state.nv.us.

For Oregon Residents: We will not share your Personal Information or Browsing Information with nonaffiliated third parties for marketing purposes, except after you have been informed by us of such sharing and had an opportunity to indicate that you do not want a disclosure made for marketing purposes. For additional information about your Oregon consumer privacy rights, or to make a consumer privacy request, or appeal a previous privacy request, please email privacy@fnf.com or call (888) 714-2710

FNF is the controller of the following businesses registered with the Secretary of State in Oregon:
Chicago Title Company of Oregon, Fidelity National Title Company of Oregon, Lawyers Title of Oregon, LoanCare, Ticor, Title Company of Oregon, Western Title & Escrow Company, Chicago Title Company, Chicago Title Insurance Company, Commonwealth Land Title Insurance Company, Fidelity National Title Insurance Company, Liberty Title & Escrow, Novare National Settlement Service, Ticor Title Company of California, Exos Valuations, Fidelity & Guaranty Life, Insurance Agency, Fidelity National Home Warranty Company, Fidelity National Management Services, Fidelity Residential Solutions, FNF Insurance Services, FNTG National Record Centers, IPEX, Mission Servicing Residential, National Residential Nominee Services, National Safe Harbor Exchanges, National Title Insurance of New York, NationalLink Valuations, NexAce Corp., ServiceLink Auction, ServiceLink Management Company, ServiceLink Services, ServiceLink Title Company of Oregon, ServiceLink Valuation Solutions, Western Title & Escrow Company

For Vermont Residents: We will not disclose information about your creditworthiness to our affiliates and will not disclose your personal information, financial information, credit report, or health information to nonaffiliated third parties to market to you, other than as permitted by Vermont law, unless you authorize us to make those disclosures.

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If you have questions or would like to correct your Personal Information, visit FNF's Privacy Request website or contact us by phone at (888) 714-2710, by email at privacy@fnf.com, or by mail to:

Fidelity National Financial, Inc.
601 Riverside Avenue,
Jacksonville, Florida 32204
Attn: Chief Privacy Officer

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# ATTACHMENT ONE

## CALIFORNIA LAND TITLE ASSOCIATION
## STANDARD COVERAGE POLICY - 1990 (11-09-18)

## EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy and the Company will not pay loss or damage, costs, attorneys' fees or expenses which arise by reason of:

1. (a) Any law, ordinance or governmental regulation (including but not limited to building or zoning laws, ordinances, or regulations) restricting, regulating, prohibiting or relating (i) the occupancy, use, or enjoyment of the land; (ii) the character, dimensions or location of any improvement now or hereafter erected on the land; (iii) a separation in ownership or a change in the dimensions or area of the land or any parcel of which the land is or was a part; or (iv) environmental protection, or the effect of any violation of these laws, ordinances or governmental regulations, except to the extent that a notice of the enforcement thereof or a notice of a defect, lien, or encumbrance resulting from a violation or alleged violation affecting the land has been recorded in the public records at Date of Policy.

   (b) Any governmental police power not excluded by (a) above, except to the extent that a notice of the exercise thereof or notice of a defect, lien or encumbrance resulting from a violation or alleged violation affecting the land has been recorded in the public records at Date of Policy.
2. Rights of eminent domain unless notice of the exercise thereof has been recorded in the public records at Date of Policy, but not excluding from coverage any taking which has occurred prior to Date of Policy which would be binding on the rights of a purchaser for value without knowledge.
3. Defects, liens, encumbrances, adverse claims or other matters:
   (a) whether or not recorded in the public records at Date of Policy, but created, suffered, assumed or agreed to by the insured claimant;
   (b) not known to the Company, not recorded in the public records at Date of Policy, but known to the insured claimant and not disclosed in writing to the Company by the insured claimant prior to the date the insured claimant became an insured under this policy;
   (c) resulting in no loss or damage to the insured claimant;
   (d) attaching or created subsequent to Date of Policy; or
   (e) resulting in loss or damage which would not have been sustained if the insured claimant had paid value for the insured mortgage or for the estate or interest insured by this policy.
4. Unenforceability of the lien of the insured mortgage because of the inability or failure of the insured at Date of Policy, or the inability or failure of any subsequent owner of the indebtedness, to comply with the applicable doing business laws of the state in which the land is situated.
5. Invalidity or unenforceability of the lien of the insured mortgage, or claim thereof, which arises out of the transaction evidenced by the insured mortgage and is based upon usury or any consumer credit protection or truth in lending law.
6. Any claim, which arises out of the transaction vesting in the insured the estate or interest insured by this policy or the transaction creating the interest of the insured lender, by reason of the operation of federal bankruptcy, state insolvency or similar creditors' rights laws.

## EXCEPTIONS FROM COVERAGE - SCHEDULE B, PART I

This policy does not insure against loss or damage (and the Company will not pay costs, attorneys' fees or expenses) which arise by reason of:

1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records.

   Proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the public records.
2. Any facts, rights, interests, or claims which are not shown by the public records but which could be ascertained by an inspection of the land or which may be asserted by persons in possession thereof.
3. Easements, liens or encumbrances, or claims thereof, not shown by the public records.
4. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other facts which a correct survey would disclose, and which are not shown by the public records.
5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b) or (c) are shown by the public records.
6. Any lien or right to a lien for services, labor or material unless such lien is shown by the public records at Date of Policy.

## EXCEPTIONS FROM COVERAGE - SCHEDULE B, PART II

(*Variable exceptions such as taxes, easements, CC&R's, etc., are inserted here*)

# ATTACHMENT ONE
## (CONTINUED)

## CALIFORNIA LAND TITLE ASSOCIATION
## STANDARD COVERAGE OWNER'S POLICY (02-04-22)
## EXCLUSIONS FROM COVERAGE

The following matters are excluded from the coverage of this policy, and the Company will not pay loss or damage, costs, attorneys' fees, or expenses that arise by reason of:

1. a. any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) that restricts, regulates, prohibits, or relates to:
   i. the occupancy, use, or enjoyment of the Land;
   ii. the character, dimensions, or location of any improvement on the Land;
   iii. the subdivision of land; or
   iv. environmental remediation or protection.
   b. any governmental forfeiture, police, regulatory, or national security power.
   c. the effect of a violation or enforcement of any matter excluded under Exclusion 1.a. or 1.b.
   Exclusion 1 does not modify or limit the coverage provided under Covered Risk 5 or 6.
2. Any power of eminent domain. Exclusion 2 does not modify or limit the coverage provided under Covered Risk 7.
3. Any defect, lien, encumbrance, adverse claim, or other matter:
   a. created, suffered, assumed, or agreed to by the Insured Claimant;
   b. not Known to the Company, not recorded in the Public Records at the Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
   c. resulting in no loss or damage to the Insured Claimant;
   d. attaching or created subsequent to the Date of Policy (Exclusion 3.d. does not modify or limit the coverage provided under Covered Risk 9 or 10); or
   e. resulting in loss or damage that would not have been sustained if consideration sufficient to qualify the Insured named in Schedule A as a bona fide purchaser had been given for the Title at the Date of Policy.
4. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights law, that the transaction vesting the Title as shown in Schedule A is a:
   a. fraudulent conveyance or fraudulent transfer;
   b. voidable transfer under the Uniform Voidable Transactions Act; or
   c. preferential transfer:
      i. to the extent the instrument of transfer vesting the Title as shown in Schedule A is not a transfer made as a contemporaneous exchange for new value; or
      ii. for any other reason not stated in Covered Risk 9.b.
5. Any claim of a PACA-PSA Trust. Exclusion 5 does not modify or limit the coverage provided under Covered Risk 8.
6. Any lien on the Title for real estate taxes or assessments imposed or collected by a governmental authority that becomes due and payable after the Date of Policy.
   Exclusion 6 does not modify or limit the coverage provided under Covered Risk 2.b.
7 Any discrepancy in the quantity of the area, square footage, or acreage of the Land or of any improvement to the Land.

## EXCEPTIONS FROM COVERAGE

**Some historical land records contain Discriminatory Covenants that are illegal and unenforceable by law. This policy treats any Discriminatory Covenant in a document referenced in Schedule B as if each Discriminatory Covenant is redacted, repudiated, removed, and not republished or recirculated. Only the remaining provisions of the document are excepted from coverage.**

This policy does not insure against loss or damage and the Company will not pay costs, attorneys' fees, or expenses resulting from the terms and conditions of any lease or easement identified in Schedule A, and the following matters:

### PART I

1. (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
2. Any facts, rights, interests, or claims that are not shown by the Public Records at Date of Policy but that could be (a) ascertained by an inspection of the Land, or (b) asserted by persons or parties in possession of the Land.
3. Easements, liens or encumbrances, or claims thereof, not shown by the Public Records at Date of Policy.
4. Any encroachment, encumbrance, violation, variation, easement, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records at Date of Policy.
5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b), or (c) are shown by the Public Records.
6. Any lien or right to a lien for services, labor, material or equipment unless such lien is shown by the Public Records at Date of Policy.
7. Any claim to (a) ownership of or rights to minerals and similar substances, including but not limited to ores, metals, coal, lignite, oil, gas, uranium, clay, rock, sand, and gravel located in, on, or under the Land or produced from the Land, whether such ownership or rights arise by lease, grant, exception, conveyance, reservation, or otherwise; and (b) any rights, privileges, immunities, rights of way, and easements associated therewith or appurtenant thereto, whether or not the interests or rights excepted in (a) or (b) appear in the Public Records or are shown in Schedule B.

### PART II

(*Variable exceptions such as taxes, easements, CC&R's, etc., are inserted here*)

# ATTACHMENT ONE
## (CONTINUED)

## CLTA/ALTA HOMEOWNER'S POLICY OF TITLE INSURANCE (7-01-21)
## EXCLUSIONS FROM COVERAGE

The following matters are excluded from the coverage of this policy and We will not pay loss or damage, costs, attorneys' fees, or expenses that arise by reason of:

1. a. any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) that restricts, regulates, prohibits, or relates to:
   i. the occupancy, use, or enjoyment of the Land;
   ii. the character, dimensions, or location of any improvement on the Land;
   iii. the subdivision of land; or
   iv. environmental remediation or protection.
   b. any governmental forfeiture, police, or regulatory, or national security power.
   c. the effect of a violation or enforcement of any matter excluded under Exclusion 1.a. or 1.b.

   Exclusion 1 does not modify or limit the coverage provided under Covered Risk 8.a., 14, 15, 16, 18, 19, 20, 23, or 27.
2. Any power to take the Land by condemnation. Exclusion 2 does not modify or limit the coverage provided under Covered Risk 17.
3. Any defect, lien, encumbrance, adverse claim, or other matter:
   a. created, suffered, assumed, or agreed to by You;
   b. not Known to Us, not recorded in the Public Records at the Date of Policy, but Known to You and not disclosed in writing to Us by You prior to the date You became an Insured under this policy;
   c. resulting in no loss or damage to You;
   d. attaching or created subsequent to the Date of Policy (Exclusion 3.d. does not modify or limit the coverage provided under Covered Risk 5, 8.f., 25, 26, 27, 28, or 32); or
   e. resulting in loss or damage that would not have been sustained if You paid consideration sufficient to qualify You as a bona fide purchaser of the Title at the Date of Policy.
4. Lack of a right:
   a. to any land outside the area specifically described and referred to in Item 3 of Schedule A; and
   b. in any street, road, avenue, alley, lane, right-of-way, body of water, or waterway that abut the Land.

   Exclusion 4 does not modify or limit the coverage provided under Covered Risk 11 or 21.
5. The failure of Your existing structures, or any portion of Your existing structures, to have been constructed before, on, or after the Date of Policy in accordance with applicable building codes. Exclusion 5 does not modify or limit the coverage provided under Covered Risk 14 or 15.
6. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights law, that the transfer of the Title to You is a:
   a. fraudulent conveyance or fraudulent transfer;
   b. voidable transfer under the Uniform Voidable Transactions Act; or
   c. preferential transfer:
      i. to the extent the instrument of transfer vesting the Title as shown in Schedule A is not a transfer made as a contemporaneous exchange for new value; or
      ii. for any other reason not stated in Covered Risk 30.
7. Contamination, explosion, fire, flooding, vibration, fracturing, earthquake, or subsidence.
8. Negligence by a person or an entity exercising a right to extract or develop oil, gas, minerals, groundwater, or any other subsurface substance.
9. Any lien on Your Title for real estate taxes or assessments, imposed or collected by a governmental authority that becomes due and payable after the Date of Policy. Exclusion 9 does not modify or limit the coverage provided under Covered Risk 8.a or 27.
10. Any discrepancy in the quantity of the area, square footage, or acreage of the Land or of any improvement to the Land.

## LIMITATIONS ON COVERED RISKS

Your insurance for the following Covered Risks is limited on the Owner's Coverage Statement as follows:

- For Covered Risk 16, 18, 19 and 21 Your Deductible Amount and Our Maximum Dollar Limit of Liability shown in Schedule A.

The deductible amounts and maximum dollar limits shown on Schedule A are as follows:

| | Your Deductible Amount | Our Maximum Dollar Limit of Liability |
|---|---|---|
| Covered Risk 16: | 1.00% of Policy Amount Shown in Schedule A or $2,500.00 (whichever is less) | $ 10,000.00 |
| Covered Risk 18: | 1.00% of Policy Amount Shown in Schedule A or $5,000.00 (whichever is less) | $ 25,000.00 |
| Covered Risk 19: | 1.00% of Policy Amount Shown in Schedule A or $5,000.00 (whichever is less) | $ 25,000.00 |
| Covered Risk 21: | 1.00% of Policy Amount Shown in Schedule A or $2,500.00 (whichever is less) | $ 5,000.00 |

# ATTACHMENT ONE
## (CONTINUED)

## CLTA/ALTA HOMEOWNER'S POLICY OF TITLE INSURANCE (12-02-13)

## EXCLUSIONS

In addition to the Exceptions in Schedule B, You are not insured against loss, costs, attorneys' fees, and expenses resulting from:

1. Governmental police power, and the existence or violation of those portions of any law or government regulation concerning:
   a. building;
   b. zoning;
   c. land use;
   d. improvements on the Land;
   e. land division; and
   f. environmental protection.

   This Exclusion does not limit the coverage described in Covered Risk 8.a., 14, 15, 16, 18, 19, 20, 23 or 27.
2. The failure of Your existing structures, or any part of them, to be constructed in accordance with applicable building codes. This Exclusion does not limit the coverage described in Covered Risk 14 or 15.
3. The right to take the Land by condemning it. This Exclusion does not limit the coverage described in Covered Risk 17.
4. Risks:
   a. that are created, allowed, or agreed to by You, whether or not they are recorded in the Public Records;
   b. that are Known to You at the Policy Date, but not to Us, unless they are recorded in the Public Records at the Policy Date;
   c. that result in no loss to You; or
   d. that first occur after the Policy Date - this does not limit the coverage described in Covered Risk 7, 8.e., 25, 26, 27 or 28.
5. Failure to pay value for Your Title.
6. Lack of a right:
   a. to any land outside the area specifically described and referred to in paragraph 3 of Schedule A; and
   b. in streets, alleys, or waterways that touch the Land.

   This Exclusion does not limit the coverage described in Covered Risk 11 or 21.
7. The transfer of the Title to You is invalid as a preferential transfer or as a fraudulent transfer or conveyance under federal bankruptcy, state insolvency, or similar creditors' rights laws.
8. Contamination, explosion, fire, flooding, vibration, fracturing, earthquake or subsidence.
9. Negligence by a person or an Entity exercising a right to extract or develop minerals, water, or any other substances.

## LIMITATIONS ON COVERED RISKS

Your insurance for the following Covered Risks is limited on the Owner's Coverage Statement as follows:

- For Covered Risk 16, 18, 19 and 21, Your Deductible Amount and Our Maximum Dollar Limit of Liability shown in Schedule A.

The deductible amounts and maximum dollar limits shown on Schedule A are as follows:

| | Your Deductible Amount | Our Maximum Dollar Limit of Liability |
|---|---|---|
| Covered Risk 16: | 1.00% of Policy Amount Shown in Schedule A or $2,500.00 (whichever is less) | $ 10,000.00 |
| Covered Risk 18: | 1.00% of Policy Amount Shown in Schedule A or $5,000.00 (whichever is less) | $ 25,000.00 |
| Covered Risk 19: | 1.00% of Policy Amount Shown in Schedule A or $5,000.00 (whichever is less) | $ 25,000.00 |
| Covered Risk 21: | 1.00% of Policy Amount Shown in Schedule A or $2,500.00 (whichever is less) | $ 5,000.00 |

# ATTACHMENT ONE
## (CONTINUED)

## ALTA OWNER'S POLICY (07-01-2021)

## EXCLUSIONS FROM COVERAGE

The following matters are excluded from the coverage of this policy, and the Company will not pay loss or damage, costs, attorneys' fees, or expenses that arise by reason of:

1. a. any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) that restricts, regulates, prohibits, or relates to:
   i. the occupancy, use, or enjoyment of the Land;
   ii. the character, dimensions, or location of any improvement on the Land;
   iii. the subdivision of land; or
   iv. environmental remediation or protection.
   b. any governmental forfeiture, police, regulatory, or national security power.
   c. the effect of a violation or enforcement of any matter excluded under Exclusion 1.a. or 1.b.

