

# GLENN COUNTY Planning & Community Development Services Agency

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Donald Rust, Director

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## STAFF REPORT

MEETING DATE: October 21, 2020

TO: Glenn County Planning Commission

FROM: Andy Popper, Senior Planner

SUBJECT: **Conditional Use Permit 2017-001, Amendment**  
California Olive Ranch, Pomace Storage Ponds

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### Attachments:

1. Mitigation Monitoring Program and Conditions of Approval
2. Mitigated Negative Declaration and Initial Study
3. Request for Review, Application, and Comments

## 1 PROJECT SUMMARY

California Olive Ranch (COR) has applied to amend the existing conditional use permit for a previously approved composting facility, to be revised to pomace storage ponds and processing, with no future composting. COR has prepared design drawings to construct three permanent ponds with a combined surface area of approximately 10.16 acres.

Per the included application cover letter, written by Vestra: COR applied for and received a Conditional Use Permit (CUP 2017-001) for the composting of pomace on property adjacent to the processing facility. Due to cost constraints, the composting facility was not constructed. The area proposed for use as a composting facility has been planted to olives. This application amends CUP 2017-001 to include pomace storage and processing areas on the same parcel.

On October 18, 2019, the Wilbur-Ellis facility (*located at the Orland Haigh Airport*) notified COR that pomace would not be received at the facility during the 2019 season. Due to the emergency situation, during the 2019 harvest California Olive Ranch submitted an updated Report of Waste Discharge (ROWD) to the Regional Water Quality Control Board (RWQCB) outlining the emergency plan and constructed an interim storage facility for the pomace at the processing facility.

Based on the success of the interim storage ponds and ability to dry the material, as well as demand for the dried pomace as cattle feed, COR submitted a second revision to the ROWD that included design sheets for permanent ponds in May 2020. The permanent ponds were approved by the RWQCB on June 30, 2020. These ponds are located on the same parcel that was proposed for the composting facility and have similar environmental impacts to the composting operation. Unlike the proposed compost facility, the ponds are located as far away as possible from the adjoining neighbors and directly north of the processing building.

California Olive Ranch proposes to continue handling wastewater as described in Waste Discharge Requirements Order R5-2012-0039 and, rather than transporting the wet pomace offsite for third-party feed processing, COR will store and dry the pomace onsite and sell the dried pomace as livestock feed or land-apply it to orchards.

The General Plan land use designation is "Intensive Agriculture" and the zoning designation is "AP-80" (Agricultural Preserve Zone, 72-acre minimum parcel size). Project information is included in the Mitigated Negative Declaration and Initial Study.

### Location:

The project site is located north of the COR olive processing facility at 5945 County Road 35 west of Artois. The site is approximately three miles west of Interstate 5 in the unincorporated area of Glenn County, California. The proposed ponds will be located on the eastern versus western portion of the milling facility property.

The project can be further described as being located in the northwest  $\frac{1}{4}$  of Section 12, Township 20 North, Range 4 West, M.D.B.M. Elevations on the property range from about 150 feet to 212 feet above mean sea level (MSL). 39°, 36', 34" North Latitude, 122° 15', 44" West Longitude, APN: 021-020-027.

## **1.1 RECOMMENDATIONS**

### Environmental Determination

That the Planning Commission, find that Conditional Use Permit 2017-001, Amendment, will not have a significant adverse effect on the environment because the codified County standards, Conditions of Approval, and Mitigation Measures shall reduce potential significant impacts to a less than significant level. Therefore, a Mitigated Negative Declaration shall be granted with the Findings listed in the Staff Report and the Mitigation Measures as presented.

### Conditional Use Permit

Also, that the Planning Commission approve Conditional Use Permit 2017-001, Amendment, with the Findings as presented in the Staff Report and the Mitigation Measures and Conditions of Approval as attached.

## **2 ANALYSIS**

A copy of the proposed Mitigated Negative Declaration for the Conditional Use Permit is attached. This proposal will not have a significant adverse effect on the environment because the codified Federal, State, and County standards, Conditions of Approval, and Mitigation Measures will reduce potential significant impacts to a less than significant level.

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

In addition, in order to ensure continued Mitigation Monitoring and Condition of Approval compliance, the following Condition of Approval is implemented to the project.

### Condition of Approval (Glenn County Planning Division):

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

## **2.1 ENVIRONMENTAL DETERMINATION**

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

## **2.2 GLENN COUNTY UNIFIED DEVELOPMENT CODE (TITLE 15)**

### **2.2.1 “AP” Agricultural Preserve Zone (Glenn County Code Chapter 15.460)**

#### Purpose (Glenn County Code §15.460.010):

*The agricultural preserve zone is to be applied to lands, which are covered by a California Land Conservation Act (Williamson Act) contract with the county for the following purposes:*

- A. To preserve the maximum amount of the limited supply of agricultural land which is necessary in the conservation of the county’s economic resources and vital for a healthy agricultural economy of the county;*
- B. To protect the general welfare of the agricultural community from encroachments of unrelated agricultural uses which, by their nature, would be injurious to the physical and economic well-being of the agricultural community;*

This project as proposed will conform to the purposes provided for in the Agricultural Preserve zoning designation. The proposed compost facility provides a direct benefit/link to the agricultural operation on the premises and other agricultural lands in the vicinity. The project is compatible with surrounding agricultural uses.

#### Permitted Uses (Glenn County Code §15.460.020):

*Glenn County Code §15.460.020.I: Curing, processing, packaging, packing, storage and shipping of agricultural products; however, those particular operations, uses and structures which create smoke, fumes, dust, odor and other hazards may be permitted only if a conditional use permit is first secured.* The applicant has applied for a conditional use permit amendment for the proposed facility.

#### Site Area (Glenn County Code §15.460.050):

The minimum parcel size for the “AP-80” zone is 72 acres. The facility will occupy the eastern portion of Glenn County Assessor’s Parcel Number (APN) 021-020-027. Therefore, the parcel meets the minimum parcel size for this zone and it is adequate in size and shape to accommodate the proposed project.

#### Maximum Building Height (Glenn County Code §15.460.060):

*The maximum building height in the “AP” zone shall be:*

- A. Thirty-five feet for residential structures;*
- B. Fifty feet for agricultural buildings or structures;*
- C. Exceptions. Water tanks, silos, granaries, barns, pole buildings, electronic towers, antennas and similar structures or necessary mechanical appurtenances may exceed fifty feet in height, provided they do not exceed the airport height restriction.*

The proposed project does not include construction of buildings.

#### Minimum Distance Between Structures (Glenn County Code §15.460.070):

*Glenn County Code §15.460.070.A: The distance between any accessory building and a dwelling unit shall conform to Uniform Building and Fire Codes.* This project does not propose permanent buildings.

#### Minimum Yard Requirements (Glenn County Code §15.460.080):

*The minimum front yard shall be thirty feet. The measurement shall start at the edge of the existing county right-of-way as shown on the adopted Glenn County Circulation Plan. The*

*minimum side and rear yards shall be twenty-five feet. This project does not propose any permanent buildings.*

## **2.2.2 Performance Standards (Glenn County Code Chapter 15.560)**

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

### Air Quality (Glenn County Code §15.560.040)

*All uses shall comply with applicable local, state, and federal laws and regulations regarding contaminants and pollutants. This requirement includes, but is not limited to, emissions of suspended particles, carbon monoxide, hydrocarbons, odors, toxic or obnoxious gases and fumes. The Glenn County Air Pollution Control District (GCAPCD) is responsible for the planning and maintenance/attainment of these standards at the local level. GCAPCD provided comments regarding this proposal. Mitigation Measure AQ-1 and AQ-2 have been established based upon GCAPCD regulations. Air quality impacts are further discussed in the Initial Study for the project.*

### Liquid, Solid and Hazardous Waste (Glenn County Code §15.560.090)

- A. All uses are prohibited from discharging liquid, solid, toxic or hazardous wastes onto or into the ground and into streams, lakes or rivers. Discharge into a public or private waste disposal system in compliance with applicable local, state and federal laws and regulations is permitted.*
  
- E. 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 shall be in compliance with applicable local, state and federal laws and regulations.*

The applicant shall operate the proposal in a manner that meets this requirement. Central Valley RWQCB was provided application documentation. Conditions of Approval were established based upon the comments. Waste and water related impacts are further discussed in Section X and XIX of the Initial Study for the project.

## **2.2.4 GENERAL PROVISIONS**

### Flood Zone Designation:

The project site is primarily in Flood Zone “A”; Flood Zone “A” is a 100-year flood hazard area, according to Federal Flood Insurance Rate Map Panel 06021 600D, August 5, 2010. The project site will be sloped to control surface runoff and compacted. Runoff will be retained in the ponds; no offsite discharge. The grading and drainage patterns of the site will not increase surface runoff which would result in flooding on- or off-site.