   Exclusion 1 does not modify or limit the coverage provided under Covered Risk 5 or 6.
2. Any power of eminent domain. Exclusion 2 does not modify or limit the coverage provided under Covered Risk 7.
3. Any defect, lien, encumbrance, adverse claim, or other matter:
   a. created, suffered, assumed, or agreed to by the Insured Claimant;
   b. not Known to the Company, not recorded in the Public Records at the Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
   c. resulting in no loss or damage to the Insured Claimant;
   d. attaching or created subsequent to the Date of Policy (Exclusion 3.d. does not modify or limit the coverage provided under Covered Risk 9 or 10); or
   e. resulting in loss or damage that would not have been sustained if consideration sufficient to qualify the Insured named in Schedule A as a bona fide purchaser had been given for the Title at the Date of Policy.
4. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights law, that the transaction vesting the Title as shown in Schedule A is a:
   a. fraudulent conveyance or fraudulent transfer;
   b. voidable transfer under the Uniform Voidable Transactions Act; or
   c. preferential transfer:
      i. to the extent the instrument of transfer vesting the Title as shown in Schedule A is not a transfer made as a contemporaneous exchange for new value; or
      ii. for any other reason not stated in Covered Risk 9.b.
5. Any claim of a PACA-PSA Trust. Exclusion 5 does not modify or limit the coverage provided under Covered Risk 8.
6. Any lien on the Title for real estate taxes or assessments, imposed or collected by a governmental authority that becomes due and payable after the Date of Policy. Exclusion 6 does not modify or limit the coverage provided under Covered Risk 2.b.
7. Any discrepancy in the quantity of the area, square footage, or acreage of the Land or of any improvement to the Land.

## EXCEPTIONS FROM COVERAGE

**Some historical land records contain Discriminatory Covenants that are illegal and unenforceable by law. This policy treats any Discriminatory Covenant in a document referenced in Schedule B as if each Discriminatory Covenant is redacted, repudiated, removed, and not republished or recirculated. Only the remaining provisions of the document are excepted from coverage.**

This policy does not insure against loss or damage and the Company will not pay costs, attorneys' fees, or expenses resulting from the terms and conditions of any lease or easement identified in Schedule A, and the following matters:

*NOTE: The 2021 ALTA Owner's Policy may be issued to afford either Standard Coverage or Extended Coverage. In addition to variable exceptions such as taxes, easements, CC&R's, etc., the Exceptions from Coverage in a Standard Coverage policy will also include the Western Regional Standard Coverage Exceptions listed as 1 through 7 below:*

1. (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
2. Any facts, rights, interests, or claims that are not shown by the Public Records at Date of Policy but that could be (a) ascertained by an inspection of the Land or (b) asserted by persons or parties in possession of the Land.
3. Easements, liens or encumbrances, or claims thereof, not shown by the Public Records at Date of Policy.
4. Any encroachment, encumbrance, violation, variation, easement, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records at Date of Policy.
5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b), or (c) are shown by the Public Records.
6. Any lien or right to a lien for services, labor, material or equipment unless such lien is shown by the Public Records at Date of Policy.
7. Any claim to (a) ownership of or rights to minerals and similar substances, including but not limited to ores, metals, coal, lignite, oil, gas, uranium, clay, rock, sand, and gravel located in, on, or under the Land or produced from the Land, whether such ownership or rights arise by lease, grant, exception, conveyance, reservation, or otherwise; and (b) any rights, privileges, immunities, rights of way, and easements associated therewith or appurtenant thereto, whether or not the interests or rights excepted in (a) or (b) appear in the Public Records or are shown in Schedule B.

# ATTACHMENT ONE
## (CONTINUED)

## 2006 ALTA OWNER'S POLICY (06-17-06)

## EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy, and the Company will not pay loss or damage, costs, attorneys' fees, or expenses that arise by reason of:

1. (a) Any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to
   (i) the occupancy, use, or enjoyment of the Land;
   (ii) the character, dimensions, or location of any improvement erected on the Land;
   (iii) the subdivision of land; or
   (iv) environmental protection;
   or the effect of any violation of these laws, ordinances, or governmental regulations. This Exclusion 1(a) does not modify or limit the coverage provided under Covered Risk 5.
   (b) Any governmental police power. This Exclusion 1(b) does not modify or limit the coverage provided under Covered Risk 6.
2. Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8.
3. Defects, liens, encumbrances, adverse claims, or other matters
   (a) created, suffered, assumed, or agreed to by the Insured Claimant;
   (b) not Known to the Company, not recorded in the Public Records at Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
   (c) resulting in no loss or damage to the Insured Claimant;
   (d) attaching or created subsequent to Date of Policy (however, this does not modify or limit the coverage provided under Covered Risk 9 and 10); or
   (e) resulting in loss or damage that would not have been sustained if the Insured Claimant had paid value for the Title.
4. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that the transaction vesting the Title as shown in Schedule A, is
   (a) a fraudulent conveyance or fraudulent transfer; or
   (b) a preferential transfer for any reason not stated in Covered Risk 9 of this policy.
5. Any lien on the Title for real estate taxes or assessments imposed by governmental authority and created or attaching between Date of Policy and the date of recording of the deed or other instrument of transfer in the Public Records that vests Title as shown in Schedule A.

## EXCEPTIONS FROM COVERAGE

This policy does not insure against loss or damage, and the Company will not pay costs, attorneys' fees, or expenses that arise by reason of:

*NOTE: The 2006 ALTA Owner's Policy may be issued to afford either Standard Coverage or Extended Coverage. In addition to variable exceptions such as taxes, easements, CC&R's, etc., the Exceptions from Coverage in a Standard Coverage policy will also include the Western Regional Standard Coverage Exceptions listed below as 1 through 7 below:*

1. (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
2. Any facts, rights, interests, or claims that are not shown by the Public Records at Date of Policy but that could be (a) ascertained by an inspection of the Land, or (b) asserted by persons or parties in possession of the Land.
3. Easements, liens or encumbrances, or claims thereof, not shown by the Public Records at Date of Policy.
4. Any encroachment, encumbrance, violation, variation, easement, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records at Date of Policy.
5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b), or (c) are shown by the Public Records.
6. Any lien or right to a lien for services, labor, material or equipment unless such lien is shown by the Public Records at Date of Policy.]
7. Any claim to (a) ownership of or rights to minerals and similar substances, including but not limited to ores, metals, coal, lignite, oil, gas, uranium, clay, rock, sand, and gravel located in, on, or under the Land or produced from the Land, whether such ownership or rights arise by lease, grant, exception, conveyance, reservation, or otherwise; and (b) any rights, privileges, immunities, rights of way, and easements associated therewith or appurtenant thereto, whether or not the interests or rights excepted in (a) or (b) appear in the Public Records or are shown in Schedule B.

# Notice of Available Discounts

Pursuant to Section 2355.3 in Title 10 of the California Code of Regulations Fidelity National Financial, Inc. and its subsidiaries ("FNF") must deliver a notice of each discount available under our current rate filing along with the delivery of escrow instructions, a preliminary report or commitment. Please be aware that the provision of this notice does not constitute a waiver of the consumer's right to be charged the filed rate. As such, your transaction may not qualify for the below discounts.

You are encouraged to discuss the applicability of one or more of the below discounts with a Company representative. These discounts are generally described below; consult the rate manual for a full description of the terms, conditions and requirements for such discount. These discounts only apply to transactions involving services rendered by the FNF Family of Companies. This notice only applies to transactions involving property improved with a one-to-four family residential dwelling.

Not all discounts are offered by every FNF Company. The discount will only be applicable to the FNF Company as indicated by the named discount.

**FNF Underwritten Title Companies**
CTC - Chicago Title Company
CLTC - Commonwealth Land Title Company
FNTC - Fidelity National Title Company
FNTCCA - Fidelity National Title Company of California
TICOR - Ticor Title Company of California
LTC - Lawyer's Title Company
SLTC - ServiceLink Title Company

**Underwritten by FNF Underwriters**
CTIC - Chicago Title Insurance Company
CLTIC - Commonwealth Land Title Insurance Co.
FNTIC - Fidelity National Title Insurance Co.
NTINY - National Title Insurance of New York

## Available Discounts

**CHURCHES OR CHARITABLE NON-PROFIT ORGANIZATIONS (CTIC, CLTIC, FNTIC, NTINY)**
On properties used as a church or for charitable purposes within the scope of the normal activities of such entities, provided said charge is normally the church's obligation the charge for an owner's policy shall be fifty percent (50%) to seventy percent (70%) of the appropriate title insurance rate, depending on the type of coverage selected. The charge for a lender's policy shall be forty percent (40%) to fifty percent (50%) of the appropriate title insurance rate, depending on the type of coverage selected.

**DISASTER AREA TRANSACTIONS (CTIC, CLTIC, FNTIC, NTINY)**
This rate is available for individuals or entities that were victims of a national or state disaster. The rate can be used for a Lender's Policy (Standard or Extended), or an Owner's Policy (Standard or Homeowners coverage). To qualify for this rate, the applicant must, prior to the closing of the applicable transaction, make a written request, including a statement meeting the following criteria:

A. The subject property is in a disaster area declared by the government of the United States or the State of California.

B. The subject property was substantially or totally destroyed in the declared disaster.

C. The subject property ownership has not changed since the time of the disaster.

The rate will be fifty percent (50%) of the applicable rate, and the transaction must be completed within sixty (60) months of the date of the declaration of the disaster.

# Notice of Available Discounts
(continued)

**DISASTER AREA ESCROWS (CTC, CLTC, FNTC, TICOR, LTC)**
This rate is available for individuals or entities that were victims of a national or state disaster. The rate can be used for a loan or a sale escrow transaction. To qualify for this rate, the applicant must, prior to the closing of the applicable transaction, make a written request, including a statement meeting the following criteria:

A. The subject property is in a disaster area declared by the government of the United States or the State of California.

B. The subject property was substantially or totally destroyed in the declared disaster.

C. The subject property ownership has not changed since the time of the disaster.

The rate will be fifty percent (50%) of the applicable rate, and the transaction must be completed within sixty (60) months of the date of the declaration of the disaster. Standard minimum charge applies based upon property type. No other discounts or special rates, or combination of discounts or special rates, shall be applicable. Applies to a single transaction per property.

This rate is applicable to the following Zones/Counties:

Zone 1.A: Orange County
Zone 1.B: Riverside and San Bernardino Counties
Zone 2: Los Angeles County
Zone 3: Ventura County
Zone 10: San Diego County
Zone 12: Imperial County

If used for a sale transaction, the application of this rate assumes the charge for the Residential Sale Escrow Services (RSES) fee will be split evenly between buyer and seller. As such and regardless of how the calculated applicable RSES will be split between the disaster victim and the other principal, the rate will be applied only to one half (1/2) of the calculated applicable RSES fee, regardless of whether the disaster victim is paying half (1/2) of the RSES fee (as is customary) or paying the entire fee. The rate under this provision will be fifty percent (50%) of disaster victims' one half (1/2) portion only and shall not apply to any portion paid by non-disaster victim. Additional services will be charged at the normal rates.

**MILITARY DISCOUNT RATE (CTIC, CLTIC, FNTIC)**
Upon the Company being advised in writing and prior to the closing of the transaction that an active duty, honorably separated, or retired member of the United States Military or Military Reserves or National Guard is acquiring or selling an owner occupied one-to-four family property, the selling owner or acquiring buyer, as applicable, will be entitled to a discount equal to fifteen percent (15%) of the otherwise applicable rates such party would be charged for title insurance policies. Minimum charge: Four Hundred Twenty-Five And No/100 Dollars ($425.00)

The Company may require proof of eligibility from the parties to the transaction verifying they are entitled to the discount as described. No other discounts or special rates, or combination of discounts or special rates, shall be applicable.

This map/plat is being furnished as an aid in locating the herein described Land in relation to adjoining streets, natural boundaries, and other land, and is not a survey of the land depicted. Except to the extent a policy of title insurance is expressly modified by endorsement, if any, the Company does not insure dimensions, distances, location of easements, acreage or other matters shown thereon.

Description: CA Glenn Assessor Map - Book.Page 16.9 Page 1 of 1
Order: Rob Clement:

NOTE: ALL INFORMATION SHOWN ON ASSESSOR PARCEL MAPS ARE FOR ASSESSOR'S OFFICE USE AND DO NOT NECESSARILY CONSTITUTE LEGAL LOTS. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE DATA SHOWN.

This map/plat is being furnished as an aid in locating the herein described Land in relation to adjoining streets, natural boundaries and other land, and is not a survey of the land depicted. Except to the extent a policy of title insurance is expressly modified by endorsement, if any, the Company does not insure dimensions, distances, location of easements, acreage or other matters shown thereon.

# JACINTO UNIT PAGE TRACT

T.C.A. 16-09

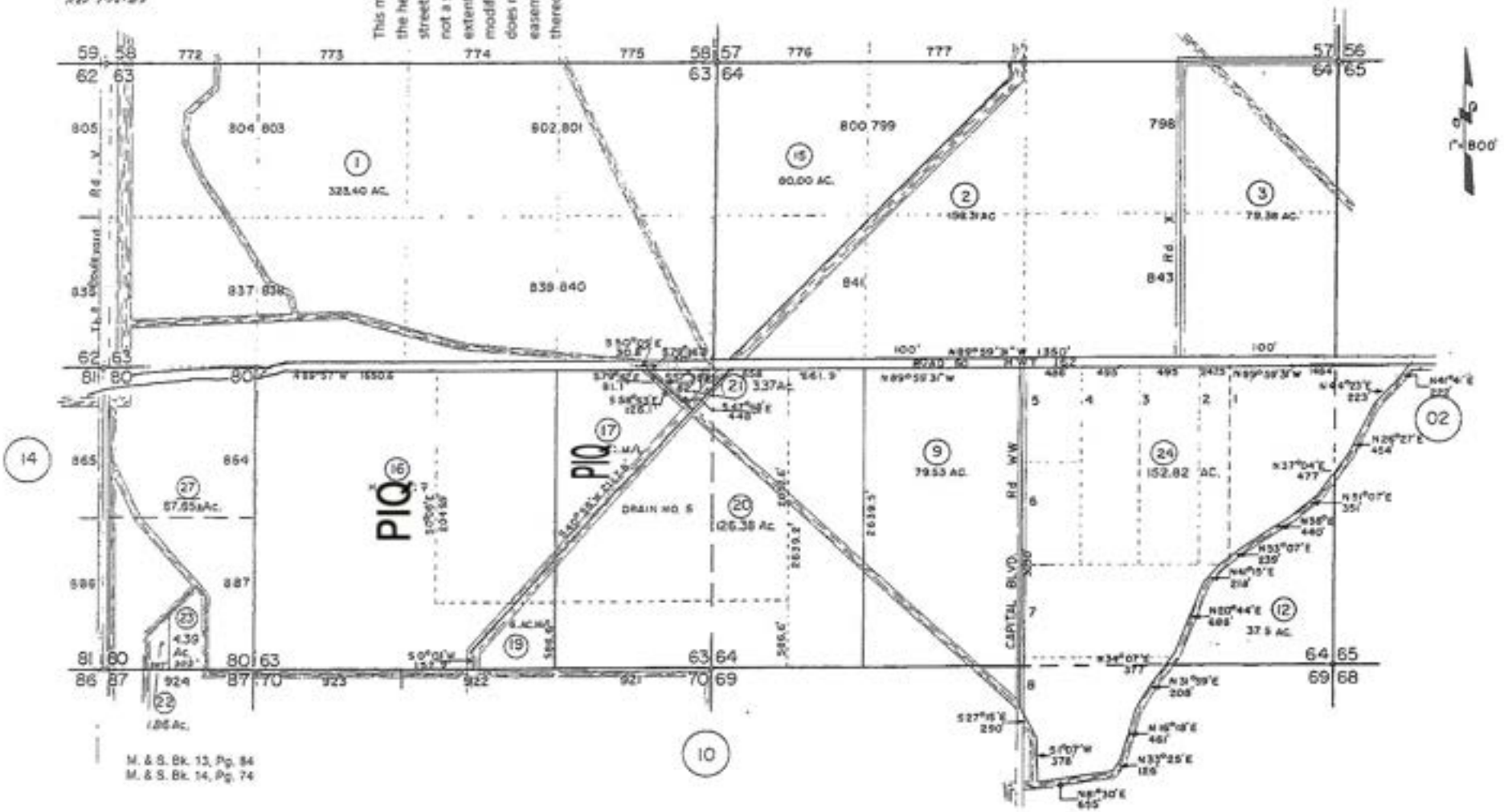


**EXHIBIT "A"**
**Lease and Easement Description**

All that certain real property situate in the County of Glenn, State of California, described as follows:

Being a portion of Section 63 of the Subdivision of the Glenn Ranch, according to the map and survey thereof made by H.B. Shackelford, and filed in the office of the County Recorder of The County of Glenn, California, August 23, 1900, in Book 1 of Maps and Surveys, at Page 110, also being a portion of the lands described in that certain Grant Deed of Carriere & Sons, a general partnership, to Carriere Land, LLC, recorded as Official Records Document No. 2004-7802, records of said County of Glenn, and more particularly described as follows:

Tract 1 - Easement:
Being a non-exclusive easement for ingress, egress, road and public utilities purposes over the following described:

COMMENCING at the Southeast Corner of Lot 887 of the Map of the Provident Jacinto Tract, as shown on Book 4 of Maps and Surveys, at Page 18, records of said County of Glenn, also being a point on the South line of said Section 63, thence along the East line of said Lot 887 and Lot 864 of said Map of the Provident Jacinto Tract, North 0° 11′ 00″ East, 1645.00 feet, to the **True Point of Beginning**;

thence continuing along said East line, North 0° 11′ 00″ East, 786.30 feet, to the Southeast corner of Lot 837, as said Lot is shown on said Map of the Provident Jacinto Tract;

thence along the East line of said Lot 837, North 0° 11′ 00″ East, 142.14 feet, to a point on the South line of Highway 162, as described in Book 376 of Official Records, at Page 428, records of said County of Glenn, being a point on a curve to the right, having a radial bearing of South 3° 25′ 59″ East;

thence Easterly and along said curve to the right, having a radius of 6950.00 feet, through a central angle of 0° 14′ 52″, for an arc length of 30.06 feet;

thence leaving said curve and South line of said Book 376 of Official Records, at Page 428, South 0° 11′ 00″ West, 226.77 feet, to a point hereinafter referred to as **Point "B"**;

thence continuing South 0° 11′ 00″ West, 703.50 feet, to a point referred to herein as **Point "A"**;

thence North 89° 49′ 00″ West, 30.00 feet, to the **True Point of Beginning**.