## **3 COMMENTS**

A Request for Review requesting comments on the proposal was sent on July 28, 2020. Agencies submitted comments regarding this proposal. Based on responses mitigation measures and conditions of approval were formulated for the project. Comment letters are attached to this report for review.

### Air Pollution Control District

Based upon Air Pollution Control District regulations the following Conditions of Approval and Mitigation Measures have been established, details are provided in Initial Study.

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

*The applicant shall obtain an Authorization to Construct and Permit to Operate (or exemption thereof) approved by the Glenn County Air Pollution Control District. A fully executed copy of Authorization to Construct shall be provided to the Planning Division prior to operation commencement.*

*Timing/Implementation:  
Prior to Operation Commencement*

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

#### Condition of Approval (Mitigation Measure AQ-2 (Air Quality)):

*The applicant shall submit a copy of a Dust Control Plan (or exemption thereof) approved by the Glenn County Air Pollution Control District. A fully executed copy shall be provided to the Planning Division.*

*Timing/Implementation:  
Prior to Operation Commencement*

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

#### Condition of Approval (Mitigation Measure AQ-3 (Air Quality)):

*The applicant shall submit a copy of an Odor Control Plan (or exemption thereof) approved by the Glenn County Air Pollution Control District. A fully executed copy shall be provided to the Planning Division prior to the issuance of a building permit or other permit for site development.*

*Timing/Implementation:  
Prior to Operation commencement*

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

#### Condition of Approval (Mitigation Measure HA-1 (Hazards and Hazardous Materials)):

*Prior to operation commencement, the applicant shall provide Glenn County Planning Division a Hazardous Materials Business Plan approved by Glenn County Air Pollution Control District.*

*Timing/Implementation:  
Prior to Operation Commencement*

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

Central Valley Regional Water Quality Control Board:

Based upon Central Valley RWQCB comments the following was established:

Condition of Approval (Central Valley Regional Water Quality Control Board):

General Permit for Storm Water Discharges Associated with Construction and Land Disturbance Activities (CGP) Construction activity, including demolition, resulting in a land disturbance of one acre or more must obtain coverage under the CGP.

Condition of Approval (Central Valley Regional Water Quality Control Board):

The applicant will operate under Central Valley Regional Water Quality Control Board (RWQCB) Order *R5-2012-0039 Waste Discharge Requirements*. The applicant shall provide Glenn County Planning Division conformation of such coverage from the RWQCB.

Environmental Health:

Based on Environmental Health comments the corresponding Air Quality Control and Central Valley RWQCB conditions and mitigations were developed.

Vicinity Comments:

In addition to Agency comments received, project notices were sent to neighboring property owners. No comments were received from the surrounding property owners.

**4 OTHER REQUIREMENTS**

There is a ten (10) calendar day appeal period following Planning Commission action on this conditional use permit (Glenn County Code §15.050.020). An appeal made to the Glenn County Board of Supervisors must be made in accordance with §15.050.020 of the Glenn County Code and the Board of Supervisors will hear the appeal as prescribed. The decision of the Board of Supervisors may then be challenged in court.

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

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

In addition to the Conditions of Approval, the applicant's and his/her technical or project management representative's attention is directed to the project comments from other agencies reviewing the application. The items noted are a guide to assist the applicant in meeting the requirements of applicable government codes. Project comments may also note any unusual circumstances that need special attention.

The items listed are a guide and not intended to be a comprehensive summary of all codified requirements or site-specific requirements.

## **5 FINDINGS FOR MITIGATED NEGATIVE DECLARATION**

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

### **Finding 1 (Aesthetics)**

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

### **Finding 2 (Agricultural and Forest Resources)**

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

### **Finding 3 (Air Quality)**

The project will not have a significant impact on air quality with mitigation measure incorporated. The project will not violate air quality standards or contribute substantially to an existing air quality violation. Additionally, the project will not adversely impact sensitive receptors nor would it create objectionable odors. Impacts are considered less than significant with the following mitigation measure incorporated.

#### **6. Mitigation Measure AQ-1 (Air Quality)**

*The applicant shall obtain an Authorization to Construct and Permit to Operate (or exemption thereof) approved by the Glenn County Air Pollution Control District. A fully executed copy shall be provided to the Planning Division prior to operation commencement.*

#### **7. Mitigation Measure AQ-2 (Air Quality)**

*The applicant shall submit a copy of a Dust Control Plan (or exemption thereof) approved by the Glenn County Air Pollution Control District. A fully executed copy shall be provided to the Planning Division prior to the issuance of a building permit or other permit for site development.*

#### **8. Mitigation Measure AQ-3 (Air Quality)**

*The applicant shall submit a copy of an Odor Control Plan (or exemption thereof) approved by the Glenn County Air Pollution Control District. A fully executed copy shall be provided to the Planning Division prior to the issuance of a building permit or any other permit for site development.*

#### Finding 4 (Biological Resources)

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

#### Finding 5 (Cultural Resources)

The project will not have significant impact on cultural resources with mitigation measures incorporated. State laws are in place in case of accidental discoveries made. Impacts are considered less than significant with mitigation measures incorporated.

##### 3. Mitigation Measure CR-1 (Cultural Resources)

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

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

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

#### Finding 6 (Energy)

The project will not have a significant impact on energy. The project will comply with California Green Building Standards as well as California Energy Code. The project will not with conflict or obstruct state or local plans for renewable or efficient energy.

#### Finding 7 (Geology and Soils)

The project will not have a significant impact on geology and soils because geologic hazards in the area are minimal and the building codes will require construction to meet standards for soil conditions. Impacts are considered less than significant.

#### Finding 8 (Greenhouse Gas Emissions)

The project will not have a significant impact on global climate change as a result of greenhouse gas emissions. The project is not in conflict with existing guidelines or standards. The project will not conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases. The project will not create significant changes in GHG emissions. Impacts are considered less than significant.

#### Finding 9 (Hazards and Hazardous Materials)

Hazards and hazardous materials will not have a significant impact on the environment as a result of the proposed project. The project will not interfere with an adopted emergency response plan nor expose people to risk of loss, injury, or death. The project does not propose the use of hazardous materials either directly or indirectly. Impacts are considered less than significant with mitigation measure incorporated.

#### 9. Mitigation Measure HA-1 (Hazards and Hazardous Materials)

*Prior to Operation Commencement, the applicant shall provide Glenn County Planning Division a Hazardous Materials Business Plan approved by Glenn County Air Pollution Control District.*

#### Finding 10 (Hydrology/Water Quality)

The project will have a less than significant impact on hydrology and water quality because of federal, state, and local provisions, as well as, Conditions of Approval required for the project. 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.

Finding 11 (Land Use and Planning)

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

Finding 12 (Mineral Resources)

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

Finding 13 (Noise)

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

Finding 14 (Population and Housing)

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

Finding 15 (Public Services)

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

Finding 16 (Recreation)

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

Finding 17 (Transportation)

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

### Finding 18 (Tribal Cultural Resources)

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

#### 4. Mitigation Measure TCR -1 (Tribal Cultural Resources)

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

### Finding 19 (Utilities and Service Systems)

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

### Finding 20 (Wildfire)

The project will not have a significant impact on wildfires. The project will not impair an adopted emergency response plan or emergency evacuation plan. The project will not exacerbate wildfire risk, and no new infrastructure is being proposed. The site is relatively flat and there will be no change in drainage. Impacts are considered less than significant.

### Finding 21 (Mandatory Findings of Significance)

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

## **5.2 FINDINGS FOR CONDITIONAL USE PERMIT**

According to Glenn County Code §15.220.010 and §15.220.030, the following Findings listed in Glenn County Code §15.220.020 shall be made prior to recommending approval of a conditional use permit:

### Finding 1

*That the proposed use at the particular location is necessary or desirable in providing a service or facility, which will contribute to the general well-being of the public.* The site is in an area of existing agricultural uses. The location is desirable because the site is within an existing intensive agricultural area. Additionally, the site is well suited for the proposed use as it is adjacent to the existing olive oil processing facility.

### Finding 2

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

### Finding 3

*That the site for the proposed use is adequate in size and shape to accommodate said use and to accommodate all the yards, setbacks, walls or fences, and other features required herein or by the Planning Commission.* The site is adequate in size and shape to accommodate this proposal. This site is adjacent to the existing olive oil processing facility. The parcel is adequate in size and shape to accommodate the proposed project. There is adequate space for on-site parking and unloading/loading.

### Finding 4

*That granting the permit will not adversely affect the General Plan or any area plan of the County because the proposed project conforms to the General Plan and County Code.* The proposed project is consistent with the Land Use Designation of "Intensive Agriculture" and the zoning of "AP" Agricultural Preserve Zone (Glenn County Code Chapter 15.460). The proposed project will meet the land use and zoning requirements of the General Plan and the Zoning Code.

## **6 SAMPLE MOTIONS**

### Environmental Determination

I move that the Planning Commission, find that Conditional Use Permit 2017-001, Amendment, will not have a significant adverse effect on the environment because the codified County standards, Conditions of Approval, and Mitigation Measures shall reduce potential significant impacts to a less than significant level. Therefore, a Mitigated Negative Declaration shall be granted with the Findings listed in the Staff Report and the Mitigation Measures and Conditions of Approval as presented.

### Conditional Use Permit

I (further) move that the Planning Commission approve Conditional Use Permit 2017-001, Amendment, with the Findings as presented in the Staff Report and the Mitigation Measures and Conditions of Approval as attached.

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

**MITIGATION MONITORING PROGRAM/CONDITIONS OF APPROVAL**

**Conditional Use Permit 2017-001, Amendment, California Olive Ranch:**

Pursuant to the approval of the Glenn County Planning Commission, California Olive Ranch (COR) Conditional Use Permit 2017-001, Amendment, is hereby granted subject to the Conditions of Approval set forth herein. Pending final approval by the Glenn County Planning Commission the applicant shall file a signed copy of these Conditions of Approval with the Glenn County Planning & Community Development Services Agency.

**Project Description:**

The project addresses an application for a Conditional Use Permit to amend the existing conditional use permit for a previously approved composting facility, to be revised to pomace storage ponds and processing, with no future composting. COR has prepared design drawings to construct three permanent ponds with a combined surface area of approximately 10.16 acres.

**General Plan/Zoning:**

The General Plan land use designation is "Intensive Agriculture" and the zoning designation is "AP-80" (Agriculture Preserve Zone).

**Location:**

The project site is located north of the COR olive processing facility at 5945 County Road 35 west of Artois. The site is approximately three miles west of Interstate 5 in the unincorporated area of Glenn County, California. The proposed ponds will be located on the eastern versus western portion of the milling facility property. The project can be further described as being located in the northwest  $\frac{1}{4}$  of Section 12, Township 20 North, Range 4 West, M.D.B.M. Elevations on the property range from about 150 feet to 212 feet above mean sea level (MSL). 39° 36', 34" North Latitude, 122° 15', 44" West Longitude.

## **ON GOING**

### **1. Condition of Approval (Central Valley Regional Water Quality Control Board):**

The applicant will operate under Central Valley Regional Water Quality Control Board (RWQCB) Order *R5-2012-0039 Waste Discharge Requirements*. The applicant shall provide Glenn County Planning Division conformation of such coverage from the RWQCB.

### **2. Condition of Approval (Glenn County Planning Division):**

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

## **DURING CONSTRUCTION/EXCAVATION ACTIVITIES**

### **3. Condition of Approval (Mitigation Measure CR-1 (Cultural Resources):**

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

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

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

*Timing/Implementation:* During Construction/Excavation Activities

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

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

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

*Timing/Implementation:* During Construction/Excavation Activities

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

## **PRIOR TO COMMENCEMENT OF THE OPERATIONS**

### **5. Condition of Approval (Central Valley Regional Water Quality Control Board):**

General Permit for Storm Water Discharges Associated with Construction and Land Disturbance Activities (CGP) Construction activity, including demolition, resulting in a land disturbance of one acre or more must obtain coverage under the CGP.

### **6. Condition of Approval (Mitigation Measure AQ-1 (Air Quality)):**

The applicant shall obtain an Authorization to Construct and Permit to Operate (or exemption thereof) approved by the Glenn County Air Pollution Control District. A fully executed copy of Authorization to Construct shall be provided to the Planning Division prior to operation commencement.

*Timing/Implementation: Prior to Operation Commencement*

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

### **7. Condition of Approval (Mitigation Measure AQ-2 (Air Quality)):**

The applicant shall submit a copy of a Dust Control Plan (or exemption thereof) approved by the Glenn County Air Pollution Control District. A fully executed copy shall be provided to the Planning Division prior to operation commencement.

*Timing/Implementation: Prior to Operation Commencement*

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

### **8. Condition of Approval (Mitigation Measure AQ-3 (Air Quality)):**

The applicant shall submit a copy of an Odor Control Plan (or exemption thereof) approved by the Glenn County Air Pollution Control District. A fully executed copy shall be provided to the Planning Division prior to operation commencement.

*Timing/Implementation:*

*Prior to Operation commencement*

*Enforcement/Monitoring:*

*Glenn County Air Pollution Control District*

### **9. Condition of Approval (Mitigation Measure HA-1 (Hazards and Hazardous Materials)):**

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

*Timing/Implementation:*

*Prior to Operation Commencement*

*Enforcement/Monitoring:*

*Glenn County Air Pollution Control District*

I hereby declare under penalty of perjury that I have read the foregoing conditions, which are in fact the conditions that were imposed upon the granting of the Conditional Use Permit, and that I agree to abide fully by said conditions. Additionally, I have read the Staff Report and I am aware of codified county, state, and/or federal standards and regulations that shall be met with the granting of this permit. I have the proper legal authority to, and am signing on the behalf of, those with interest in California Olive Ranch.

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

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

James Lipman, California Olive Ranch,  
Executive Vice President

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## MITIGATED NEGATIVE DECLARATION

**Meeting Date:** October 21, 2020

**Project Title:** **Conditional Use Permit 2017-001, Amendment**  
California Olive Ranch, Pomace Storage Ponds

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

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

**Project Location:** The project site is located north of the COR olive processing facility at 5945 County Road 35 west of Artois. The site is approximately three miles west of Interstate 5 in the unincorporated area of Glenn County, California. The proposed ponds will be located on the eastern versus western portion of the milling facility property.

The project can be further described as being located in the northwest ¼ of Section 12, Township 20 North, Range 4 West, M.D.B.M. Elevations on the property range from about 150 feet to 212 feet above mean sea level (MSL). 39°, 36', 34" North Latitude, 122° 15', 44" West Longitude.

**APN:** 021-020-027

**Applicant:** California Olive Ranch  
Jim Lipman, Vice President [JLipman@cal-olive.com](mailto:JLipman@cal-olive.com)

**Project Site:** : 5945 County Road 35  
Artois, California 95913

**Mailing:** 1367 East Lassen Avenue, Suite A-1  
Chico, California 95973

**Consultant:** VESTRA Resources Inc. Attn: Wendy Johnston  
5300 Aviation Drive  
Redding, CA 96002

**General Plan:** "Intensive Agriculture"

**Zoning:** "AP-80" (Agricultural Preserve Zone, 72-acre minimum parcel size)

## FINDINGS FOR MITIGATED NEGATIVE DECLARATION

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

### Finding 1 (Aesthetics)

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

### Finding 2 (Agricultural and Forest Resources)

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

### Finding 3 (Air Quality)

The project will not have a significant impact on air quality with mitigation measure incorporated. The project will not violate air quality standards or contribute substantially to an existing air quality violation. Additionally, the project will not adversely impact sensitive receptors nor would it create objectionable odors. Impacts are considered less than significant with the following mitigation measure incorporated.

#### Mitigation Measure AQ-1 (Air Quality)

*The applicant shall obtain an Authorization to Construct and Permit to Operate (or exemption thereof) approved by the Glenn County Air Pollution Control District. A fully executed copy shall be provided to the Planning Division prior to operation commencement.*

#### Mitigation Measure AQ-2 (Air Quality)

*The applicant shall submit a copy of a Dust Control Plan (or exemption thereof) approved by the Glenn County Air Pollution Control District. A fully executed copy shall be provided to the Planning Division prior to the issuance of a building permit or other permit for site development.*

#### Mitigation Measure AQ-3 (Air Quality)

*The applicant shall submit a copy of an Odor Control Plan (or exemption thereof) approved by the Glenn County Air Pollution Control District. A fully executed copy shall be provided to the Planning Division prior to the issuance of a building permit or any other permit for site development.*

#### Finding 4 (Biological Resources)

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

#### Finding 5 (Cultural Resources)

The project will not have significant impact on cultural resources with mitigation measures incorporated. State laws are in place in case of accidental discoveries made. Impacts are considered less than significant with mitigation measures incorporated.

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

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

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

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

#### Finding 6 (Energy)

The project will not have a significant impact on energy. The project will comply with California Green Building Standards as well as California Energy Code. The project will not with conflict or obstruct state or local plans for renewable or efficient energy.

#### Finding 7 (Geology and Soils)

The project will not have a significant impact on geology and soils because geologic hazards in the area are minimal and the building codes will require construction to meet standards for soil conditions. Impacts are considered less than significant.

#### Finding 8 (Greenhouse Gas Emissions)

The project will not have a significant impact on global climate change as a result of greenhouse gas emissions. The project is not in conflict with existing guidelines or standards. The project will not conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases. The project will not create significant changes in GHG emissions. Impacts are considered less than significant.