Tract 2 – Lease Parcel:
BEGINNING at **Point "A"**, described hereinabove, thence South 89° 49′ 00″ East, 285.00 feet;

thence North 0° 11′ 00″ East, 730.00 feet;

thence North 89° 49′ 00″ West, 250.00 feet;

**EXHIBIT "A" (continued)**
**Lease and Easement Description**

thence South 0° 11′ 00″ West, 26.50 feet;

thence North 89° 49′ 00″ West, 35.00 feet to **Point "B"**, referred to hereinabove;

thence along the East line of Tract 1 described hereinabove, South 0° 11′ 00″ West, 75.00 feet;

thence leaving said East line, South 89° 49′ 00″ East, 35.00 feet;

thence South 0° 11′ 00″ West, 554.50 feet;

thence North 89° 49′ 00″ West, 35.00, to a point on said East line;

thence South 0° 11′ 00″ West, 74.00 feet, to the Point of Beginning.

Containing 4.3 acres, more or less.

Tract 3 – Lease Parcel
COMMENCING at **Point "A"**, described hereinabove, thence along the South line of Tract 2, described hereinabove, South 89° 49′ 00″ East, 35.00 feet, to the **True Point of Beginning**;

thence leaving said South line, South 0° 11′ 00″ West, 100.00 feet;

thence South 89° 49′ 00″ East, 200.00 feet;

thence North 0° 11′ 00″ East, 100.00 feet, to a point on said South line of Tract 2;

thence North 89° 49′ 00″ West, 200.00 feet, to the **True Point of Beginning**.

Containing 0.46 acres, more or less.

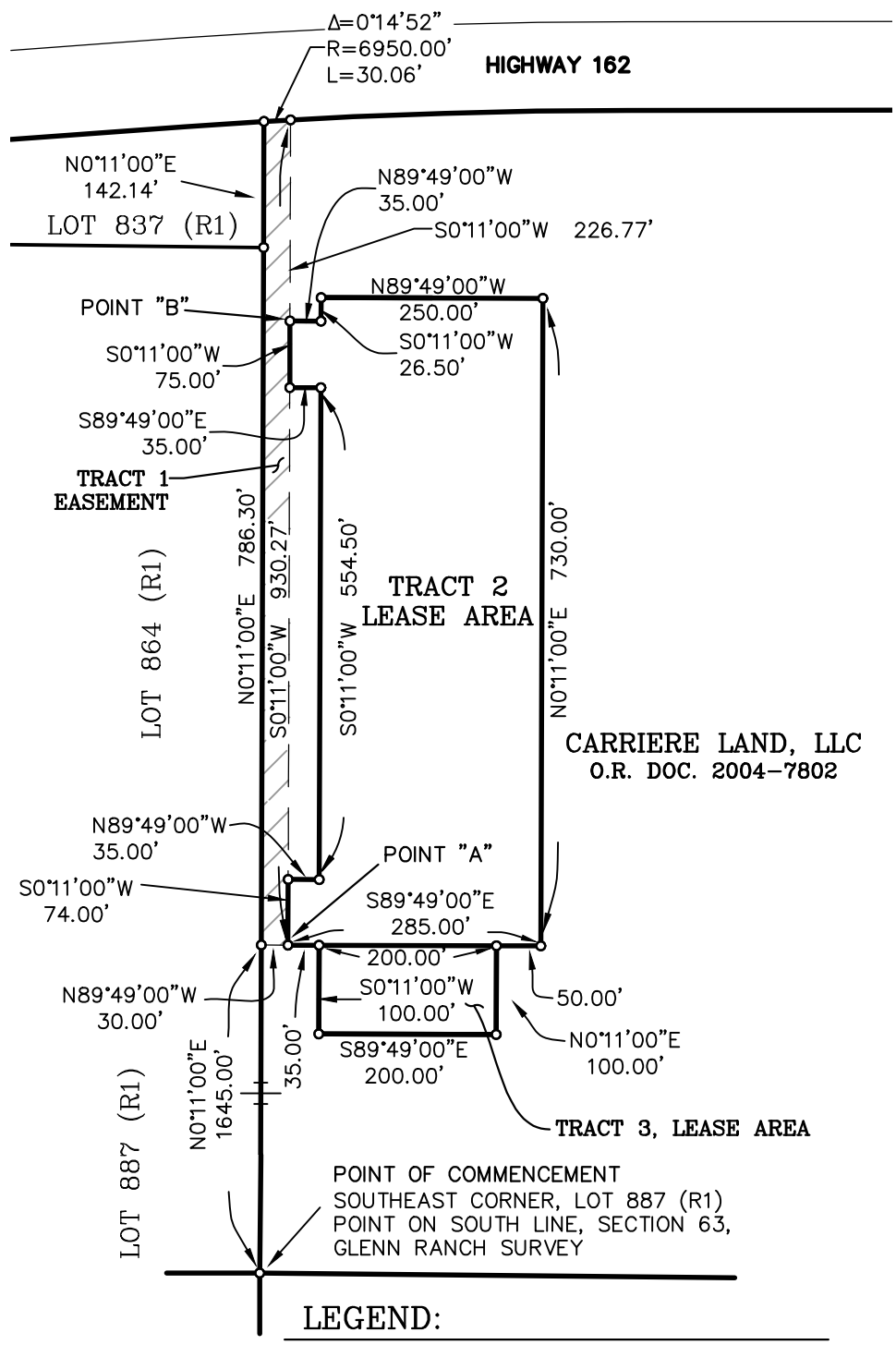
End of Description.

Thomas E. Harris
Thomas E. Harris, LS 8532
NorthStar




08-31-2026
Date

The Basis of Bearings for the herein described tracts is said East line of Lot 864 and Lot 887, shown as North 0° 11′ 00″ East, on Book 5 of Maps and Surveys, at Page 28, records of said County of Glenn.




LICENSED LAND SURVEYOR
THOMAS E. HARRIS
NO. 8532
STATE OF CALIFORNIA

PREPARED BY:

THOMAS E. HARRIS
NORTHSTAR

## LEGEND:

| | |
|---|---|
| o | CALCULATED POINT ONLY |
| | EASEMENT AREA |
| R1 | BOOK 4 MAPS AND SURVEYS, PAGE 18 SAC. VALLEY COMPANY SUBDIVISION OF JACINTO UNIT |


NORTHSTAR
111 MISSION RANCH BLVD. SUITE 100, CHICO, CA 95926
PHONE: (530) 893-1600 www.northstareng.com


**EXHIBIT A**
**LEASE AND EASEMENT AREA**
LANDS OF CARRIERE LAND, LLC
PORTION OF SECTION 63, GLENN RANCH SURVEY
BOOK 1 MAPS AND SURVEYS, PAGE 110
COUNTY OF GLENN STATE OF CALIFORNIA

| | |
|---|---|
| SCALE: | 1" = 200' |
| JOB NO.: | 26-079 |
| DATE: | AUG. 2026 |
| DRAWN BY: | TH |
| CHECKED BY: | JT |
| SHEET NO.: | 1 OF 1 |

# 4. Environmental Information Form

Date Submitted: September 2. 2026

# GLENN COUNTY
# PLANNING AND COMMUNITY
# DEVELOPMENT SERVICES AGENCY

**255 Tehama Street**
**Willows, CA 95988**
**(530) 934-6540**
planning@countyofglenn.net

## APPLICATION FOR CONDITIONAL USE PERMIT

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

1. Applicant(s):

   Name: SynTech CF1, LLC

   Address: PO Box 107 Morris IL, 60450

   Phone: 817-789-5095 E-Mail bbueter@syntheches.com

2. Property Owner(s):

   Name: Carriere Family Farms

   Address: 1640 CA-45 Glenn, CA 95943

   Phone: 530-934-8200 E-Mail wcarriere@carrierefarms.com

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

   Name: Doug McFarland

   Address: PO Box 107, Morris, IL 60450

   Phone: 614-208-7258 E-Mail pdmcfarland@syntechbioenergy.com

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

   Name: N/A

   Mailing Address: _____

5. Existing Use of Property: Walnut hulling, drying, shelling and packaging

6. Original Conditional Use Permit: 2024-004, Carriere/SynTech CF1, LLC Advanced Thermal Conversion Project

7. Request or Proposal:
Please refer to the attached CUP Amendment Request

8. Address and Location of Project: 1640 State HWY 45 Glenn, CA 95943; 7693 HWY 162, Willows CA 95988

9. Current Assessor's Parcel Number(s): 016-030-011; 016-090-016

10. Existing Zoning (http://gis.gcppwa.net/zoning/): FS-80

11. Provide any additional information that may be helpful in evaluating your proposal. *Example - number of employees, hours of operation, number of truck deliveries/loadings per day:*
Please refer to the attached CUP Amendment Request

12. Setback Dimensions (Distance from property line to proposed structure):

North: _____ ft. South: _____ ft.

East: _____ ft. West: _____ ft.

Other Setback/s: _____ ft.

13. Provide the following information:

Size of Assessor Parcel: _____ sq.ft. 145.75 acres

Mean height of structure: _____ ft. Peak height of structure: _____ ft.

Dimensions of proposed including overhangs: _____ ft. x _____ ft.

Total Square Footage (Existing): 0 sq.ft.

Total Square Footage (Proposed): 274,428 (6.3 acres) sq.ft.

# GLENN COUNTY
# PLANNING AND COMMUNITY
# DEVELOPMENT SERVICES AGENCY

**225 Tehama Street**
**Willows, CA 95988**
**(530) 934-6540**
planning@countyofglenn.net

## ENVIRONMENTAL INFORMATION FORM

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

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

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

## I. GENERAL INFORMATION:

1. Applicant(s):

   Name: SynTech CF1, LLC

   Address: PO Box 107 Morris IL, 60450

   Phone: 817-789-5095 E-Mail bbueter@syntheches.com

2. Property Owner(s):

   Name: Carriere Family Farms

   Address: 1640 CA-45 Glenn, CA 95943

   Phone: 530-934-8200 E-Mail wcarriere@carrierefarms.com

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

   Name: Doug McFarland

   Address: PO Box 107, Morris, IL 60450

   Phone: 614-208-7258 E-Mail pdmcfarland@syntechbioenergy.com

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

   Name: N/A

   Mailing Address:

5. Existing Use of Property: Walnut hulling, drying, shelling and packaging

6. Request or Proposal:
   Please refer to the attached CUP Amendment Request

7. Address and Location of Project: from 1640 State HWY 45 Glenn, CA 95943 to 7693 HWY 162, Glenn, CA 95943

8. Current Assessor's Parcel Number(s): 016-030-011; 016-090-016

9. Existing Zoning (http://gis.gcppwa.net/zoning/): FS-80

10. Indicate the type of permit(s) application(s) to which this form pertains:
    Amendment to CUP 2024-004

11. If the project involves a variance, conditional use permit, or rezoning application, state this and indicate clearly why the application is required:
    Amendment to CUP 2024-004

12. List and describe any other related permit(s) and other public approvals required for this project, including those required by city, regional, state, and federal agencies:
    See Amendment to CUP 2024-004 at Section 3

13. List any special studies been prepared for the project site that are related to the proposed project including, but not limited to traffic, biology, wetlands delineation, archaeology, etc?
    See Amendment to CUP 2024-004 at Section 3

## II. ENVIRONMENTAL SETTING:

1. Describe in detail the project site as it exists before the project, including information on topography, soil stability, plants and animals (wetlands, if any), different crops, irrigation systems, streams, creeks, rivers, canals, water table depth, and any cultural historical or scenic aspects. Describe any existing structures on the site, and the use of the structures. Attach photographs of the site. Snapshots or Polaroid photos will be accepted.
   See Amendment to CUP 2024-004 at Section 3

2. Describe the surrounding properties, including information on plants, animals, and any cultural, historical or scenic aspects. Indicate the type of land use (residential, commercial, agricultural, etc.), intensity of land use (one-family, apartment houses, shops, department stores, dairy, row crops, orchards, etc.) Attach photographs of the vicinity. Snapshots or Polaroid photos will be accepted.

   North:

   East:

   North: Intensive agricultural land use surrounding the property

   North: Intensive agricultural land use surrounding the property

3. Describe noise characteristics of the surrounding area (include significant noise sources):
   See Amendment to CUP 2024-004 at Section 3

## III. SPECIFIC ITEMS OF IMPACT:

1. Drainage:

(a) Describe how increased runoff will be handled (on-site and off-site):
See Amendment to CUP 2024-004 at Section 3

(b) Will the project change any drainage patterns? (Please explain):
See Amendment to CUP 2024-004 at Section 3

(c) Will the project require the installation or replacement of storm drains or channels? If yes, indicate length, size, and capacity:
No

(d) Are there any gullies or areas of soil erosion? (Please explain):
The project, as amended, will not result in substantial soil erosion or the loss of topsoil. Any disruption of soils on the site will not create significant soil erosion.

(e) Do you plan to grade, disturb, or in any way change swales, drainages, ditches, gullies, ponds, low lying areas, seeps, springs, streams, creeks, river banks, or other area on the site that carries or holds water for any amount of time during the year?
No

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

2. Water Supply:

(a) Indicate and describe source of water supply (domestic well, irrigation district, private water company):
The project, as amended, will use existing Domestic Water Supply already on-site.

(b) Will the project require the installation or replacement of new water service mains?
See Amendment to CUP 2024-004 at Section 3

3. Liquid Waste Disposal:

(a) Will liquid waste disposal be provided by private on-site septic system or public sewer?
The project, as amended, will use the private on-site septic system..

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

(c) Will any special or unique sewage wastes be generated by this project other than normally associated with resident or employee restrooms? Industrial, chemical, manufacturing, animal wastes? (Please describe)
See Amendment to CUP 2024-004 at Section 3

(d) Should waste be generated by the proposed project other than that normally associated with a single family residence, Waste Discharge Requirements may be required by the Regional Water Quality Control Board.
See Amendment to CUP 2024-004 at Section 3

4. Solid Waste Collection:

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

5. Source of Energy:

(a) What is the source of energy (electricity, natural gas, propane)?:
See Amendment to CUP 2024-004 at Section 3

(b) If electricity, do any overhead electrical facilities require relocation? Is so, please describe:
See Amendment to CUP 2024-004 at Section 3

(c) If natural gas, do existing gas lines have to be increased in size? If yes, please describe:
See Amendment to CUP 2024-004 at Section 3

(d) Do existing gas lines require relocation? If yes, please describe:
See Amendment to CUP 2024-004 at Section 3

6. Fire Protection:

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

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

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

1. Number and sizes of existing and proposed structures:
   See Amended Site Plan

2. Square footage
   (structures)_____S.F.;_____S.F.
   (New) (Existing)

3. Percentage of lot coverage:_____

4. Amount of off-street parking provided: 15 Spaces

5. Will the project be constructed in phases? If so, please describe each phase briefly:
   See Amendment to CUP 2024-004 at Section 3

6. If residential, include the number of units, schedule of unit sizes, range of sale prices or rents, and type of household size expected:
   N/A

7. If commercial, indicate type, estimated employment per shift, days and hours of operation, estimated number of daily customers/visitors on site at peak time, and loading facilities:
   No change from the information previously submitted and approved under CUP 2024-004.