#### Finding 9 (Hazards and Hazardous Materials)

Hazards and hazardous materials will not have a significant impact on the environment as a result of the proposed project. The project will not interfere with an adopted emergency response plan nor expose people to risk of loss, injury, or death. The project does not propose the use of hazardous materials either directly or indirectly. Impacts are considered less than significant with mitigation measure incorporated.

#### *Mitigation Measure HA-1 (Hazards and Hazardous Materials)*

*Prior to Operation Commencement, the applicant shall provide Glenn County Planning Division a Hazardous Materials Business Plan approved by Glenn County Air Pollution Control District.*

#### Finding 10 (Hydrology/Water Quality)

The project will not have a significant impact on hydrology and water quality because the project will not significantly alter the drainage pattern of the area. 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.

Finding 11 (Land Use and Planning)

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

Finding 12 (Mineral Resources)

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

Finding 13 (Noise)

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

Finding 14 (Population and Housing)

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

Finding 15 (Public Services)

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

Finding 16 (Recreation)

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

Finding 17 (Transportation)

The project will not have a significant impact on transportation/circulation because it will not significantly increase traffic volumes on existing roads. The project will not change air traffic patterns. There is adequate access to the project site. Public roads will provide

adequate emergency access to the project site. Alternative transportation plans will not be impacted. Impacts are considered less than significant.

Finding 18 (Tribal Cultural Resources)

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

Mitigation Measure TCR -1 (Tribal Cultural Resources)

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

Finding 19 (Utilities and Service Systems)

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

Finding 20 (Wildfire)

The project will not have a significant impact on wildfires. The project will not impair an adopted emergency response plan or emergency evacuation plan. The project will not exacerbate wildfire risk, and no new infrastructure is being proposed. The site is relatively flat and there will be no change in drainage. Impacts are considered less than significant.

Finding 21 (Mandatory Findings of Significance)

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

## CHAPTER 1 INTRODUCTION

### 1.1 INTRODUCTION AND REGULATORY GUIDANCE

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

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

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

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

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

### 1.2 LEAD AGENCY

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

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

Andy Popper, Senior Planner  
Glenn County Planning & Community Development Services Agency  
225 North Tehama Street, Willows, CA 95988  
(530) 934-6540, [apopper@countyofglenn.net](mailto:apopper@countyofglenn.net)

### **1.3 SUMMARY OF FINDINGS**

This document contains the Environmental (Initial Study) Checklist that identifies the potential environmental impacts (by environmental issue) and a brief discussion of each impact resulting from implementation of the proposed project.

In accordance with §15064(f) of the CEQA Guidelines, a Mitigated Negative Declaration (MND) shall be prepared if the proposed project will not have a significant effect on the environment after the inclusion of mitigation measures in the project. Based on the available project information and the environmental analysis presented in this document, there is no substantial evidence that, after the incorporation of mitigation measures, that the proposed project would have a significant effect on the environment. It is proposed that an MND be adopted in accordance with the CEQA Guidelines.

## CHAPTER 2 PROJECT DESCRIPTION

### 2.1 PROJECT DESCRIPTION

This Initial Study has been prepared for Conditional Use Permit 2017-001, Amendment, California Olive Ranch, Pomace Storage Ponds.

California Olive Ranch (COR) has applied to amend the existing conditional use permit for a previously approved composting facility, to be revised to pomace storage ponds and processing, with no future composting. COR has prepared design drawings to construct three permanent ponds with a combined surface area of approximately 10.16 acres.

### 2.2 Location

The project site is located north of the COR olive processing facility at 5945 County Road 35 west of Artois. The site is approximately three miles west of Interstate 5 in the unincorporated area of Glenn County, California. The proposed ponds will be located on the eastern versus western portion of the milling facility property.

The project can be further described as being located in the northwest  $\frac{1}{4}$  of Section 12, Township 20 North, Range 4 West, M.D.B.M. Elevations on the property range from about 150 feet to 212 feet above mean sea level (MSL). 39°, 36', 34" North Latitude, 122° 15', 44" West Longitude.

### 2.3 Summary

Per the included application cover letter, written by Vestra: COR applied for and received a Conditional Use Permit (CUP 2017-001) for the composting of pomace on property adjacent to the processing facility. Due to cost constraints, the composting facility was not constructed. The area proposed for use as a composting facility has been planted to olives. This application amends CUP 2017-001 to include pomace storage and processing areas on the same parcel.

On October 18, 2019, the Wilbur-Ellis facility (*located at the Orland Haigh Airport*) notified COR that pomace would not be received at the facility during the 2019 season. Due to the emergency situation, during the 2019 harvest California Olive Ranch submitted an updated Report of Waste Discharge (ROWD) to the Regional Water Quality Control Board (RWQCB) outlining the emergency plan and constructed an interim storage facility for the pomace at the processing facility.

Based on the success of the interim storage ponds and ability to dry the material, as well as demand for the dried pomace as cattle feed, COR submitted a second revision to the ROWD that included design sheets for permanent ponds in May 2020. The permanent ponds were approved by the RWQCB on June 30, 2020. These ponds are located on the same parcel that was proposed for the composting facility and have similar environmental

impacts to the composting operation. Unlike the proposed compost facility, the ponds are located as far away as possible from the adjoining neighbors and directly north of the processing building.

California Olive Ranch proposes to continue handling wastewater as described in Waste Discharge Requirements Order R5-2012-0039 and, rather than transporting the wet pomace offsite for third-party feed processing, COR will store and dry the pomace onsite and sell the dried pomace as livestock feed or land-apply it to orchards.

These changes are summarized below.

- **Pomace Storage:** Replace the 2019 interim storage ponds with permanent storage ponds prior to the 2020 harvest season. The raw pomace generated during each harvest season will be temporarily stored in these ponds. The ponds have been designed to hold the 100-year annual precipitation, plus maximum annual pomace volume generated, with 2 feet of freeboard per RWQCB requirements.
- **Pomace Drying:** Dried pomace is a valuable commodity for animal feed and land-application to enhance soil water retention and restore soil nutrients. To increase the value of the pomace generated during each harvest season, COR will dry the pomace in the storage ponds and on the berm located on the western side of the ponds. This berm will be at least 40 feet wide, slope towards the ponds, and be overlain with asphalt. In addition, the bottom of the two largest ponds will be lined with concrete in 2020 to minimize seepage, facilitate equipment access to assist in drying the pomace, and produce a cleaner product. The third pond will be constructed with sufficient capacity to be lined in the future.
- **Land Application:** The overall goal of the drying process is to sell as much of the pomace as possible; however, COR will also land-apply wet and/or dry pomace to properties owned or controlled by COR to enhance soil water retention and restore soil nutrients as needed.

## 2.4 Surrounding Land Uses and Setting

Land uses within one mile of the facility is agricultural. All parcels within two miles of the project site are zoned for agricultural uses. Almond and olive orchards are located on adjacent properties to the north, south, east, and west. Other crops grown within a mile of the facility include tree crops and pasture.

The project is located west of Artois. Surface water near the facility consists mainly of irrigation ditches and intermittent creeks in controlled channels.

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

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

## CHAPTER 3 ENVIRONMENTAL CHECKLIST

### PURPOSE OF THIS INITIAL STUDY

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

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

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

### ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

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

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

<p><b>DETERMINATION:</b> On the basis of this initial evaluation:</p>	
<input type="checkbox"/>	I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
<input checked="" type="checkbox"/>	<b>I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.</b>
<input type="checkbox"/>	I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
<input type="checkbox"/>	I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
<input type="checkbox"/>	I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Signed A.P.

\_\_\_\_\_  
Andy Popper, Senior Planner

10-21-20

\_\_\_\_\_  
Meeting Date

## I. AESTHETICS

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

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

**No Impact.** A scenic vista can be defined as a viewpoint that provides expansive views of a highly valued landscape for the benefit of the public. There is no designated scenic vista on or adjacent to the proposal. There will be minimal visual change operations. The project will have no impact on the vista.

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

**No Impact.** Scenic resources are defined as those landscape patterns and features that are visually or aesthetically pleasing and that, therefore, contribute affirmatively to the definition of a distinct community or region. Scenic areas, open spaces, rural landscapes, vistas, country roads, and other factors interact to produce a net visual benefit upon individuals or communities. Those visual resources that uniquely contribute to that public benefit are scenic resources under CEQA.

The proposed project would not remove scenic resources such as buildings (historic or otherwise), rock outcroppings, or trees. There are no unique scenic resources or structures located at the project site. The roadways in Glenn County are not listed as Eligible or as Officially Designated Scenic Highways according to the California Department of Transportation.<sup>1</sup> The project includes continued operation of an existing facility. The project will not significantly change the existing visual character of the site and will not substantially damage scenic resources within a state scenic highway.