8. If industrial, indicate type, estimated employment per shift, and loading facilities:
   No change. Construction employment will be performed in accordance with the Project Labor Agreement approved as part of CUP 2024-004.

9. If institutional, indicate the major function, estimated employment per shift, estimated occupancy, loading facilities, and community benefits to be derived from the project:
See Amendment to CUP 2024-004 at Section 3

10. List types and quantities of any hazardous or toxic materials, chemicals, pesticides, flammable liquids, or other similar product used as a part of the operation and storage container sizes:
See Amendment to CUP 2024-004 at Section 3

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

11. Describe any earthwork (grading) to be done and dust control methods to be used during construction:
See Amendment to CUP 2024-004 at Section 3

12. Describe any potential noise or vibration sources associated with the project (i.e. compressor, machine noise, heavy equipment).
See Amendment to CUP 2024-004 at Section 3

13. Describe source, type, and amount of air pollutant emissions (smoke, odors, steam, gases, water vapor, dust, chemicals) from the project. Describe what methods would be used to reduce emissions:
See Amendment to CUP 2024-004 at Section 3

**ATTACHMENT**

**ENVIRONMENTAL INFORMATION FORM CONTINUED**

The following responses supplement the Environmental Information Form.

I. General Information:

12. The amended Project is not expected to change the permits, approvals or regulatory requirements. To the extent that additional permits, permit modifications or regulatory approvals are required, SynTech will obtain such approvals and comply with all requirements.

13. The Project's Traffic Impact Study was approved by Caltrans on March 18, 2026. Because the proposed amendment relocates the Project and modifies the feedstock delivery patterns, SynTech has requested an updated traffic analysis from W-Tran as part of the amendment process.

II. Environmental Settings:

1. The amended project site consists of an existing hulling and drying facility in an agricultural area surrounded by walnut orchards and related agricultural uses. Existing improvements include processing buildings, equipment, access roads, utilities, and storage areas.

   No wetlands, streams, rivers, or other surface waters are known to exist within the amended project footprint. No known historical, cultural, or scenic resources have been identified. Biological, soil, and drainage conditions are substantially the same as those previously evaluated for the approved project. Site plans are attached.

3. Walnut hulling and drying equipment noise, industrial fans, blowers, conveyance equipment. The project, as amended, will not result in significant noise impacts to nearby residents or workers. The amendment does not materially change the Project's noise profile and is not expected to cause a substantial increase in existing noise levels within the surrounding area.

III. Specific Items of Impact

1(a) The Project, as amended, will not cause an increase in surface runoff, which would result in erosion or siltation on or off-site. Construction will conform to the Glenn County Code and adhere to standard practices designed to prevent erosion such as slope protection and dust control.

1(b) No, the Project, as amended, will not substantially alter the existing drainage pattern of the site or area. It will not alter the course of a stream or river or through the addition of impervious surfaces.

2(b) The Project, as amended, is not expected to require installation or replacement of public water service mains. Final utility requirements will be determined during detailed engineering and building permit review subject to permitting and regulatory requirements.

3(c) The methanation process may generate process water and condensate streams. The majority of such water will be recycled and reused; however, final engineering and design is ongoing. Any process wastewater will be handled in accordance with regulatory requirements and may include recycling, treatment, evaporation or other approved methods.

3(d) The Project, as amended, is not expected to generate wastewater requiring discharge under normal operations. Final engineering is ongoing. To the extent any process wastewater requires treatment, SynTech will obtain any permits or approvals required by the Regional Water Quality Control Board and other applicable regulatory agencies.

5(a) The Project is expected to obtain its primary operational electricity from non-combustion linear generators, supplemented by grid electricity as needed. Natural gas may be used for backup power.

5(b) Relocation of existing overhead electrical facilities is not anticipated. Final utility requirements are being evaluated through ongoing engineering and utility interconnection studies. Any electrical infrastructure improvements will be identified during final design and coordinated with PG&E and other applicable agencies.

5(c) Increasing size of existing gas lines is not anticipated. Final utility requirements are being evaluated through ongoing engineering and utility interconnection studies. Any gas line improvements will be identified during final design and coordinated with PG&E and other applicable agencies.

5(d) Relocating existing gas lines is not anticipated. Final utility requirements are being evaluated through ongoing engineering and utility interconnection studies. Any gas line relocation will be identified during final design and coordinated with PG&E and other applicable agencies.

IV. For zone change, zone variance, and special use permit application

5. The amendment does not change the Project's two phases, CF1 and CF2, which together form a single integrated ATC facility. Both phases were evaluated together under CUP 2024-

004 and will be located at the amended Project site upon approval of this amendment. In no case, will the Project be located on both the original and amended sites.

9. No change from approved CUP. The Project will provide substantial community benefits through job creation, investment in local infrastructure, support for the agricultural economy, and production of renewable energy from agricultural byproducts.

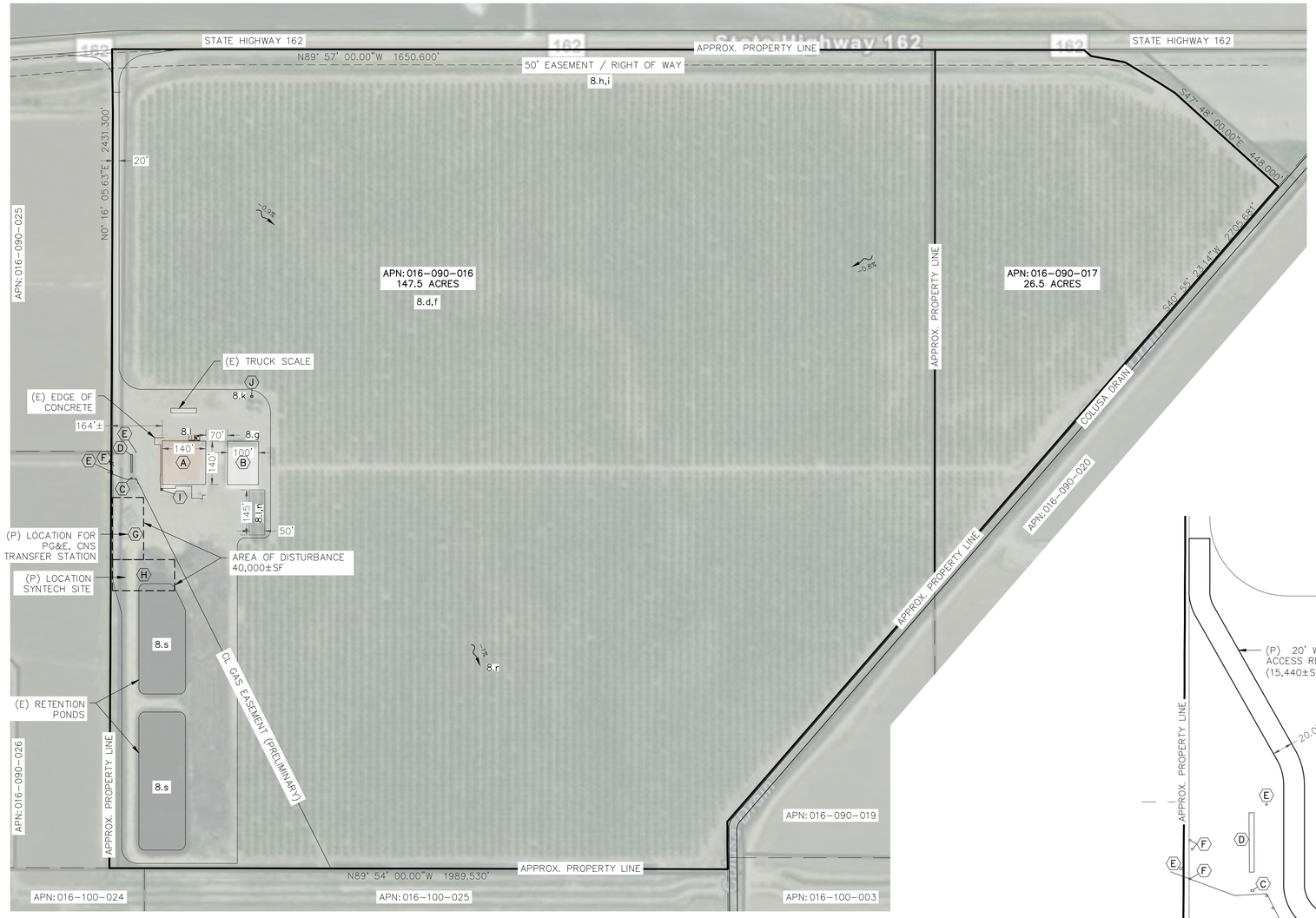
10. No change from the approved CUP. The Project has submitted a Hazardous Materials Business Plan and is registered with CUPA. It will comply with all applicable EPA, CalEPA, CUPA, and fire code requirements.

11. Limited grading and site preparation is anticipated to accommodate foundations, equipment pads, and access roads. Dust control measures will be implemented during construction and will include best management practices. Final grading requirements and dust control measures will be determined during detailed engineering and permitting.

12. No change from the information previously submitted and approved under CUP 2024-004. The Project will conform with all noise and vibrations standards.

13. No change from the approved CUP 2024-004. The Project received an Authority to Construct permit on February 18, 2026. To the extent the amended Project requires modification of the Authority to Construct, SynTech will obtain all necessary approvals and comply with applicable federal, state, and local requirements.

6. County Assessor’s Map

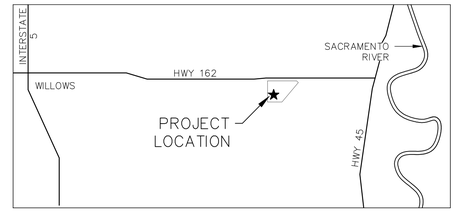



## SITE PLAN

GRAPHIC SCALE

200 0 100 200

( IN FEET )
1 inch = 200 ft.




8.t VICINITY MAP
NO SCALE

8.a,b,d

# CARRIERE LAND, LLC
7693 HIGHWAY 162
WILLOWS, CA 95988
APNS: 016-090-016, 016-090-017

**LEGEND:**

| | |
|---|---|
| 1530 | CONTOUR ELEVATION |
| | FENCE |
| | ASPHALT |
| | GRAVEL |
| | EARTH |
| | (E) POWER POLE |
| APN | ASSESSOR'S PARCEL NUMBER |
| APPROX | APPROXIMATELY |
| DWY | DRIVEWAY |
| (E) | EXISTING |
| (P) | PROPOSED |
| RD | ROAD |
| SF | SQUARE FEET |

(A) (E) HULLER
(B) (E) DRYER
(C) (E) VAULT/GAS REGULATOR
(D) (E) BOLLARDS/GAS VALVES
(E) (E) 12" LID GAS VALVE
(F) (E) GAS LINE MARKERS
(G) (P) LOCATION FOR PG&E, CNS TRANSFER STATION
(H) (P) LOCATION FOR SYNTECH SITE
(I) (E) DOMESTIC WELL (220GPM)
(J) (E) AG WELL (1600GPM)

## PROPOSED

GRAPHIC SCALE

60 0 30 60

( IN FEET )
1 inch = 60 ft.




## CUT / FILL (CU. YD.)

| CUT | FILL | NET |
|---|---|---|
| 80 | 80 | 0 |

## ELEVATION DATUM

ELEVATIONS SHOWN ARE IN THE NGVD 1929 DATUM BASE FLOOD ELEVATION FOR THIS SITE IS 90.0' NGVD 1929

## ENGINEER'S CERTIFICATION:

THIS PLAN WILL NOT IMPOSE A DRAINAGE, GRADING OR FLOODING HAZARD TO ITSELF AND SURROUNDING PROPERTIES.

JASON B. VINE, P.E. DATE
LICENSE NO: C67800 EXPIRATION DATE: 06-30-25

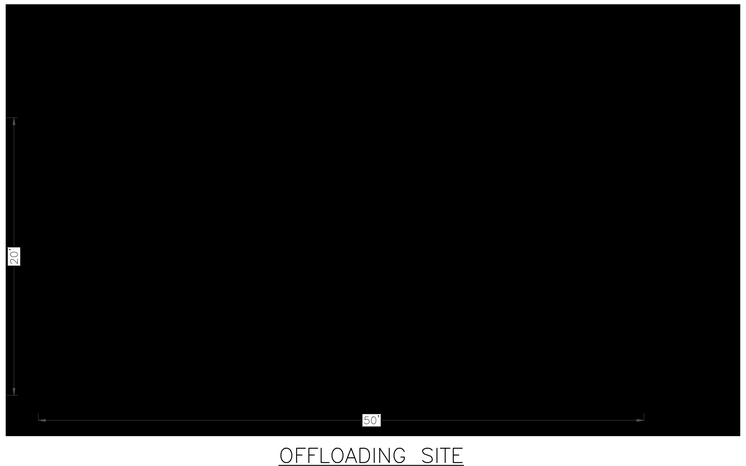
PLANS REVIEWED OR APPROVED BY:

GLENN COUNTY ENGINEER

**CONDITIONAL USE PERMIT APPLICATION CHECKLIST – SITE PLAN**

| | | |
|---|---|---|
| 8.a | ☐ | APPLICANT–NAME, PHONE, ETC. |
| 8.b | ☐ | OWNER–NAME, PHONE, ETC. |
| 8.c | ☐ | ENGINEER–NAME, PHONE, ETC. |
| 8.d | ☐ | GLENN COUNTY APN'S |
| 8.e | ☐ | NORTH ARROW, SCALE, ETC. |
| 8.f | ☐ | PROP. DIMENSIONS/ACREAGE |
| 8.g | ☐ | (E)/(P) BUILDINGS DIMS., ETC. |
| 8.h | ☐ | LOCATION OF ROADS/RIGHT OF WAYS |
| 8.i | ☐ | LOCATION OF EASEMENTS |
| 8.j | ☐ | N/A – (E)/(P) WALLS, FENCES, ETC. |
| 8.k | ☐ | (E)/(P) UTILITIES, WELLS, ETC. |
| 8.l | ☐ | (E)/(P) PARKING, ETC. |
| 8.m | ☐ | N/A – PROPOSED SIGNAGE |
| 8.n | ☐ | OUTDOOR STORAGE/TRASH ENCLOSURES |
| 8.o | ☐ | LANDSCAPING (SEE L SHEETS) |
| 8.p | ☐ | N/A – ADJACENT LAND USE/DISTANCES |
| 8.q | ☐ | N/A – HAZMAT/CHEMICAL STORAGE |
| 8.r | ☐ | DRAINAGE ARROWS/SLOPE % |
| 8.s | ☐ | WATERCOURSES, RESERVOIRS, ETC. |
| 8.t | ☐ | VICINITY MAP |
| 8.u | ☐ | N/A – OTHER INFO |

8.e




OFFLOADING SITE
NOT TO SCALE

Revisions:
---

REALM ENGINEERING
CIVIL ENGINEERING, SURVEYING & PLANNING
1767 MARKET STREET SUITE c
REDDING, CA. 96001
530-526-7493

8.c

PLANS PREPARED UNDER THE SUPERVISION OF:

REGISTERED PROFESSIONAL ENGINEER
JASON B. VINE
No. 67800
Exp. 6/30/25
CIVIL
STATE OF CALIFORNIA

# CONDITIONAL USE PERMIT SITE PLAN

8.a,b,d

CARRIERE LAND, LLC.
7693 HIGHWAY 162
WILLOWS, CA 95988
(559) 217-8335
SUTTER COUNTY APN: 016-090-016, 016-090-017

PLOTTED BY: ---
DATE PLOTTED: 10/09/24 8.c
SCALE OF DRAWING: SEE PLAN
JOB NUMBER:
CADD FILE:
SHEET: C1

Provided by:
PARCELQUEST

# JACINTO UNIT
# PAGE TRACT

T.C.A. 16-09

19-13

Rev. 7-12-83

59 58 772 773 774 775 58 57 776 777 57 56
62 63 63 64 64 65

805 804 803 802 801 800 799 798

(1) 323.40 AC.

(15) 80.00 AC.

(2) 158.31 AC

(3) 79.38 AC.

Boulevard Rd V

Rd X

836 837 838 839 840 841 843

62 63 S 50°09'E 30.8' S 79°16'E 70' 100' N89°59'31"W 1350' 100'
ROAD 50 H W Y 162

81 80 80 N89°57'W 1650.6 S79°42'E 81.1' S57°39'E 62' 658 661.9' (21) 3.37Ac N89°59'31"W 486 495 495 2475' N89°59'31"W 1484

S56°43'E 126.1' S47°48'E 448'

N44°23'E 223' N41°41'E 222'

(14) (17) 20.75 AC. M/L (9) 79.53 AC. (24) 152.82 AC. (02)

865 864 (16) 145.75 AC ± 5 4 3 2 1

N26°27'E 454'

(27) 67.65±Ac. S0°06'E 2049.9' DRAIN NO. 5 (20) 126.38 Ac. 2092.6' 2639.2' 2639.5' CAPITAL BLVD. 3030

N37°04'E 477'

N51°07'E 351'

886 887 6

N58°E 440'

N53°07'E 239'

N4°15'E 218'

(23) 4.39 Ac. 207' 303' 7

N20°44'E 688' (12) 37.5 AC.

81 80 80 63 S0°01'W 152.9' (19) 6 AC M/L 586.6' 586.6' 63 64 N34°07'E 377' 64 65

86 87 924 87 70 923 922 921 70 69 8 69 68

N31°39'E 208'

(22) 1.86 Ac.

S27°15'E 290'

N16°18'E 461'

S1°07'W 378'

N33°25'E 126'

N81°30'E 655'

(10)

M. & S. Bk. 13, Pg. 84
M. & S. Bk. 14, Pg. 74

1" = 800'

# 7. Site Plan

Existing Ingress/Egress Drive (30-ft Width)

~15 ft to North Property Line

~200 ft to North Property Line

CA Highway 162

N

Waste Walnut Shell Truck Unloading

Truck Scale

Leased Property Boundary for 6.3-ac Parcel (300’ x 915’)

Biochar Storage and Shipping Area

Truck Route

75 ft

35 ft

West CFF Property Line

Leased Property Boundary for 4.18-ac Parcel (250’ x 730’)

65-ft Property Line Setback

Feedstock Storage Building 150’ L x 150’ W x 50’ H

Augers for Feedstock Delivery

Feedstock Conveyance Equipment

Phase 1 Gasification System (24 Units) Each pair of units has the following dimensions: 20’ L x 16’ W x 19’1” H

Phase 1 Methanation System Dimensions of steel structure: 165’ L x 45’ W x 50’ H

Concrete Pad

Feedstock Storage Silos 15’ height 15’ diameter

Compacted Gravel

Phase 2 Equipment

Spare Parts Storage

Car Route

Area for Linear Generators, Storage, etc.

75 ft

Concrete Parking Area

Office 50’ L x 24’ W x 30’ H

PG&E Pipeline Injection Skid

PG&E Work Area

Existing Septic Area (to be expanded for higher occupancy)

RNG Product injection Line

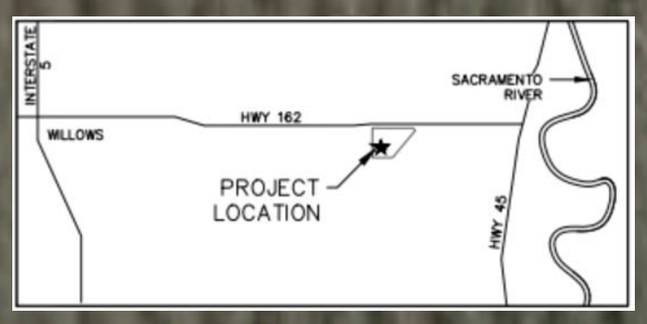
PG&E Natural Gas Pipeline 169-A

Existing CFF Walnut Drying/Hulling Building 140’ L x 100’ W x 32.5’ H

Existing CFF Walnut Drying/Hulling Building 140’ L x 140’ W x 32.5’ H

0’ 25’ 50’ 100’ 200’

Scale




**Glenn County Assessor’s Parcel Number:** 016-090-016

**Property Address:** 7693 CA-162, Glenn, CA 95943

**Applicant**
Name: SynTech CF1, LLC
Mailing address: PO Box 107 Morris IL, 60450
Phone number: 817-789-5095

**Property Owner**
Name: Carriere Family Farms
Mailing address: 1640 CA-45 Glenn, CA 95943
Phone number: 530-934-8200

**Prepared by:**
Name: Doug McFarland
Mailing address: PO Box 107 Morris IL, 60450
Phone number: 817-789-5095

# 8. Narrative

DATE: September 2, 2026
TO: Glenn County Planning Commission
FROM: SynTech CF1, LLC
SUBJECT: Amendment to Conditional Use Permit 2024 004, Carriere/SynTech CF1, LLC Advanced Thermal Conversion

Attachments:

1. Conditional Use Permit 2024-004, Carriere/Syntech CF1, LLC Advanced Thermal Conversion
    a. Conditions of Approval and Mitigation Measures
    b. Mitigated Negative Declaration and Initial Study
    c. Request for Review, Application, and Comments
    d. Syntech Responses to Agency Pre-Consultation Comments
    e. Syntech Traffic Analysis and Internal Circulation Plan
2. PGE Enhanced Screening Study Syntech CF1 RNG results
3. Revised Site Plan
4. County Assessor's Map for the Huller Site

Exhibits:

1. CUP Application and Environmental Information Form
2. Environmental Information Form Continued
    a. Major Permits Chart
3. Preliminary Title Report and Huller Site Survey

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# 1 EXECUTIVE SUMMARY

The applicant, SynTech™ CF1, LLC ("SynTech" or "Applicant"), requests an amendment to CUP 2024-004 primarily to relocate the approved Advanced Thermal Conversion ("ATC") facility (the "Project") from Carriere Family Farms, located at 1640 State Route 45, Glenn, California to the Carriere Hulling and Drying Facility located at 7693 State Highway 162, Glenn, California (the "Huller Site"). The amendment also includes related modifications necessary to support operating the Project at the Huller Site; however, the Project remains an ATC facility that converts feedstock, agricultural biomass (primarily waste walnut shells ("WWS"), into renewable natural gas ("RNG") and biochar.

The primary reason for moving the Project to the Huller Site is because PG&E's interconnection study identified Pipeline L-169A, which crosses the Huller Site, as the preferred location for RNG injection. Relocating the Project to the Huller Site allows RNG production and pipeline injection to occur at a single location, eliminating the need to transport RNG between separate sites and removing the need for a dedicated connecting pipeline. As a result, the amendment reduces infrastructure requirements, improves operational efficiency, and better accommodates the receipt of feedstock from Carriere Family Farms and other regional growers.

As demonstrated throughout this amendment request, the proposed relocation results in a more efficient Project configuration while preserving the Project's essential characteristics and environmental benefits. The Project's fundamental purpose, feedstock processing capacity, footprint, development phases, and environmental controls remain substantially unchanged from those previously approved by Glenn County Planning Commission. The Project is an extension of agricultural operations. The approved operating schedule, traffic impacts, emissions, environmental controls, wastewater and water usage, noise profile, overall environmental benefits and the number of jobs created also remain substantially unchanged.

SynTech respectfully requests Glenn County's approval of the proposed CUP amendment.

# 2 PURPOSE FOR THE AMENDMENT

Conditional Use Permit 2024-004, Carriere/SynTech CF1, LLC Advanced Thermal Conversion (ATC) was approved on July 16, 2025 (see Attachment 1). Following approval, SynTech continued engineering, utility interconnection, and project development activities to advance the Project toward construction. During this process, three developments occurred: 1) PG&E completed additional interconnection studies and identified Pipeline L-169A, which crosses the Huller Site, as the preferred location for RNG injection (see Attachment 2); 2) continued engineering and technology improvements increased the anticipated RNG production capacity of the Project; and 3) advancements in the methanation process improved the Project's operational efficiency and environmental performance. This new information prompted SynTech to reevaluate the Project

layout and ultimately determine that relocating the Project to the Huller Site would provide a more efficient long-term configuration by co-locating RNG production and pipeline injection facilities.

In addition, continued feedstock planning demonstrated the benefit of expanding the approved feedstock supply network to include regional growers and processors in addition to Carriere Family Farms. This amendment does not increase the approved feedstock quantity. Rather, it updates the delivery method to truck delivery and provides greater flexibility to secure a reliable and resilient feedstock supply from agricultural producers that already generate and transport agricultural waste within the region.

These refinements are the result of information obtained after approval of CUP 2024-004 and are intended to improve the practicality, reliability, and efficiency of project operations. The amendment does not alter the Project's fundamental purpose, footprint, environmental controls, or overall environmental impacts previously evaluated and approved by Glenn County.

## 2.1 PROJECT DESCRIPTION

The Project remains an extension of an already existing agricultural operation. The amendment does not increase the approved feedstock processing capacity, modify the approved development phases, or change the Project's operating schedule. Likewise, the Project will continue to utilize the same core technology and environmental controls previously evaluated and approved by Glenn County. Rather than changing the Project itself, the amendment relocates the Project to a more efficient site and optimizes certain operational elements while preserving the essential project characteristics upon which the County based its approval. The following table summarizes the key elements in the Project description.

| **Project Element** | **Approved CUP** | **Status Under Amendment** |
|---|---|---|
| Project Type | ATC Facility | No Change |
| Project Purpose | Convert agricultural biomass into RNG and biochar | No Change |
| Annual Feedstock Capacity | 135,000 tons annually | Approximately 135,000 tons annually |
| Development Phases | CF1 and CF2[1] | No Change |
| Operating Schedule | Continuous Operation | No Change |
| Feedstock Type | Agricultural biomass (primarily WWS) | No Change |

[1] The Project will continue to operate as a single facility consisting of two approved phases, CF1 and CF2. If this amendment is approved, both phases will be constructed and operated exclusively at the Huller Site. SynTech will not operate both sites simultaneously.

| | | |
|---|---|---|
| RNG Injection Site | Approved at the Huller Site | No Change |
| Project Location | 1640 State Route 45 | 7693 State Highway 162 |
| Annual RNG Production Capacity | ~1,041,000 MMBtu/year | ~1,600,000 MMBtu/year |
| Feedstock Sources | Carriere Family Farms | Carriere Family Farms and Regional Growers |
| Power Resource | Grid Power | Grid Power, solar and Non-combustion Linear Generators |
| Job Creation | ~200 construction jobs and ~289 permanent jobs | No Change |
| General Plan Land Use Designation | Intensive Agriculture - FS-80 Farmland Security Zone | No Change |

The Project will operate on a 24/7 basis to remediate approximately 135,000 tons a year of agricultural biomass (primarily WWS) from an existing onsite walnut shelling facility as well as from regional producers. Waste walnut shells are converted into syngas using SynTech's proprietary BioMax® ATC process. The syngas is then upgraded through the LiquiMax® methanation process into approximately 1,600,000 MMBtu/year of RNG. The RNG is conditioned, tested, metered, and compressed to ensure it complies with PG&E's pipeline specifications. It is then injected directly into the adjacent PG&E natural gas distribution system.

The Project will consist of the following six main operational components:

1. Feedstock receiving and storage facilities;
2. BioMax® Advanced Thermal Conversion equipment;
3. LiquiMax® methanation and gas upgrading equipment;
4. RNG compression, metering, testing, and pipeline injection facilities;
5. Biochar handling and storage facilities; and
6. Associated utility, electrical, safety, and support infrastructure.

The Project receives feedstock from Carriere Family Farms as well as other regional walnut growers and processors from trucks currently carrying waste shells on regional roadways for disposal or processing elsewhere. Walnut shells will be moved from the truck unloading zone to the ATC facility via an enclosed conveyor system to a secondary waste walnut shell storage building used specifically for the ATC process.

The Project will draw limited power from the local utility grid. Most of the operational power and, in the case of grid interruption, all emergency power will be supplied by non-combustion linear generators.

The Project will not generate waste requiring off-site disposal. The primary product is RNG, and the process byproduct is high-value biochar, representing approximately 4% of the incoming feedstock by weight. Biogenic feedstock will be received, tested, and conveyed through enclosed handling systems to on-site storage and feed silos before entering the BioMax® ATC process. Following thermal conversion, the biochar will be transferred through an enclosed auger system into sealed, 500-pound storage containers with protective liners for temporary on-site storage. The biochar will remain sealed until shipped to off-site facilities for beneficial reuse in the production of graphene, graphite, activated carbon, carbon black, and other industrial and agricultural products.

The General Plan land use designation is "Intensive Agriculture" and the zoning designation is "FS-80" Farmland Security Zone (72-acre minimum parcel size). The proposed Project is a permitted use with a conditional use permit in the "FS-80" zone. Detailed Project information is included in the Mitigated Negative Declaration and Initial Study, which is attached to this report in Attachment 1, CUP 2024-004.

Location: The Project is located at 7693 State Highway 162, south of the community of Glenn.

Assessor's Parcel Numbers (APNs): 016-090-016 (145.75± acres)

# 3 ANALYSIS

This section evaluates the proposed amendment to determine whether it changes the County's original findings or results in new or substantially more severe environmental impacts than those previously evaluated under CUP 2024-004. As discussed below, the amendment does not alter the Project's fundamental purpose or environmental performance, and the County's original findings remain valid.

## 3.1 CONDITIONS OF APPROVAL AND MITIGATION MEASURES

Except as specifically requested in this amendment, all Conditions of Approval and mitigation measures adopted as part of CUP 2024-004 will remain in full force and effect. The proposed amendment does not alter the Project's overall regulatory framework or SynTech's commitment to comply with all applicable federal, state, and local permitting requirements. The requested modifications are limited to those necessary to reflect the Project's relocation to the Huller Site and related operational changes. Where appropriate, SynTech proposes revised or supplemental Conditions of Approval to ensure the Project continues to satisfy the intent of the original approval, while accurately reflecting the updated configuration.

Condition of Approval (Planning Division):
The Applicant shall provide bi-annual (due by January 1 and July 1 of each year) reporting to the Planning Division evidencing the following:

- That no more than 135,000 tons a year of WWS from the existing onsite walnut shelling facility shall be processed.
- That no more than 1,041,000 MMBtu/year of RNG, is transported from the existing onsite walnut shelling facility per year.
- That the WWS are sourced only from the existing onsite walnut shelling facility.

Proposed Revised Condition:
The Applicant shall provide bi-annual reporting (due January 1 and July 1 of each year) to the Planning Division demonstrating compliance with the following:

- Approximately 135,000 tons of agricultural biomass (primarily WWS) shall be processed annually.
- Feedstock shall be sourced from Carriere Family Farms and other regional growers and processors.
- Approximately 1,600,000 MMBtu of RNG shall be produced annually.

Basis for Revision:
The original condition reflected the Project's location and feedstock source. The amended Project retains the approved annual feedstock processing capacity but expands feedstock sourcing to include regional suppliers and updates the anticipated RNG production based on continued engineering optimization. The reporting requirement should be revised accordingly.

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

Proposed Revised Condition:
Project operations shall be confined to the areas depicted on the amended site plan approved as part of CUP 2024-004, as amended.

Basis for Revision:
This revision updates the reference from the original site plan to the amended Huller Site. The intent of the condition remains unchanged.

Condition of Approval (Planning Division):
The Applicant shall provide a bi-annual (due by January 1 and July 1 of each year) Conditions of Approval and Mitigation Measure Compliance monitoring fee of $250.00 to the Planning Division.

No Change:
SynTech will pay the monitoring fee bi-annually.

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

No Change:
SynTech will obtain all required permits from the Glenn County Air Pollution Control District, including any Authority to Construct or amendments thereto required for the amended Project.

Condition of Approval (Building Division):
All construction shall require a building permit issued by the Glenn County Building Division.

No Change:
The amendment does not alter the applicability of the California Building Code or Glenn County Building Division requirements. SynTech will obtain a building permit issued by the Glenn County Building Division.

Condition of Approval (Building Division):
All setbacks to the property lines for existing and proposed structures shall be maintained according to the California Building Code.

No Change:
The amendment does not alter the applicability of the California Building Code or Glenn County Building Division requirements. The revised site plan at Attachment 3 confirms that the Project will comply with all setback requirements.

Condition of Approval (Building Division):
All existing structures shall comply with the original permitted use, any change of use shall be approved through the permitting process to assure code compliance.

No Change:
All existing structures will comply with the original permitted use. SynTech will seek approval for any change of use through the permitting process to assure code compliance.

Condition of Approval Glenn County Air Pollution Control District (GCAPCD):
The Applicant shall modify their existing District Permit to Operate; complete and submit an Authority to Construct application prior to construction. All new sources of air pollution and the air pollution control equipment including emissions estimates shall be included in the Authority to Construct application.

No Change:
SynTech will apply for a modification to its approved Authority to Construct application prior to construction. All sources of air pollution and the air pollution control equipment will be included in the application and approved prior to operation.

Condition of Approval Environmental Health Department (EHD):
The Applicant shall be approved, regulated and have a solid waste permit thru the EHD with concurrence/oversight by CalRecycle.

No Change:
SynTech will obtain a solid waste permit or an exemption through the EHD with oversight from CalRecycle.

Condition of Approval (EHD):
The existing onsite wastewater treatment systems (OWTS) shall be expanded and/or new OWTS shall be installed to accommodate the increase in employees. All OWTS shall be permitted and approved by the EHD.