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

**Less Than Significant Impact.** Visual character is descriptive and non-evaluative, which means it is based on defined attributes that are neither good nor bad in and of themselves. It is the objective composition of the visible landscape within a viewshed. It is the viewer's perception of the visual environment and varies based on exposure, sensitivity, and expectation of the viewers. All surrounding properties are zoned "AE-40" (Exclusive Agricultural Zone, 36-acre minimum parcel size) and "AP-80" (Agricultural Preserve Zone, 72-acre minimum parcel size). Properties surrounding the project site consist of agricultural uses, primarily orchards and field crops. There are agricultural accessory structures associated with agricultural use within the vicinity of the project site.

See a) and b) above. The project is consistent with the existing visual character of the site and will not conflict with zoning or other regulations governing scenic quality.

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

**Less Than Significant Impact.** The proposal is not anticipated to produce glare, which may adversely affect day or nighttime views in the area. Therefore, the glare at the project location would not substantially alter the existing characteristics of the area.

Installation of future lighting will be required to conform to the Glenn County Code. Glenn County Code §15.560.080 (Glare and Heat) states the following: *All exterior lighting accessory to any use shall be hooded, shielded or opaque. No unobstructed beam of light shall be directed beyond any exterior lot line.* According to the application, portable lighting during harvest period will be provided by diesel generators. Exterior lighting will be required to be hooded to reduce glare and retain light to limited areas. Additionally, the light shall not be directed beyond the property lines. This site will not create substantial light or glare that will affect day or nighttime views in the area.

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<sup>1</sup> California Department of Transportation. *Officially Designated State Scenic Highways.*  
<http://www.dot.ca.gov/hq/LandArch/scenic/schwy.htm>.

## II. AGRICULTURE AND FOREST RESOURCES

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

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

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

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

The project will not convert farmland to non-agricultural use. The majority of the project site consists of Prime Farmland, but the ponds are directly related to agricultural use of the properties. The project is consistent with the existing agricultural uses and the parcel is zoned for agriculture; therefore, this project will have no significant impact on agricultural resources.

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

**No Impact.** All surrounding properties are zoned “AE-40” (Exclusive Agricultural Zone, 36-acre minimum parcel size) and “AP-80” (Agricultural Preserve Zone, 72-acre minimum parcel size). Properties surrounding the project site consist of agricultural uses. These uses consist of orchards and various field crops. There are agricultural accessory structures and residences associated with agricultural use within the vicinity of the project site. The proposed facility is directly related to agriculture. The facility provides a direct link to the agricultural operations on the premises and other agricultural lands in the vicinity. The proposed project is consistent with zoning and existing agricultural uses in the area; therefore, there will be no impact on existing zoning for agricultural use or a Williamson Act contract.

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

**No Impact.** The proposed project will not conflict with existing zoning for, or cause rezoning of, forest land, timberland, or timberland zoned Timberland Production. The project site is not zoned for forest land or timberland nor is it adjacent to land that is zoned for forest land or timberland. The project site is located within the “AP” Agricultural Preserve Zone (Chapter 15.460 of the Glenn County Code). This zoning category is meant to preserve agricultural uses. The “FA” Foothill Agricultural/Forestry Zone and “TPZ” Timberland Preserve Zone (Chapters 15.320

and 15.450 of the Glenn County Code) are meant to protect timber and forest lands. Areas zoned “FA” and “TPZ” are located within the Mendocino National Forest in the western part of the County. The project does not involve rezoning property. Therefore, it is concluded that the project will have no impact.

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

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

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

**No Impact.** This project will not involve a change of agricultural-related uses on the project site or surrounding parcels. The project does not include land being converted from farmland to non-agriculture related uses nor does it include land being converted from forest land to non-forest use. Therefore, there will be no impact.

### III. AIR QUALITY

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

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

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

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

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

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

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

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

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

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

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

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

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

The Glenn County Air Pollution Control District was provided project documentation, comments were not received; however, Mitigation Measure AQ-1

and AQ-2 both address the Environmental Health Department comments, and are standard mitigations for similar facilities. It is concluded there will be a less than significant impact with mitigation measures incorporated.

**Mitigation Measure AQ-1 (Air Quality)**

The applicant shall obtain an Authorization to Construct and Permit to Operate (or exemption thereof) approved by the Glenn County Air Pollution Control District. A fully executed copy shall be provided to the Planning Division prior to operation commencement.

*Timing/Implementation: Prior to Operation Commencement*

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

**Mitigation Measure AQ-2 (Air Quality)**

The applicant shall submit a copy of a Dust Control Plan (or exemption thereof) approved by the Glenn County Air Pollution Control District. A fully executed copy shall be provided to the Planning Division prior to the issuance of a building permit or any other permit for site development.

*Timing/Implementation:*

*Prior to Operation commencement*

*Enforcement/Monitoring:*

*Glenn County Air Pollution Control District*

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

**Less Than Significant Impact.**

Each project with emissions falling under regulatory standards must individually comply with the GCAPCD regulations. In addition, each project would be required to utilize the best available control technology to mitigate impacts to air quality.

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

There is not anticipated to be a significant increase in Vehicle Miles Traveled (VMT) as a result of this project. This project is not anticipated to significantly increase VMT or substantially increase population, both of which are contributors

to pollutants; additionally, Glenn County is designated as an Attainment Area it is concluded that the impact from the proposal is less than significant.

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

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

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

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

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

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

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

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

The Glenn County Air Pollution Control District was provided project documentation; Mitigation Measure AQ-3 has been established based upon Air Pollution Control Districts comments for similar proposals.

**Mitigation Measure AQ-3 (Air Quality)**

The applicant shall submit a copy of an Odor Control Plan (or exemption thereof) approved by the Glenn County Air Pollution Control District. A fully executed copy shall be provided to the Planning Division prior to the issuance of a building permit or any other permit for site development.

*Timing/Implementation*      *Prior to Operation commencement*

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

#### IV. BIOLOGICAL RESOURCES

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

### Regulatory Background

#### Special-Status Species

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

special consideration under the California Environmental Quality Act (CEQA). In addition to regulations for special-status species, most birds in the United States, including non-status species, are protected by the Migratory Bird Treaty Act of 1918. Under this legislation, destroying active nests, eggs, and young is illegal. Plant species on the California Native Plant Society (CNPS) Rare and Endangered Plant Inventory (Inventory) with California Rare Plant Ranks (Rank) of 1 and 2 are also considered special-status plant species and must be considered under CEQA. Rank 3 and Rank 4 species are afforded little or no protection under CEQA.

#### Waters of the United States

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

#### Waters of the State

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

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

### Streams, Lakes, and Riparian Habitat

Streams and lakes, as habitat for fish and wildlife species, are subject to jurisdiction by CDFW under Sections 1600-1616 of California Fish and Game Code. Alterations to or work within or adjacent to streambeds or lakes generally require a 1602 Lake and Streambed Alteration Agreement. The term “stream”, which includes creeks and rivers, is defined in the California Code of Regulations (CCR) as “a body of water that flows at least periodically or intermittently through a bed or channel having banks and supports fish or other aquatic life [including] watercourses having a surface or subsurface flow that supports or has supported riparian vegetation” (14 CCR 1.72). In addition, the term “stream” can include ephemeral streams, dry washes, watercourses with subsurface flows, canals, aqueducts, irrigation ditches, and other means of water conveyance if they support aquatic life, riparian vegetation, or stream-dependent terrestrial wildlife.<sup>4</sup> “Riparian” is defined as “on, or pertaining to, the banks of a stream.” Riparian vegetation is defined as “vegetation which occurs in and/or adjacent to a stream and is dependent on, and occurs because of, the stream itself”.<sup>5</sup> Removal of riparian vegetation also requires a Section 1602 Lake and Streambed Alteration Agreement from CDFW.

### **Site Conditions**

This site is located approximately 6 miles northwest of the City of Willows. The site is zoned for Agricultural Preserve and is designated Intensive Agriculture in the Glenn County General Plan. Properties within the project site vicinity are primarily agriculture with agriculture related outbuildings and limited residences.

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

**No Impact.** This project will not have a substantial adverse effect on species identified as a candidate, sensitive, or special-status species. According to the Glenn County General Plan and the California Department of Fish and Wildlife Natural Diversity Database, there are no areas within the project or surrounding areas that contain habitat for sensitive species. The nearest species, the Swainson’s hawk (*Buteo swainsoni*), was sighted approximately ½ mile east of the site in 2000 and the tri-colored blackbird (*Agelaius tricolor*) was last sighted approximately 4.25 miles northwest of the site in 1971. The proposed additions will likely neither be an attraction or deterrent to either species. Due to (1) the distance of the species sightings from the project site, and (2) that the land use will not significantly change with the approval of this project, there will be a less than

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<sup>4</sup> California Department of Fish and Game. 1994. *A Field Guide to Lake and Streambed Alteration Agreements, Sections 1600-1607, California Fish and Game Code*. Environmental Services Division, Sacramento, CA.

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

significant impact on the Swainson's hawk and tri-colored blackbird with the approval of this project.

No habitat for special-status wildlife exists at the facility, with the exception of foraging habitat for Swainson's hawk. No trees will be removed with approval of this project. Bird species will continue to forage within surrounding agricultural fields. This project does not include activities that would adversely affect fisheries because the site is not located near major watercourses.

It is concluded that the project will have no impact on species identified as a candidate, sensitive, or special-status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service.

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

**Less Than Significant Impact.** According to the Glenn County General Plan, riparian communities formerly occupied extensive stands within Glenn County; however, current riparian communities are principally located along the Sacramento River, Willow Creek, and Walker Creek.<sup>6</sup> The project site is not located in the vicinity of any riparian community.

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

The project site does not include permanent surface waters. There is no riparian habitat or other sensitive natural community located at the project site. The site does not encompass a riparian habitat or other sensitive habitat. It is concluded that there would be a less than significant impact on riparian habitat or other sensitive natural community.

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

**Less Than Significant Impact.** According to the Confined Animal Facilities Element of the Glenn County General Plan, wetlands comprise approximately

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<sup>6</sup> Quad Consultants. January 22, 1993. *Glenn County General Plan, Volume III, Environmental Setting Technical Paper*, Section 2.4.1, Vegetation.

4,278 acres of Glenn County, and include marshes, ponds, fringes of small lakes, sloughs, and swamps. The largest wetland assemblages occur within the Sacramento River floodplain, including the managed wetlands of the Sacramento National Wildlife Refuge. Wetlands may also be found in areas with suitable soil and hydrologic conditions.<sup>7</sup>

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

According to the National Wetlands Inventory of the U.S. Fish and Wildlife Service<sup>8</sup>, no wetlands exist in the project site footprint. According to the California Central Valley Wetlands and Riparian GIS data sets of the California Department of Fish and Wildlife<sup>9</sup>, the project site is not designated as a protected wetland site. Neither contains sufficient spring or summer runoff to provide fishery resources. Continued operation of the facility will not interfere with the movement of any native resident or migratory fish or wildlife species or with established migratory wildlife corridors, or impede the use of native wildlife nursery sites.

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

**Less Than Significant Impact.** According to the Glenn County General Plan, there is a large expanse of deer range located in the western portion of the County next to the Mendocino National Forest.<sup>10</sup> Major migration corridors are located in the western part of the County. Based on the project site’s location in the eastern portion of the County, there will be a less than significant impact on migration corridors.

Glenn County is located within the Pacific Flyway; a migratory corridor for birds moving between their winter and summer ranges. Winter waterfowl habitat is located within and surrounding the Sacramento National Wildlife Refuge, which is

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<sup>7</sup> Quad Knopf. May 2005. *Confined Animal Facilities Element of the Glenn County General Plan*, Section 2.4, Biological Resources.

<sup>8</sup> United States Fish and Wildlife Service. *National Wetlands Inventory*: <http://www.fws.gov/nwi>.

<sup>9</sup> California Department of Fish and Wildlife. 2014. *California Central Valley Wetlands and Riparian GIS Data Sets*: <http://www.dfg.ca.gov/biogeodata/wetlands/>.

<sup>10</sup> Quad Consultants. January 22, 1993. *Glenn County General Plan, Volume III, Environmental Setting Technical Paper*, Section 2.4.2, Wildlife.

located in the southern part of the County. Many of these birds are protected by the Migratory Bird Treaty Act, which prohibits killing, possessing, or trading in migratory birds except in accordance with regulations prescribed by the United States Secretary of the Interior. The project would have no impact on migratory waterfowl and other birds migrating through the region because the project does not include features, which would draw migratory fowl to the area.

The existing facility and proposed ponds will not interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established migratory wildlife corridors, or impede the use of native wildlife nursery sites.

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

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

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

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

## V. CULTURAL RESOURCES

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

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

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

**a), b) and c) Less Than Significant Impact with Mitigations Incorporated** The project site is currently graded and there is no evidence to suggest the presence of any human remains or burial sites located on or near the project site. The project site contains no known paleontological resources or unique geologic sites.

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

Section 7050.5 of the California Health and Safety Code states that if human remains are found during construction activities, all operations are to cease until the County coroner has determined that the remains are not subject to the provisions of law concerning investigation of the circumstances in the manner provided in Section 5097.98 of the Public Resources Code. The potential exists to possibly uncover previously unidentified resources; therefore, it is concluded that there is a less than significant impact with mitigation measure incorporated.

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

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

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

*Timing/Implementation: During Construction/Excavation Activities*

*Enforcement/Monitoring:*

*Glenn County Planning & Community Development Services Agency*

**VI. ENERGY**

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

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

**Less Than Significant Impact.** The project does not include new or expanded sources of significant energy consumption. The proposal will not result in a significant impact due to wasteful, inefficient or unnecessary consumption. The project must comply with California Green Building Standards as well as California Energy Code. Impacts are anticipated to be less than significant.

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

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

**VII. GEOLOGY AND SOILS**

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

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

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

According to the Glenn County General Plan, Glenn County is in a generally inactive seismic area. There are no Alquist-Priolo Special Studies Zones within the County. During the past 100 years, the County has experienced only minor earthquakes within its boundaries and secondary impacts from earthquakes centered out of the area. Projections of future impacts are low to moderate.<sup>11</sup> Glenn County is in a Seismic Design Load “D” according to the Uniform Building Code (UBC). All construction in the County is required to meet the standard set by the UBC for this area.

According to the Glenn County General Plan, the highest historic intensity rating for an earthquake affecting Glenn County is VII as measured by the Modified Mercalli Intensity Scale. The UBC establishes standards for structures to survive earthquakes of an intensity of VII with little or no damage. The UBC also classifies all of Glenn County as being within a Seismic Risk Zone 3. Seismic risk zones are based, in part, on the distribution of earthquakes and the Modified Mercalli Intensity Scale rating of known earthquakes. A Seismic Risk Zone 3 requires that special precautions be taken, in accordance with the UBC, during construction to avoid or minimize earthquake damage.

The United States Geologic Survey (USGS) and California Geologic Survey (CGS) produced a Seismic Shaking Hazards in California map (revised April 2003), which depicts the peak ground acceleration (pga) percentage that has a 10% potential of occurring in the next fifty years.<sup>12</sup> Glenn County, as well as areas on the west side

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<sup>11</sup> Quad Consultants. January 22, 1993. *Glenn County General Plan, Volume III, Environmental Setting Technical Paper*, Section 3.3.1, Seismicity.

<sup>12</sup> United States Geological Survey and California Geologic Survey. *Seismic Shaking Hazards in California*. <http://www.consrv.ca.gov/cgs/rghm/psha/Pages/pgs.aspx>.

of the central valley, are rated as 10%–30% on a scale of 0%–100%. Additionally, no earthquake greater than a magnitude 5.5 has occurred in Glenn County in over 200 years.<sup>13</sup>

The seismic history of Glenn County shows the area to be generally stable. Glenn County's stability can be correlated with its location away from tectonic plate boundary convergence/divergence and its location away from major active faults with high slip rates. The project includes continued operation of an existing facility, no new development is being proposed at this time, any future development shall comply with California Unified Building Code including section 1613 Earthquake Loads. Given this data, seismic related activities such as rupture of known earthquake faults and strong seismic ground shaking would have a less than significant impact on people and structures in the area of the project.

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

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

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

Depending on the level of saturation, soils at the site may be subject to liquefaction during strong shaking in a seismic event. However, since 1800, there have been no recorded earthquakes in Glenn County above a magnitude 5.5. The Earthquake Shaking Potential for California map published by the California Geologic Survey in 2008 indicates that Glenn County is in an area that only will experience lower levels of ground shaking.<sup>14</sup> Further, the California Geologic Survey does not list Glenn County as an area where seismic activity affects soil stability. It is concluded that there is a less than significant impact.

### iv) Landslides?

**No Impact.** Landslides include phenomena that involve the downslope displacement and movement of material, either triggered by static (gravity) or dynamic (earthquake) forces. Areas susceptible to landslides are typically characterized by steep, unstable slopes in weak soil or bedrock units. The highest

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<sup>13</sup> California Department of Conservation, California Geologic Survey. *Map 49, California Earthquakes, 1800-2000*. <http://www.consrv.ca.gov/CGS/rghm/quakes/Pages/index.aspx>.

<sup>14</sup> United States Geological Survey and California Geological Survey. 2008. *Earthquake Shaking Potential for California*. [http://www.consrv.ca.gov/cgs/information/publications/ms/Documents/MS48\\_revised.pdf](http://www.consrv.ca.gov/cgs/information/publications/ms/Documents/MS48_revised.pdf).

potential for landslides exists in the western portion of the County. Figure 4-2 of Volume II of the General Plan depicts the project site as being in an area with the least potential for landslide.<sup>15</sup> The topography of the site and surrounding area is generally flat; therefore, it is not susceptible to slope failures and landslides. Therefore, it is concluded that there will be no impact.