No Change:
The existing OWTS will be expanded and/or new OWTS will be installed to accommodate the Project. All OWTS will be permitted and approved by the EHD.

Condition of Approval (EHD):
Restroom facilities shall be provided to accommodate workers during construction of the Project and shall be approved by the EHD.

No Change:
Restroom facilities will be provided to accommodate workers during construction of the Project and will be approved by the EHD.

Condition of Approval (EHD):
Water wells used to supply potable water shall meet current construction requirements, be permitted and regulated by the EHD or the State Water Resource Control Board (SWRCB), Division of Drinking Water.

No Change:
Should water wells be used to supply potable water, they will meet current construction requirements, be permitted and regulated by the EHD or the SWRCB, Division of Drinking Water.

Condition of Approval (EHD):

All garbage, rubbish and refuse created, produced or accumulated during construction, at the Project shall be removed by a permitted waste hauler or taken to a permitted facility at least once each week. All garbage shall be kept in a container with a close-fitting cover, without leakage or escape of odors.

No Change:
All garbage, rubbish and refuse created, produced or accumulated during construction, at the Project will be removed by a permitted waste hauler or taken to a permitted facility at least once each week. All garbage will be kept in a container with a close-fitting cover, without leakage or escape of odors.

Condition of Approval California Department of Transportation (Caltrans):
The Applicant shall be responsible for completing all Caltrans requirements and improvements; including a (Final) Traffic Impact Study (TIS) that includes information regarding Project trip generations, trip distributions, and queuing using the Institute of Transportation Engineering (ITE) Trip Generation Manual for the analysis.

Proposed Revision:
SynTech will submit an updated Final Traffic Impact Study addressing the amended Project location and any required roadway improvements to the satisfaction of Caltrans and Glenn County.

Basis for Revision:
The Project has relocated to the Huller Site and traffic patterns have changed. SynTech has ordered an updated study and will ensure continued compliance with Caltrans requirements.

Condition of Approval (Caltrans):
The Applicant shall provide Caltrans any requested information regarding driveway access to and from both sites. This information shall be in site plans showing proper dimension of all driveways as outlined in the California Highway Design Manual (HDM) with Auto Turn CAD templates, using the correct design vehicle, showing the design vehicle entering and exiting the site plans.

No Change:
SynTech will provide Caltrans with any requested information regarding driveway access to and from the Project site.

Condition of Approval (Caltrans):
The Applicant shall provide Caltrans mapping for all connections to the State Highway System (SHS) showing the State right of way (ROW) delineated with bearings, distances along with State Route (SR) boundary determination.

No Change:

SynTech will provide Caltrans with mapping for all connections to the State Highway System (SHS) showing the State right of way (ROW) delineated with bearings, distances along with State Route (SR) boundary determination.
Condition of Approval (Caltrans):
The Applicant shall ensure with Caltrans that the design vehicle is appropriate, based off the Truck Networks on California State Highways Map for District 3 including information about the design vehicle(s) used at the sites.

No Change:
SynTech will ensure with Caltrans that the design vehicle is appropriate, based off the Truck Networks on California State Highways Map for District 3 including information about the design vehicle(s) used at the sites.

Condition of Approval (Caltrans):
The Applicant shall be responsible for an encroachment permit issued by Caltrans for any Project or work, including access modification and drainage work, that takes place along or within the State's right of way (ROW).

No Change:
SynTech remains responsible for an encroachment permit issued by Caltrans, if required.

Except as expressly modified by this amendment, all Conditions of Approval and mitigation measures adopted under CUP 2024-004 will remain in full force and effect. The proposed revisions are limited to those necessary to reflect the relocation of the Project to the Huller Site and related operational refinements. Collectively, the revised and existing Conditions of Approval will continue to ensure that the Project is constructed and operated in a manner consistent with the County's original approval and applicable regulatory requirements.

## 3.2 ENVIRONMENTAL AND ECONOMIC IMPACTS

The County previously evaluated the environmental impacts of the Project through the Initial Study and Mitigated Negative Declaration adopted in conjunction with CUP 2024-004. This section evaluates whether the proposed amendment would result in new significant environmental impacts or substantially increase the severity of impacts previously identified. As discussed below, the amendment does not alter the Project's fundamental purpose or environmental performance and does not result in new or substantially more severe environmental impacts than those previously evaluated.

### 3.2.1 ENVIRONMENTAL AND TRANSPORTATION BENEFITS

The Project provides environmental benefits by converting feedstock, that might otherwise be landfilled, burned, composted, or allowed to naturally decompose, into RNG and high-value biochar

for beneficial reuse. Locating the Project at the Huller Site allows feedstock receiving, processing, and pipeline injection to occur at a single location, reducing the transportation of agricultural waste to distant disposal or processing facilities and eliminating the need to transport RNG between facilities. As a result, the Project reduces truck traffic, transportation-related greenhouse gas emissions, and reliance on less sustainable waste disposal methods.

### 3.2.2 PRIOR ENVIRONMENTAL REVIEW

The environmental impacts evaluated in the Initial Study and Mitigated Negative Declaration (MND) approved for CUP 2024-004 are not materially affected by this amendment. The Huller Site is located within the same agricultural setting as the previously approved site and does not alter the environmental assumptions underlying the County's prior analysis. The Project will continue to comply with all applicable Conditions of Approval, Authority to Construct requirements, Best Available Control Technology (BACT), emission offset requirements, Leak Detection and Repair (LDAR) requirements, Hazardous Materials Business Plan requirements, and all adopted mitigation measures.

The amendment does not increase the approved processing capacity, water usage, noise levels, or the previously approved 6.3-acre project area, nor does it move the Project closer to residences or other sensitive receptors. No new significant impacts related to air quality, greenhouse gas emissions, odors, hazardous materials, fire safety, biological resources, wastewater, noise, agricultural resources, or cumulative impacts have been identified. Accordingly, the following discussion demonstrates that the County's original environmental findings remain valid for each CEQA resource topic.

Aesthetics:
Original Finding: *The Project will not have a significant impact on aesthetics. The adopted standards for lighting and construction will minimize impacts from future development. Impacts are considered less than significant.*

The amended Project does not alter the County's original conclusions regarding aesthetics. The Project will continue to comply with all applicable Glenn County development standards, Conditions of Approval, and building design requirements intended to minimize visual impacts. Exterior lighting will be designed and installed in accordance with County requirements to minimize glare and light spill onto adjacent properties and roadways, and construction activities will continue to be conducted in accordance with applicable regulations intended to reduce temporary visual impacts.

The Project is being relocated to the Huller Site, which is also zoned "Intensive Agriculture." The Project remains compatible with the surrounding agricultural and industrial character of the area. The relocation does not result in significant adverse visual impacts, substantially degrade the existing visual character or quality of the site or its surroundings, or create a new source of substantial light or glare.

Accordingly, the amendment does not create new or substantially more severe aesthetic impacts than those previously evaluated under CUP 2024-004. The County's original finding that impacts to aesthetics are less than significant remains valid.

Agricultural Resources (Mitigation Measure AFR -1):
Original Finding: *The Project will not have a significant impact on agriculture or forest resources. The proposed Project will not conflict with existing zoning for, or cause rezoning of, forestland, timberland, or timberland zoned Timberland Production. The entire property is under a Farmland Security Contract.*

This Project will not significantly compromise the long-term productive agricultural capability of the subject contracted parcel or parcels or on other contracted lands in agricultural preserves. The Project supports the ongoing agricultural operation of the property. When a proposed power generation use includes lands designated under the Farmland Mapping and Monitoring Program (FMMP) in Agriculture zoning districts or Williamson Act contracted lands specified under §15.86.030(A), mitigation shall be required to secure replacement land of equal or greater farming potential at a ratio of 1:1.

The amended Project site is under a Farmland Security Contract; therefore, in order to offset the 6.3-acre project area and to meet the above code, the Project will comply with Mitigation Measure AR -1 (Agricultural Resources) in the approved CUP 2004-004. SynTech will provide bi-annual reporting (in the form of a map/site plan) to the Planning Division evidencing that no less than 6.3-acres remains in orchard, or other food or fiber production; thereby maintaining 6.3-acres in Prime Farmland status.

Air Quality (Glenn County Code §15.56.040):
Original Finding: *The Project will not have a significant impact on air quality because the Project will not violate air quality standards or contribute substantially to an existing air quality violation. Additionally, the Project will not adversely impact sensitive receptors, nor would it create objectionable odors. Impacts are considered less than significant.*

The amended Project will continue to comply with all applicable federal, state, and local air quality regulations. Prior to construction and operation, SynTech will obtain all required permits and approvals from the GCAPCD, including any amendments to the existing Authority to Construct and Permit to Operate necessary to reflect the amended Project configuration. GCAPCD will continue to regulate Project emissions and ensure compliance with all applicable air quality standards.

The amendment does not alter the County's original conclusion that air quality impacts will be less than significant. The Project remains subject to the same regulatory oversight and permitting requirements evaluated during the original environmental review. As required by the Supplemental

Conditions of Approval and incorporated into the Project's Conditions of Approval, the Applicant shall continue to implement the following air quality measures:

- Best Available Control Technology (BACT): All new or modified emissions units shall utilize Best Available Control Technology in accordance with GCAPCD requirements and applicable permitting regulations.

- Emission Offsets: Where required by GCAPCD regulations, the Applicant shall obtain and maintain emission offsets for applicable non-attainment pollutants and their precursors in accordance with GCAPCD Rule 51 and all other applicable District requirements.

- Leak Detection and Repair (LDAR): During Project operation, the Applicant shall implement a comprehensive LDAR program to monitor, inspect, and promptly repair fugitive emissions and point-source emissions, including emissions associated with the post-methanation gas separation system, in accordance with the Project's Conditions of Approval and applicable GCAPCD permit requirements.

Based on continued compliance with GCAPCD permitting requirements, implementation of BACT, emission offsets where required, and the Project's LDAR program, the amended Project will not violate any air quality standard, contribute substantially to an existing or projected air quality violation, expose sensitive receptors to substantial pollutant concentrations, or create objectionable odors. Accordingly, the amendment does not result in new or substantially more severe air quality impacts than those previously analyzed, and the County's original finding of a less than significant impact remains valid.

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

The amended Project does not alter the County's original conclusions regarding biological resources. The relocation of the Project to the Huller Site does not result in new impacts to sensitive habitats, special-status species, wetlands, or other protected biological resources. The amended Project will continue to comply with all applicable federal, state, and local regulations protecting biological resources. Accordingly, the amendment does not create new or substantially more severe biological impacts than those previously evaluated under CUP 2024-004, and the County's original finding that impacts to biological resources are less than significant remains valid.

Cultural and Tribal Resources:
Original Finding: *The Project will not have significant impact on cultural resources. State laws are in place in case of accidental discoveries made during future ground disturbing activities. Impacts are considered less than significant with the Mitigation Measure.*

The amended Project does not alter the County's original conclusions regarding cultural or tribal resources. The relocation of the Project to the Huller Site does not introduce significant new impacts beyond those previously analyzed, and all applicable state and federal laws governing the discovery and protection of cultural, archaeological, tribal cultural resources, and human remains will continue to apply during construction.

The existing mitigation measures adopted under CUP 2024-004 adequately address the potential for inadvertent discoveries during ground-disturbing activities. SynTech will continue to implement Mitigation Measures CR-1 (Cultural Resources) and TCR-1 (Tribal Cultural Resources) without modification. If cultural resources, tribal cultural resources, or human remains are encountered during construction, work within the prescribed buffer area will immediately cease, and SynTech will coordinate with Glenn County, qualified archaeologists, tribal representatives, the County Coroner, the Native American Heritage Commission (NAHC), and other appropriate agencies, as required by applicable law and the adopted mitigation measures.

Because the amended Project remains subject to the same mitigation measures and regulatory requirements previously adopted by the County, the amendment does not create new or substantially more severe impacts to cultural resources or tribal cultural resources. The County's original findings that impacts to cultural resources are less than significant with mitigation incorporated and impacts to tribal cultural resources are less than significant with mitigation incorporated remain valid.

Energy:
Original Finding: *The Project will not have a significant impact on energy. The Project will comply with California Green Building Standards as well as California Energy Code. The Project will not conflict or obstruct with and is required to meet state or local plans for renewable or efficient energy.*

The amended Project does not alter the County's original conclusions regarding energy. The amended Project will continue to comply with the California Green Building Standards Code (CALGreen), the California Energy Code, and all applicable state and local energy efficiency requirements. The amendment will not conflict with or obstruct any state or local plan for renewable energy or energy efficiency. Accordingly, the amendment does not create new or substantially more severe energy impacts than those previously evaluated under CUP 2024-004, and the County's original finding that impacts are less than significant remains valid.

Geology and Soils:
Original Finding: *The Project will not have a significant impact on geology and soils because geologic hazards in the area are minimal, and the building codes will require new construction to meet standards for soil conditions. Impacts are considered less than significant.*

The amended Project does not alter the County's original conclusions regarding geology and soils. The amended Project will continue to comply with all applicable California Building Code requirements, geotechnical recommendations, and County grading and construction standards. Accordingly, the amendment does not create new or substantially more severe geology or soils impacts than those previously evaluated under CUP 2024-004, and the County's original finding that impacts are less than significant remains valid.

Greenhouse Gas Emissions:
Original Finding: *The Project will not have a significant impact on global climate change as a result of greenhouse gas emissions. The Project is not in conflict with existing guidelines or standards. The Project will not conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases. No significant change in the current use of the land will result. The Project will not create significant changes in GHG emissions. Impacts are considered less than significant.*

The Project will convert feedstock into renewable natural gas and beneficially reused biochar while reducing emissions associated with transporting waste walnut shells to distant disposal or processing facilities. The amendment does not increase the approved processing capacity or otherwise alter the Project in a manner that would create new or substantially more severe greenhouse gas impacts than those previously evaluated. The Project remains consistent with applicable plans, policies, and regulations adopted to reduce greenhouse gas emissions, and greenhouse gas impacts remain less than significant.

Hazards and Hazardous Materials:
Original Finding: *Hazards and hazardous materials will not have a significant impact on the environment as a result of the proposed Project. The Project will not interfere with an adopted emergency response plan nor expose people to risk of loss, injury, or death. Impacts are considered less than significant.*

The amended Project does not alter the County's original conclusion that impacts related to hazards and hazardous materials are less than significant. SynTech will continue to comply with all applicable federal, state, and local laws and regulations governing the storage, handling, use, and disposal of hazardous materials, including all requirements administered by the Glenn County Certified Unified Program Agency (CUPA).

SynTech will prepare, implement, and maintain a Hazardous Materials Business Plan (HMBP) that includes detailed emergency response procedures, shelter-in-place protocols, clearly identified evacuation routes, emergency communication procedures, coordination with local emergency response agencies, and comprehensive employee training regarding hazardous materials management and emergency response. The HMBP will be maintained in accordance with applicable CUPA requirements and the Conditions of Approval adopted for the Project.

The amended Project will not interfere with an adopted emergency response or evacuation plan, nor will it expose the public or the environment to a significant hazard through the routine transport, use, or disposal of hazardous materials or through reasonably foreseeable upset and accident conditions. Because the amended Project remains subject to the same regulatory oversight, emergency planning requirements, and Conditions of Approval previously adopted by the County, the amendment does not result in new or substantially more severe hazards or hazardous materials impacts. Accordingly, the County's original finding that impacts are less than significant remains valid.

Hydrology/Water Quality:
Original Finding: *The Project will not have a significant impact on hydrology and water quality because the Project will not significantly alter the drainage pattern of the area. The Project will not significantly interfere with groundwater recharge in the area. The Project will not substantially deplete groundwater supplies or expose people or structures to a significant risk of loss, injury, or death involving flooding. The Project will not violate water quality standards or waste discharge requirements. Impacts are considered less than significant with mitigation incorporated.*

The amended Project does not alter the County's original conclusions regarding hydrology and water quality. The Project will continue to comply with all applicable federal, state, and local laws and regulations governing stormwater management, erosion control, drainage, and water quality, including the requirements of the Central Valley Regional Water Quality Control Board and Glenn County Code.

The amended Project will not violate water quality standards or waste discharge requirements, substantially deplete groundwater supplies, interfere with groundwater recharge, significantly alter existing drainage patterns, increase erosion or sedimentation, create substantial additional polluted runoff, or expose people or structures to flooding. Stormwater and drainage improvements associated with the amended Project will be designed and constructed in accordance with applicable County standards and regulatory requirements.

SynTech will continue to implement Mitigation Measure H&WQ-1 without modification. Prior to site disturbance, SynTech will obtain and provide Glenn County with a Construction General Permit or written exemption from the Central Valley Regional Water Quality Control Board, as required. The amended Project remains subject to all applicable permitting, erosion control, and stormwater management requirements during construction.

Because the amended Project remains subject to the same regulatory oversight, mitigation measures, and Conditions of Approval adopted under CUP 2024-004, the amendment does not create new or substantially more severe impacts to hydrology or water quality. Accordingly, the County's original finding that impacts are less than significant with mitigation incorporated remains valid.