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

**Less Than Significant Impact.** Soil erosion occurs through either water or wind action. Erosion by water includes sheet, rill, ephemeral gully, classical gully, and stream bank erosion. The project site is generally flat. Severe erosion typically occurs on moderate slopes of sand and steep slopes of clay subjected to concentrated water runoff. Disruption of soils on the site is not expected to create significant soil erosion due to the flat topography on the site. Any future construction at the site is required to conform to the Glenn County Code, which includes Glenn County Code Section 15.700 (Leveling of Land-Drainage Changes). The project would therefore not result in substantial soil erosion or the loss of topsoil. It is concluded that there will be a less than significant impact.

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

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

On or Off-Site Landslide

Landslide potential in the County generally correlates with relief. Landslides are not a threat because the site is not located in an area with a great amount of relief. Figure 4-2 of Volume II of the General Plan shows that the project area is in an area of least landslide potential.<sup>16</sup>

Lateral Spreading

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

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

<sup>16</sup> Quad Consultants. June 15, 1993. *Glenn County General Plan, Volume II, Issues*, Public Safety Issue Paper, Figure 4-2.

### Subsidence

Land subsidence is a gradual settling or sudden sinking of the Earth's surface. The principal causes of subsidence are aquifer-system compaction, drainage of organic soils, underground mining, hydrocompaction, natural compaction, sinkholes, and thawing permafrost.<sup>17</sup>

According to the Glenn County General Plan, potential subsidence areas occur in the eastern portion of the County where extensive groundwater withdrawals have occurred.<sup>18</sup> Extraction of natural gas reservoirs located in these same areas can also contribute to local subsidence of the land surface.

Glenn County is being monitored for subsidence through 58 monitoring stations. There have been cases of Subsidence within Glenn County; however, there have been no cases of subsidence at the project site or project vicinity<sup>19</sup>. All future construction is required to meet the standards set by the UBC, which will reduce impacts from possible subsidence. Farming intensity at the project site will not increase and will not have a significant impact on subsidence.

### Liquefaction/Collapse

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

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

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

**Less Than Significant Impact.** Expansive soils are those that shrink or swell with the change in moisture content. The volume of change is influenced by the quantity of moisture, by the kind and amount of clay in the soil, and by the original porosity of the soil. According to Figure 4-5 of Volume II of the Glenn County General Plan,

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<sup>17</sup> U.S. Geological Survey. December 2000. *Land Subsidence in the United States*, USGS Fact Sheet -165-00. <http://water.usgs.gov/ogw/pubs/fs00165/>.

<sup>18</sup> Quad Consultants. June 15, 1993. *Glenn County General Plan, Volume II, Issues*, Public Safety Issue Paper, Section 4.1.3, Subsidence.

<sup>19</sup> CA. Department of Water Resources. February 2015. Glenn County GPS Subsidence

most of Glenn County has high expansive soils.<sup>20</sup> Soils containing a high clay content often exhibit a generally high potential to expand when saturated, and contract when dried out. This shrink/swell movement can adversely affect building foundations, often causing them to crack or shift, with resulting damage to the buildings they support.

Additionally, there would be no substantial risks to life or property from this project because any future development will require compliance with the UBC to avoid potential unstable earth conditions or changes in geologic substructures. If any new structures are proposed in the future the Glenn County Building Division will ensure that the foundations of new structures are adequately designed for the shrink/swell characteristics of expansive soils and no significant impacts to life or property are expected. An engineer will be required to design the footings for future structures to address soil conditions. California Building Code compliance reduces potential impacts from expansive soils to a less than significant level.

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

**Less Than Significant Impact.** The project does not include the installation of a septic system. Compliance with Glenn County Environmental Health standards would ensure that any future septic systems are properly operating and any expansion of the system is designed with respect to on-site soil capabilities for the safe treatment and disposal of wastewater and the protection of groundwater quality. Therefore, this impact would be less than significant.

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

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

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<sup>20</sup> Quad Consultants. June 15, 1993. *Glenn County General Plan, Volume II, Issues*, Public Safety Issue Paper, Figure 4-5.

## VIII. GREENHOUSE GAS EMISSIONS

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

### Legislative/Regulatory

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

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

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

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

ozone (O<sub>3</sub>), and chlorofluorocarbons (CFCs) (Health and Safety Code §38500 et seq.). These gases all act as effective global insulators, reflecting back to earth visible light and infrared radiation.

GHGs are present in the atmosphere naturally, released by natural sources, or formed from secondary reactions taking place in the atmosphere. In the last 200 years, substantial quantities of GHGs have been released into the atmosphere. These extra emissions are increasing GHG concentrations in the atmosphere, enhancing the natural greenhouse effect, which is believed to be causing global warming. While manmade GHGs include carbon dioxide (CO<sub>2</sub>), methane (CH<sub>4</sub>), nitrous oxide (N<sub>2</sub>O), some (like CFCs) are completely new to the atmosphere.

Natural sources of carbon dioxide (CO<sub>2</sub>) include respiration (breathing) of animals and plants and evaporation from the oceans. Together, these natural sources release about 150 billion tons of CO<sub>2</sub> each year, far outweighing the seven billion tons of manmade emissions from fossil fuel burning, waste incineration, deforestation, and cement manufacture. Nevertheless, natural removal processes such as photosynthesis by land and ocean-dwelling plant species cannot keep pace with this extra input of manmade CO<sub>2</sub>, and consequently the gas is building up in the atmosphere.

Methane (CH<sub>4</sub>) is produced when organic matter decomposes in environments lacking sufficient oxygen. Natural sources include wetlands, termites, and oceans. Manmade sources include the mining and burning of fossil fuels, digestive processes in ruminant animals such as cattle, rice paddies, and the burying of waste in landfills. Total annual emissions of CH<sub>4</sub> are about 500 million tons, with manmade emissions accounting for the majority. The major removal process of atmospheric methane – chemical breakdown in the atmosphere – cannot keep pace with source emissions, and CH<sub>4</sub> concentrations in the atmosphere are increasing.<sup>21</sup>

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

**Less Than Significant Impact.** A project cannot generate enough GHG emissions to influence global climate change on its own. A project participates in potential climate change by its incremental contribution (positive or negative) of GHG emissions that, when combined with the cumulative increase of all other natural and anthropogenic sources of GHGs, impact global climate change. Therefore, global climate change is a type of cumulative impact and a project's participation in this cumulative impact is through its incremental contribution of GHG emissions.

Energy efficiency standards have been updated, and new technology has allowed construction to be more energy efficient. Future construction would be required to

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<sup>21</sup> State of California. September 2006. *Assembly Bill 32 California Global Warming Solutions Act of 2006*, [http://www.leginfo.ca.gov/pub/05-06/bill/asm/ab\\_0001-0050/ab\\_32\\_bill\\_20060927\\_chaptered.pdf](http://www.leginfo.ca.gov/pub/05-06/bill/asm/ab_0001-0050/ab_32_bill_20060927_chaptered.pdf)

comply with the updated Title 24 of the California Code of Regulations established by the Energy Commission regarding emergency conservation standards.

This part of the County is used primarily for agriculture and contains limited residential use. Vehicle Miles Traveled are a major contributor to Greenhouse Gas Emissions, there is not anticipated to be a significant increase in Vehicle Miles Traveled as a result of this proposal.

As the proposal is not anticipated to significantly increase Vehicle Miles the proposal is not anticipated to significantly increase greenhouse gas emissions that may have a significant impact on the environment. It is concluded there will be a less than significant impact.

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

See Section VIII a) (above)

**Less Than Significant Impact.** AB 32 is the State of California's primary GHG emissions regulation. The project would not conflict with the state's ability to achieve the reduction targets under AB 32. The project will not result in a change in greenhouse gas emissions or conflict with any adopted plans, policies, or regulations adopted for the purpose of reducing greenhouse gas emissions. Impacts are anticipated to be less than significant.

**IX. HAZARDS AND HAZARDOUS MATERIALS**

Would the project:		Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a)	Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b)	Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c)	Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d)	Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e)	For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f)	Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g)	Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

**Less Than Significant Impact.** The California Health and Safety Code defines a Hazardous Material as “any material that because of its quantity, concentration, or physical or chemical characteristics poses a significant present or potential hazard

to human health and safety or the environment if released into the workplace or environment". Thus, hazardous material is a wide-ranging term for all substances that may be hazardous (there is no single list) and includes hazardous substances and hazardous wastes. Substances that are flammable, corrosive, reactive oxidizers, radioactive, combustible, or toxic are considered hazardous. Examples include: oil, fuels, paints, thinners, cleaning solvents, compressed gasses (acetylene, carbon dioxide, oxygen, nitrogen, etc.), radioactive materials, and pesticides.