Impede or Redirect Flood Flows:
Original Finding: *Less than significant impact.*

The Project site is located within Flood Zone A as identified on Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) No. 06021C0650D, effective August 5, 2010. Flood Zone A identifies areas subject to inundation by the 1-percent-annual-chance flood event where detailed hydraulic studies have not established Base Flood Elevations (BFEs).

The proposed amendment does not alter the County's original conclusions regarding flooding or drainage. The amendment does not substantially change the approved site layout, increase the Project footprint, or modify drainage patterns in a manner that would impede or redirect flood flows. Prior to issuance of building permits, SynTech will obtain all required floodplain approvals, including a Flood Certificate, and will comply with the applicable requirements of Glenn County Code Chapter §15.54, as well as all applicable federal, state, and local floodplain management regulations. Accordingly, the Project will not result in a significant impact related to flood flows.

In Flood Hazard, Tsunami, or Seiche Zones, Risk Release of Pollutants:
Original Finding: *No Impact*

The Project site is located within FEMA Flood Zone A; however, the amendment does not introduce new hazardous materials, increase the quantity of regulated materials previously approved, or otherwise increase the potential for the release of pollutants during a flood event. Hazardous materials will continue to be managed in accordance with the approved Hazardous Materials Business Plan, applicable Conditions of Approval, and all federal, state, and local regulations.

The Project site is not located in an area subject to tsunami or seiche hazards. Therefore, the amendment does not create new or substantially more severe impacts related to flood hazards, tsunami, or seiche than those previously evaluated.

Conflict with or Obstruct Implementation of a Water Quality Control Plan or Sustainable Groundwater Management Plan:
Original Finding: *Less than significant impact.*

The proposed amendment will not conflict with or obstruct implementation of any applicable water quality control plan or sustainable groundwater management plan. The methanation process may

generate process water and condensate streams. The majority of such water will be recycled and reused; however, final engineering and design is ongoing. Any process wastewater will be handled in accordance with regulatory requirements and may include recycling, treatment, evaporation or other approved methods. The Project, as amended, is not expected to generate wastewater requiring discharge under normal operations. Final engineering is ongoing. To the extent any process wastewater requires treatment, SynTech will obtain any permits or approvals required by the Regional Water Quality Control Board and other applicable regulatory agencies. Construction activities disturbing one acre or more will continue to comply with applicable Central Valley Regional Water Quality Control Board requirements, including coverage under the Construction General Permit, if required. The Project will also continue to comply with all applicable Glenn County Environmental Health requirements governing wastewater management and groundwater protection. Accordingly, the amendment does not create new or substantially more severe impacts to water quality or groundwater resources than those previously evaluated.

Land Use and Planning:
Original Finding: *The Project will not have a significant impact on land use and planning because the Project would not physically divide an established community. The Project site will meet the size and density requirements of the General Plan and Title 15 of the Glenn County Code and is consistent with the surrounding area. The Project is also compatible with the land use designation of "Intensive Agriculture". The Project will not conflict with an existing habitat conservation plan or natural community conservation plan. Impacts are considered less than significant.*

The amended Project does not alter the County's original conclusions regarding land use and planning. Relocating the Project to the Huller Site does not physically divide an established community or introduce a new or incompatible land use. The amended Project remains consistent with the Glenn County General Plan, the Project site's Intensive Agriculture (IA) land use designation, applicable zoning regulations, and the development standards of the Glenn County Code, including all applicable Conditions of Approval. The Huller Site is an appropriate location because it is situated within an area designated for intensive agricultural uses and allows feedstock handling, Project operations, and utility infrastructure to be co-located on a single site.

The amended Project will not conflict with any applicable land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect, nor will it conflict with any adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved conservation plan. Accordingly, the amendment does not create new or substantially more severe land use impacts than those previously evaluated under CUP 2024-004, and the County's original finding of a less than significant impact remains valid.

Mineral Resources:
Original Finding: *The Project will not have a significant impact on mineral resources; according to the California Department of Conservation Mineral Lands Classification Map, the property does not*

*contain Concrete-Grade Mineral Aggregates; In addition, based on the relative size of the Project footprint impacts are considered less than significant.*

The amended Project does not alter the County's original conclusions regarding mineral resources. The Project site is not located within an area identified by the California Department of Conservation as containing significant concrete-grade mineral aggregate resources, and the amended Project will not interfere with the availability or extraction of mineral resources. Accordingly, the amendment does not create new or substantially more severe impacts than those previously evaluated under CUP 2024-004, and the County's original finding that impacts to mineral resources are less than significant remains valid.

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

All the Project facilities will operate on a 24/7 basis, producing noise levels of no more than 85 dBa on the industrial noise scale at the property boundary. This is comparable to existing noise levels at the Project site. The proposed Project will not substantially increase noise levels in the area or expose people in the area to excessive noise levels. The Project will conform to all noise standards in Glenn County Code §15.56.100. The Project site is not directly within an airport land use plan and not in the vicinity of a private airstrip which would expose people in the area to unacceptable noise levels. Impacts are considered less than significant.

Population and Housing:
Original Finding: *The Project will not have a significant impact on population and housing because the Project will not displace people or housing. The Project does not induce population growth. Impacts are considered less than significant.*

The amended Project does not alter the County's original conclusions regarding population and housing. The amended Project will not induce substantial population growth or displace existing housing or residents. Accordingly, the amendment does not create new or substantially more severe impacts than those previously evaluated under CUP 2024-004, and the County's original finding that impacts to population and housing are less than significant remains valid.

Public Services:
Original Finding: *The Project will not have a significant impact on public services. The services of fire protection, police protection, schools, parks, and other public facilities are sufficient to*

*accommodate the proposed Project. Existing requirements for taxes and developmental impact fees are implemented to offset impacts. Less than significant impacts are anticipated.*

The amended Project does not alter the County's original conclusions regarding public services. Existing fire protection, police protection, schools, parks, and other public facilities will continue to adequately serve the amended Project. The amended Project will remain subject to applicable taxes, development impact fees, and Conditions of Approval intended to offset demands on public services. Accordingly, the amendment does not create new or substantially more severe impacts than those previously evaluated under CUP 2024-004, and the County's original finding that impacts to public services are less than significant remains valid.

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

The amended Project does not alter the County's original conclusions regarding recreation. The amended Project will not increase the use of existing recreational facilities or require the construction or expansion of recreational facilities. Accordingly, the amendment does not create new or substantially more severe recreation impacts than those previously evaluated under CUP 2024-004, and the County's original finding that impacts to recreation are less than significant remains valid.

Transportation/Traffic:
Original Finding: *The Project will not have a significant impact on transportation/circulation because it will not significantly increase traffic volumes on existing roads. The Project will not change air traffic patterns. There is adequate access to the Project site. Public roads will provide adequate emergency access to the Project site. Alternative transportation plans will not be impacted. Impacts are considered less than significant.*

The amended Project does not alter the County's original conclusions regarding transportation and circulation. The Project will continue to utilize existing public roadways and maintain adequate site access and emergency vehicle access. The amendment is not expected to substantially increase traffic volumes, adversely affect air traffic patterns, or conflict with applicable transportation or alternative transportation plans.

To support the proposed relocation, SynTech has commissioned an updated Traffic Impact Analysis to evaluate the amended Project and confirm that the relocation does not result in new or substantially more severe transportation impacts than those previously evaluated under CUP 2024-004. Based on the operational characteristics of the amended Project and the previously approved analysis, the Project is not expected to result in significant transportation impacts. The Project will continue to comply with all applicable Conditions of Approval and any recommendations identified

in the updated Traffic Impact Analysis. Accordingly, the County's original finding that transportation and circulation impacts are less than significant remains valid.

Utilities and Service Systems:
Original Finding: *The Project will not have a significant impact on utilities and service systems. The Project will not require or result in new or expanded municipal facilities that could cause significant environmental effects. Impacts are considered less than significant.*

The amended Project will continue to utilize available utility and service systems and will not require new or expanded municipal facilities that would result in significant environmental impacts. Utility infrastructure necessary to serve the relocated Project will be reviewed and approved through the applicable permitting processes, and SynTech will comply with all requirements of the applicable utility providers and regulatory agencies.

The relocation of the Project does not alter the County's original conclusion that impacts to utilities and service systems are less than significant, and no additional mitigation measures are required.

Wildfire:
Original Finding: *The Project will not have a significant impact on wildfires. The Project will not impair an adopted emergency response plan or emergency evacuation plan. Impacts are considered less than significant.*

The amended Project does not alter the County's original conclusions regarding wildfire. The amended Project will not impair implementation of an adopted emergency response or evacuation plan and will continue to comply with all applicable fire protection requirements and Conditions of Approval. The site will be provided with on-site fire protection per instructions of the Fire Marshal. Roadways will be provided for fire truck access to the site.

Accordingly, the amendment does not create new or substantially more severe wildfire impacts than those previously evaluated under CUP 2024-004, and the County's original finding that impacts are less than significant remains valid.

Mandatory Findings of Significance:
Original Finding: *There is no substantial evidence in light of the whole record that the Project may have a significant impact on the environment either cumulatively or individually. Impacts are considered less than significant*.

The amended Project does not alter the County's original conclusions regarding cumulative impacts. There is no substantial evidence that the amended Project, either individually or cumulatively, would result in significant environmental impacts beyond those previously evaluated under CUP 2024-004. Accordingly, the County's original finding that cumulative impacts are less than significant remains valid.

### 3.2.3 ECONOMIC BENEFITS

The Project is expected to create approximately 100 to 200 construction jobs during the construction phase and 157 to 289 permanent jobs during operations, including direct on-site, indirect, and administrative positions. Construction of the Project will be performed pursuant to the Project Labor Agreement executed with the appropriate building and construction trades, and construction workers will be compensated at applicable prevailing wage rates. The Project will provide long-term employment opportunities while supporting the local economy through skilled construction trades, permanent operations and maintenance positions, and related businesses that support Project operations.

The proposed amendment preserves the environmental protections, mitigation measures, and Conditions of Approval previously adopted by the County while improving the operational efficiency of the Project through relocation to the Huller Site. The amendment does not create new significant environmental impacts or substantially increase the severity of previously identified impacts. Accordingly, the environmental conclusions supporting CUP 2024-004 remain applicable to the amended Project.

## 3.3 GENERAL PLAN AND ZONING

The amended Project remains consistent with the goals and policies of the Glenn County General Plan, the FS-80 Farmland Security Zone, and the applicable provisions of Glenn County Code Title 15. The relocation of the Project to the Huller Site does not alter the County's original land use findings, and the amended Project will remain compatible with surrounding agricultural and industrial uses. As discussed below, the amended Project will not adversely affect surrounding land uses or conflict with the County's planning and zoning regulations.

Permitted Uses (Glenn County Code §15.47.020):
Both the original Project site and the amended Project site are designated Intensive Agriculture under the Glenn County General Plan and are zoned FS-80 (Farmland Security Zone), which requires a minimum parcel size of 72 acres. Both sites are located within areas of existing agricultural uses. The ATC facility is a permitted use within the FS-80 zoning district pursuant to Glenn County Code § 15.47.020, and the amended Project remains consistent with the uses permitted under that section.

Maximum Building Height (Glenn County Code §15.47.060):
"Building height" means the vertical distance measured from the average level of the highest and lowest points of that portion of the lot covered by the building to a point midway between the highest and lowest points on the roof; provided, that the chimneys, spires, towers, tanks and similar Projections shall not be included in the height. The Building Height of the proposed

structures are listed on the attached site plan and will not exceed the maximum height of fifty feet; therefore, the Project will meet the height restrictions for the Farmland Security Zone. §15.47.060.

Minimum Yard Requirements (Glenn County Code §15.47.080):
The 6.3-acre Project is located on a 145.75 acre lot, which is adequate in size, shape, location, and physical characteristics to accommodate the ATC facility (see Attachment 4).

Power Generation Facilities (Glenn County Code §15.86.020):
As used in Glenn County Code §15.86.020 (B), "Uses Allowed" means one of the following:(4) Secondary Use – a power generation facility that is not the Primary Use of the property and occupies less than 50% of the lot area. The amended Project site occupies approximately 4.3% of the overall property. The Primary Use of the property remains active orchard; therefore, this Project is subordinate to, practicable, and compatible with the primary agricultural use. Furthermore it is reliant on the existing processing facility and surrounding orchards for the feedstock of the generation facility.

## 3.4 CONDITIONAL USE PERMIT 2004-004 FINDINGS

Glenn County Code Section 15.22.020 requires the Planning Commission to make specific findings before approving a Conditional Use Permit amendment. As demonstrated below, the amended Project continues to satisfy each required finding.

The planning commission may grant a conditional use for the uses listed in Division 3 - Development Districts after making the following findings as required in section 15.22.020:
*That the proposed use at the particular location is necessary or desirable in providing a service or facility which will contribute to the general well-being of the public;*

> The Project will improve agricultural processing for the existing facility and surrounding walnut orchards while creating energy from an agricultural resource.

*That such use will not, under the circumstances of the particular case, be detrimental to the health, safety or general welfare of persons residing or working in the vicinity, or injurious to property or improvements in the vicinity*.

> This Project will not be subjected to hazardous conditions due to flooding, adverse geologic conditions, proximity to airports, fire hazards, or topography. Impacts from hazards on the Project are further discussed in the Initial Study. The analysis in the Initial Study concludes that this Project will not be detrimental to the health, safety, or general welfare of persons or property in the vicinity of the Project.

*That the site for the proposed use is adequate in size and shape to accommodate said use and to accommodate all of the yards, setbacks, walls or fences, and other features required herein or by the planning commission.*

> The primary Project site is approximately 6.3-acres in size; of a 145± acre property. The parcel is adequate in size and shape to accommodate the proposed Project.

*Except in the case of the expansion of a nonconforming use, that the granting of the permit will not adversely affect the general plan or any area plan of the county.*

> The proposed Project is consistent with the Land Use Designation of "Intensive Agriculture" and the zoning of "FS-80". The proposed Project will meet the land use and zoning requirements of the General Plan and the Zoning Code.

The amended Project remains consistent with the Glenn County General Plan, applicable zoning regulations, and development standards. Relocation of the Project does not alter the County's original land use findings or create inconsistencies with applicable planning policies. Because the amended Project continues to satisfy each of the required findings set forth in Glenn County Code Section 15.22.020, approval of the requested amendment is appropriate.

## 3.5 REQUIRED PERFORMANCE STANDARDS

The amended Project will continue to comply with the applicable performance standards contained in Glenn County Code Title 15. As discussed below, relocation of the Project does not alter the County's original conclusions regarding compliance with these standards.

Fire and Explosion Hazards (Glenn County Code §15.56.070):
The site will be provided with on-site fire protection per instructions of the Fire Marshal. Roadways will be provided for fire truck access to the site. All uses involving the use or storage of combustible, explosive, caustic or otherwise hazardous materials will comply with all applicable local, state and federal safety standards and will be provided with adequate safety devices against the hazard of fire and explosion, and adequate fire-fighting and fire suppression equipment.

All of the fire protection regulations of the California Building Codes and Glenn-Codora Fire Protection District will be complied with. Hazards are further discussed in the Initial Study for the Project.

Glare and Heat (Glenn County Code §15.56.080):
All exterior lighting at the site will comply with glare and heat standards. All exterior lighting accessories will be hooded, shielded, or opaque. No unobstructed beam of light will be directed beyond any exterior lot line. The Project will not generate heat such that it will increase ambient air temperature or radiant heat measurable at any exterior lot line.

Liquid, Solid, and Hazardous Wastes (Glenn County Code §15.56.090)
Any discharge from the Project into a public or private waste disposal system will be in compliance with applicable local, state and federal laws and regulations. The Project will not discharge waste detrimental to a public sewer system or a sewage treatment plant to a public sewer system unless they have been pretreated to the degree required by the authority having jurisdiction over the sewer system. The handling and storage of hazardous materials, the discharge of hazardous materials into the air and water, and disposal of hazardous waste in connection with all uses will conform with all applicable local, state and federal regulations.

The Project does not anticipate burning waste materials; however, should it occur, it will comply with the county air pollution control district rules and regulations at all times. The Project does not anticipate the disposal or dumping of solid wastes accessory to any use including, but not limited to, slag, paper and fiber wastes or other industrial wastes; however, should it occur, it will comply with applicable local, state, and federal laws and regulations at all times.

The GCAPCD is the Administering Agency and the Certified Unified Program Agency (CUPA) for Glenn County with responsibility for regulating hazardous materials handlers, hazardous waste generators, underground storage tank facilities, above ground storage tanks, and stationary sources handling regulated substances. The storage and handling of hazardous materials are closely monitored by the GCAPCD. The Project has filed its CUPA plan, which the GCAPCD has accepted. It will continue to update the plan as the Project progresses.

The Project will be subject to the conditions and regulations of the Glenn County Environmental Health Department, and Glenn County Air Pollution Control District. Liquid, solid, and hazardous wastes as further discussed in the Initial Study for the Project.

Open and Outdoor Storage, Sales and Display (Glenn County Code §15.56.110):
Any outdoor storage will be maintained in an orderly manner and will not create a fire, safety, health or sanitary hazard. The Project does not depict open and outdoor sales or storage. If outdoor storage is to occur, such storage shall meet the Open and Outdoor Storage standards.

The amended Project remains consistent with the applicable performance standards of Glenn County Code Title 15 and will continue to comply with all applicable federal, state, and local regulatory requirements.

# 4 CONCLUSION AND REQUEST FOR APPROVAL

The proposed amendment reflects refinements developed through continued engineering, utility coordination, and Project planning following approval of CUP 2024-004. While the amendment relocates the Project to the Huller Site and incorporates operational improvements, it does not alter

the Project's fundamental purpose, approved feedstock processing capacity, development phases, environmental protections, or overall public benefits.

As demonstrated throughout this application, the amended Project remains consistent with the Glenn County General Plan, applicable zoning regulations, Conditions of Approval, and the environmental conclusions previously adopted by the County. The amendment does not result in new significant environmental impacts or substantially increase the severity of impacts previously evaluated under the Initial Study and Mitigated Negative Declaration.

For these reasons, SynTech respectfully requests that the Glenn County Planning Commission approve the requested amendment to Conditional Use Permit 2024-004, together with the revised Conditions of Approval necessary to implement the amended Project at the Huller Site.

# Narrative Attachment 2 Enhanced Screening Study Syntech CF1 RNG and Provisional Capacity Reservation

# Syntech CF1 RNG

## Enhanced Screening Study Results

04/16/2026

# Project Details

**Customer: Syntech CF1 RNG**

**Customer Contact: Bonnie Bueter**

**Project Location: 8106 County Road 54, Glenn, CA**

**Gas Volume Request (Max): 187.5 Mcf/hr (4,500 Mcf/day)**

**Heating Value: 980-1080 btu/scf**

CONFIDENTIAL - Pursuant to Non-Disclosure Agreement Executed Between PG&E and the Syntech CF1, LLC, on May 05th, 2025.
Confidential

# Background

Local Transmission: Sierra North System

Original 4/10/24 Syntech CF1 Glenn Request:

- Syntech CF1 Glenn requested to inject **215 mcfh** near Glenn, CA.
- After performing an Initial Feasibility Assessment, the L-172A North Subsystem did not have adequate absorption capacity. The system was calculated to have **negative absorption capacity** indicating the reserved capacity of production gas wells exceeded the minimum core + noncore hourly demand.

2/24/26 Enhanced screening request:

- Syntech CF1 Glenn requested an enhanced screening to evaluate options to make **187 mcfh** max injection into L-169A feasible.

CONFIDENTIAL - Pursuant to Non-Disclosure Agreement Executed Between PG&E and the Syntech CF1, LLC, on May 05th, 2025.

Confidential

# Pipeline System Assessment

| | |
|---|---|
| Proposed PG&E Pipeline | L-169 |
| Distance | 1.9 miles direct |
| MAOP, NOP (PSIG) | 800, 780 |
| Max Volume Receivable | 187 MCF/hr |
| % Time Max Flow can be Achieved | 100% (with system adjustments performed remotely.) |

- Regulator set point change (remote operation) and “pack and draft” is sufficient to absorb the Syntech CF1 Glenn RNG supply.

CONFIDENTIAL - Pursuant to Non-Disclosure Agreement Executed Between PG&E and the Syntech CF1, LLC, on May 05th, 2025.
Confidential

# Location of Proposed Injection

## 8106 County Road 54, Glenn




CONFIDENTIAL - Pursuant to Non-Disclosure Agreement Executed Between PG&E and the Syntech CF1, LLC, on May 05th, 2025.

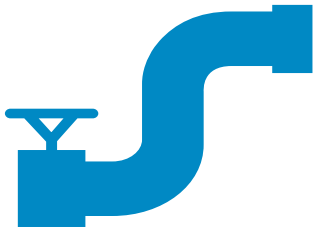
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# Pipeline System Assessment

- Data are not precise
  - Demand data are hourly volume measurements and do not account for instantaneous flow rates
  - Lapses in individual customer demand measurements are replaced with an estimate
- PG&E cannot predict future demand, such as
  - Declines in core demand
  - Large noncore customers going temporarily or permanently suspending operations
  - Lower coincidental demand than has historically occurred
- Interconnectors may wish to build contingency into their operations in the event of low demand periods

# RNG Interconnection Station

## Station Attributes



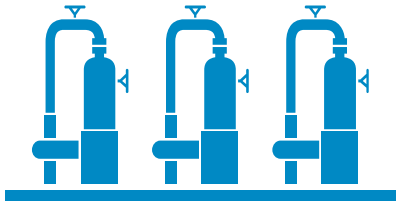
The point where PG&E facilities and Interconnector facilities meet and where custody of gas is exchanged




Interconnect station includes assets and equipment necessary to analyze, measure, odorize, and/or stop the flow of gas



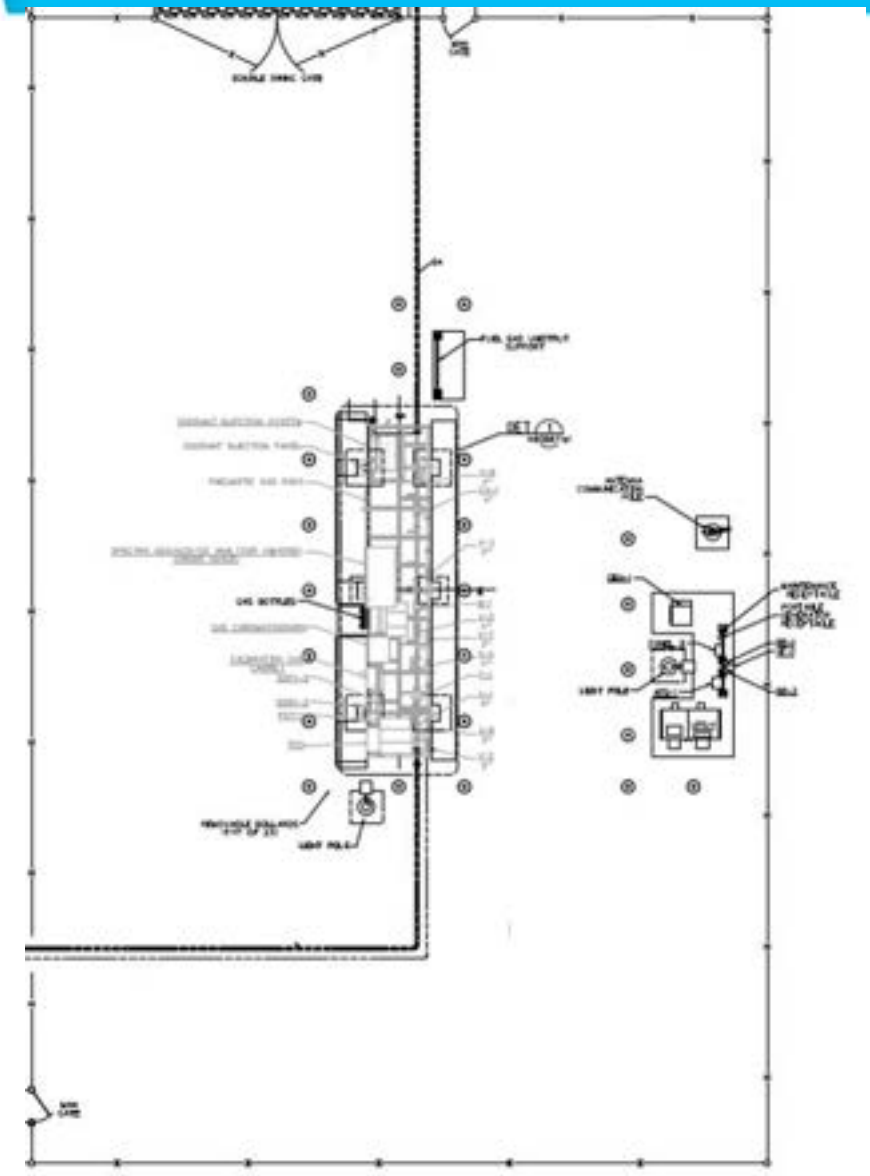
Station does not regulate pressure or compress gas



PG&E has a standard skid mounted interconnect station design (8'x40'), total required space (100'x100')

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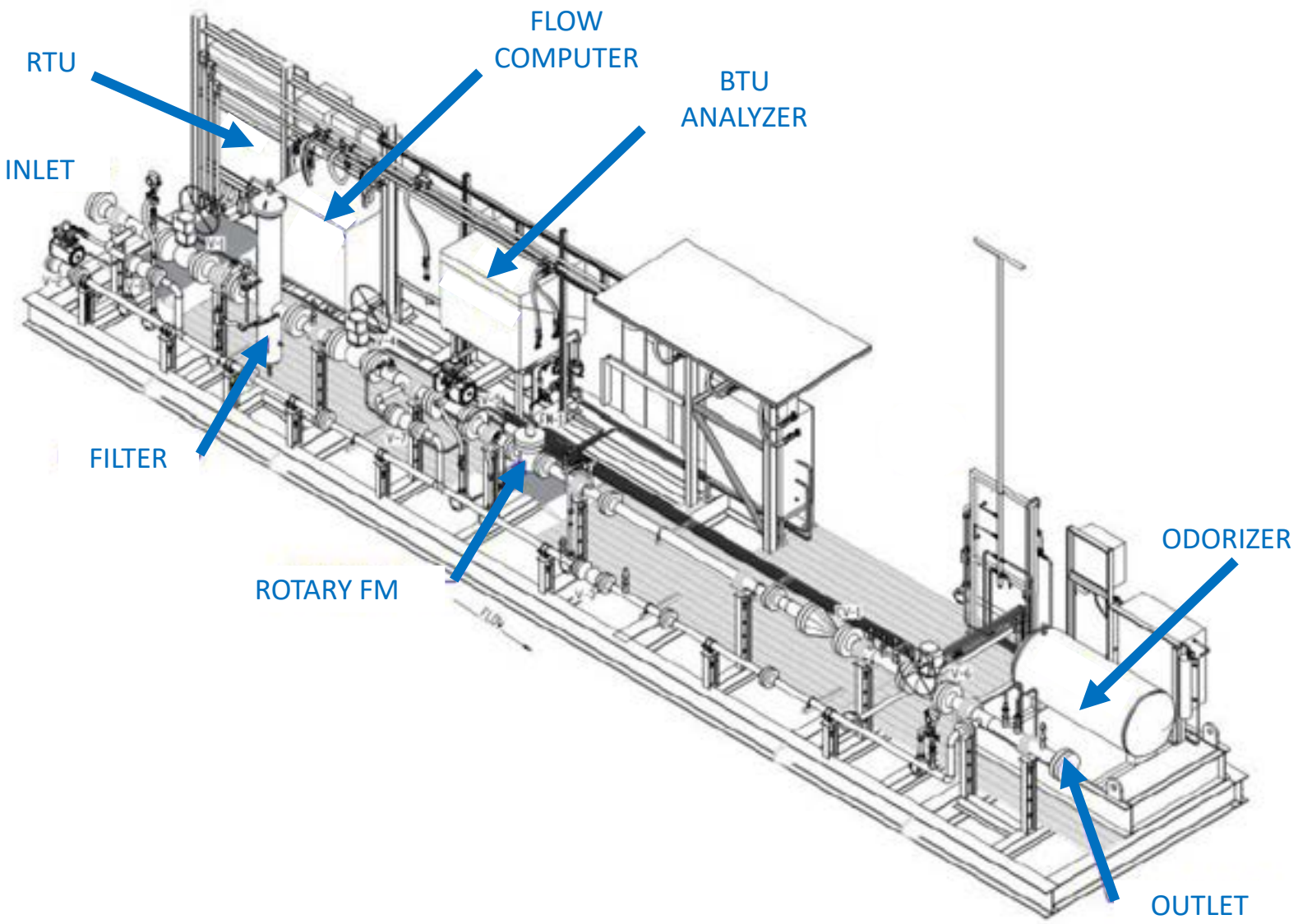
# Example: Station Footprint



- Fenced area typically < 10,000 $ft^2$
- Station equipment may include:
  - Universal power supply (UPS)
  - Backup generator with gas rack
  - Communications antenna
  - Power panel / inverter
  - Exterior lighting
  - Supply pipeline
  - Return pipeline
  - PG&E interconnect pipeline

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# Example: Standard Interconnection Station

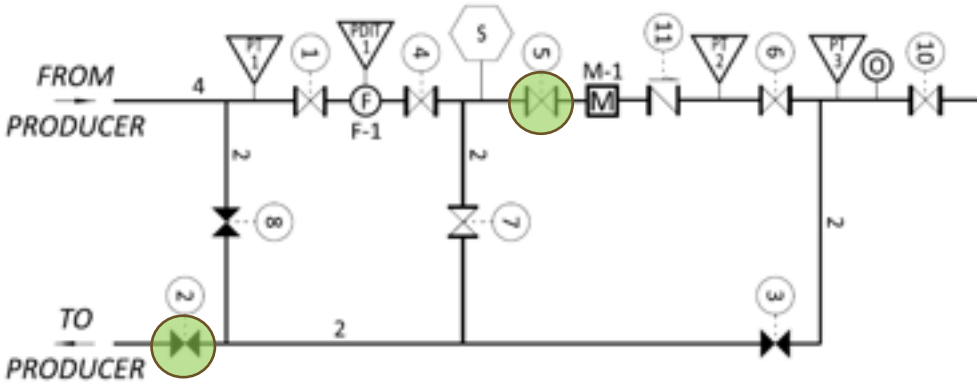


# Skid Control Philosophy

- 3 Analyzers and a Chromatograph
  - Oxygen
  - Hydrogen Sulfide
  - Moisture
  - Carbon Dioxide
  - BTU
- Overpressure Protection
  - Monitors MAOP
- 2 Automated Valves
  - Automatically returns out of spec gas. (return line supplied from interconnector).

* valving and analyzers subject to change

- V5
  - Shuts for out of spec / overpressure
  - Reopens after two consecutive passing quality checks. ~10 min
- V2
  - Normally closed, opens when V5 closes to return gas.
  - Closes when V5 reopens




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# Standard Interconnection Station



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# RNG Interconnections with PG&E

## BIOMETHANE INTERCONNECTION PROCESS PER GAS RULE 29

**Screening Study**

**Preliminary Engineering Study:**

- Confirm screening study results
- Initial design and cost estimate (AACE Class 5 is +100% / -50%)
- Engineering advance is $50K
- Report due in 90 business days

**Detailed Engineering Study**

**Construction and Release to Operations**

PG&E's Gas Rules 21 (fossil) and 29 (RNG) contain the requirements for interconnecting new gas supply to PG&E's pipe system

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# Thank You

NOTE: All statements in this deck are cursory and subject to change. Information in this deck is not to be considered as a formal commitment for gas service, load capacity or delivery pressure.

Eric Larson, RNG Program Manager

Eric.Larson@pge.com

415-827-1672

Pacific Gas and Electric Company

**Business Development and Implementation**

6121 Bollinger Canyon Road
Mail Code BR1Z4A
San Ramon, CA 94583

**Via email**
Date: 6/11/2026

Subject: Provisional Capacity Reservation

Dear Ms. Bueter:

Pacific Gas and Electric Company (PG&E) is pleased to be working with Syntech CF1 LLC on the potential renewable natural gas project sited at 7693 State Highway 162, Glenn, CA. This letter is provided to Syntech CF1, LLC in response to a request for confirmation that PG&E has reserved pipeline capacity sufficient to accept the maximum supply volume requested by Syntech CF1, LLC.

The initial step of project assessment consists of a desktop hydraulic analysis of the pipeline system. On April 16th 2026, PG&E presented Syntech CF1, LLC with the results of a capacity screening study indicating that PG&E could accept the requested maximum volume of 187 Mcf/hour (4,488 Mcf/day) without restriction at a pipeline located adjacent to the west side from the project site.

Syntech CF1, LLC then executed an agreement for PG&E to perform a Preliminary Engineering Study, and funded the amount requested for the study. At that point in time, a provisional capacity reservation was made for Syntech CF1 LLC to hold the 187 Mcf/hour capacity on the PG&E pipeline system.

The provisional capacity reservation is conditioned upon consistent progress being made to develop the project. The provisional reservation will become fully reserved for the project upon execution of a Standard Renewable Natural Gas Interconnection Agreement (SRGIA).

Please also be advised that changes to the way PG&E operates its gas system in the future might impact the data and information provided in the screening study.

If you have any questions about this notice, please reach out to Eric Larson by email at Eric.J.Larson@pge.com or by phone at 415-827-1672.

Sincerely,

Eric Larson
Gas Transmission Interconnection Mgr.