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

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

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

The project does not include the routine transport or disposal of hazardous materials. The project has a less than significant impact related to the use hazardous materials onsite

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

**Less Than Significant Impact with Mitigations Incorporate**

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

According to the GCAPCD, businesses that handle hazardous materials are required by law to provide an immediate verbal report of any release or threatened release of hazardous materials. Local, state, and federal regulations for use and handling of hazardous materials will reduce impacts to the public and the environment. The project has the potential to release hazardous materials to the environment if a spill of fuel or equipment leaks were to occur onsite.

A Hazardous Materials Business Plan is required for any facility that store hazardous materials greater than 55 gallons, 500 lbs or 200 cubic feet or facilities that generate any amount of hazardous waste. The mitigation measure HA-1 has been established based upon GCAPCD's requirement. It is concluded there will be a less than significant impact with Mitigation Measures incorporated.

**Mitigation Measure HA-1 (Hazards and Hazardous Materials)**

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

*Timing/Implementation:* Prior to Operation Commencement

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

- c) **Would the project emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?**

**No Impact.** Project operations will not emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste. The project is not located within one-quarter mile of a school. Due to lack of hazardous emissions and no schools being located within one-quarter mile it is concluded that there will be no impact as a result of this project.

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

**No Impact.** The project is not located on a site which is included on a list of hazardous materials sites compiled pursuant to California Government Code §65962.5. According to the database of cleanup sites provided through the California Department of Toxic Substance Control (DTSC), there are no cleanup sites within the vicinity of the project.<sup>22</sup> Therefore, it is concluded that there will be no impact.

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

**No Impact.** The project site is located approximately 6 miles north of the Willows Airport. This airport is the closest public use airport to the project site. The project

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<sup>22</sup> California Department of Toxic Substance Control. *Envirostor: Cleanup Sites and Hazardous Waste Permitted Facilities*. <http://www.envirostor.dtsc.ca.gov/public/>.

site is not located within the airport land use planning boundary for this airport. This airport would have no impact on the project site and would not create a significant hazard for people residing or working in the project area. Therefore, it is concluded that there will be no impact.

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

**Less Than Significant Impact.** The project would not interfere with an adopted emergency response or evacuation plan. All roads in the area would remain open. The project site is located on private property with adequate access to county roads. The project will not interfere with adjacent roadways that may be used for emergency response or evacuation.

Designated emergency evacuation routes in the event of flood or dam failure are listed in Section 3.7 of Volume II of the Glenn County General Plan.<sup>23</sup> The proposed project does not pose a unique or unusual use or activity that would impair the effective and efficient implementation of an adopted emergency response or evacuation plan. The project will not obstruct or compromise the safety of emergency response vehicles or aircraft and their ability to effectively respond in an emergency. It is concluded this project will have a less than significant impact.

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

**No Impact.** The proposed project would not expose people, agricultural lands, or structures to a significant risk of loss, injury, or death involving wildland fires surrounding the project site. The project site is not located within a State Responsibility Area managed by the California Department of Forestry and Fire Protection (CAL FIRE). It is adjacent to the State Responsibility Area. The site is not ranked by CAL FIRE. The project site is not located within a fire hazard zones. The most severe wildland fires occur in the western portion of the County within the Mendocino National Forest. It is concluded that there will be no impact on the project from wildland fires.

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<sup>23</sup> Quad Consultants. June 15, 1993. *Glenn County General Plan, Volume II, Issues*, Public Safety Issue Paper, Section 3.7, Emergency Response Plan.

**X. HYDROLOGY AND WATER QUALITY**

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

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

**Less Than Significant Impact.** The permanent ponds were approved by the RWQCB on June 30, 2020. These ponds are to be concrete lined and located on the same parcel that was proposed for the composting facility and have similar environmental impacts to the proposed composting operation. Unlike the proposed compost facility, the ponds are located as far away as possible from the adjoining neighbors and directly north of the processing building.

California Olive Ranch proposes to continue handling wastewater as described in Waste Discharge Requirements Order R5-2012-0039 and, rather than transporting the wet pomace offsite for third-party feed processing, COR will store and dry the pomace onsite and sell the dried pomace as livestock feed or land-apply it to orchards. The land application of wastewater from COR olive processing facility is addressed in WDR Order R5-2012-0039 and an anti-degradation analysis was conducted for this wastewater. The analysis showed that the loading rates proposed by the Discharger are substantially below agronomic rates and that the risk to groundwater is indistinguishable from good farming practices. The anti-degradation analysis concluded that the discharge will not result in any measurable groundwater degradation. The results from the analysis are outlined in the application project narrative.

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

**Less Than Significant Impact.** The water supply for the facility is supplied by a groundwater well located in the vicinity of the main processing facility, approximately 500 feet south of the proposed pomace storage ponds. This well is used to supply approximately 10 gallons per minute on average to the facility. Based on the Water Well Drillers Report dated 1965, the primary water-bearing intervals consist of a gravel layer encountered between approximately 78 and 88 feet (below ground surface) bgs and a sand layer encountered between 162 and 167 feet bgs. DWR monitors water levels in this well annually in the spring and fall. The project will not decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin.

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

- i) result in a substantial erosion or siltation on- or off-site;**
- ii) substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite;**

- iii) **create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or**

**Less Than Significant Impact.** The project will have a less than significant impact on hydrology and water quality because of federal, state, and local provisions, as well as, hydrology related Conditions of Approval required for the project. Per the Waste Discharge Requirements, best practical treatment and control technologies as outlined in WDRs Order R5-2012-0039 will be employed. In addition, best management practices are employed in accordance with the General Permit for Stormwater Discharges Associated with Industrial Activities (Order 2014-0057-DWQ).

Best management practices to address the operational changes outlined in this ROWD include 1) lining the pomace storage ponds to minimize groundwater impacts and land-applying the pomace in accordance with the best management practices.

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

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

**Less Than Significant Impact.** The project site is in Flood Zone “A”; Flood Zone “A” is a 100-year flood hazard area, according to Federal Flood Insurance Rate Map Panel 06021 600D, August 5, 2010. The project site will be sloped to control surface runoff and compacted. Runoff will be retained in the ponds; no offsite discharge. The grading and drainage patterns of the site will not increase surface runoff which would result in flooding on- or off-site.

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

**Less Than Significant Impact.** A seiche is a surface wave created when a body of water is shaken, usually by earthquake activity. Glenn County has low potential for earthquakes. Seiches are potentially hazardous when the wave action created in lakes or swimming pools is strong enough to threaten life and property. Tsunamis are large ocean waves generated by major seismic events and mudflows are landslide events in which a mass of saturated soil flows downhill as

a very thick liquid. There would be no impact on the project site from inundation by seiche or tsunami because the project area is not located near large bodies of water that would pose a seiche or tsunami hazard. The project site is in Flood Zone "A"; Flood Zone "A" is a 100-year flood hazard area, according to Federal Flood Insurance Rate Map Panel 06021 600D, August 5, 2010. It is concluded that there will be a less than significant impact on release of pollutants due to local, state, and federal regulations, as well as, the project being overseen by the Central Valley Regional Water Quality Control Board.

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

**Less than Significant Impact.** The project would not result in a substantial amount of runoff; therefore, it would not exceed the capacity of a stormwater drainage system. The proposal will not conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan. The proposed project will not substantially degrade water quality. The proposed project would not substantially decrease groundwater supplies or interfere with groundwater recharge as no significant increases in groundwater use are planned.

**XI. LAND USE AND PLANNING**

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

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

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

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

**No Impact.** The General Plan land use designation is “Intensive Agriculture” and the zoning designation is “AP-80”. This project is consistent with and will not conflict with the zoning designation. The project is consistent with the General Plan land use goals and policies and no significant land use conflicts or impacts will occur. It is concluded that there will be no impact on land use.

## XII. MINERAL RESOURCES

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

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

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

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

Mining in Glenn County was primarily related to the extraction of strategic minerals during World Wars I and II. The extraction of chrome and manganese essentially ended in the late 1940s with the loss of government demand and subsidies.<sup>24</sup>

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

<sup>24</sup> Quad Consultants. January 22, 1993. *Glenn County General Plan, Volume III, Environmental Setting Technical Paper*, Section 2.5, Mineral and Energy Resources.

**Less Than Significant Impact.** According to the California Department of Conservation, none of the project site is not located within a Mineral Resource Zone, which are areas that have a high likelihood of containing significant aggregate deposits.<sup>25</sup> None of the project areas are located on active mine sites. There is no other evidence that any of the project areas have mineral resources that may add value to the region and residents of the state, or are important mineral resource recovery sites. Therefore, no significant impacts to mineral resources are anticipated.

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<sup>25</sup> California Department of Conservation, Mineral Lands Classification,  
<https://maps.conservation.ca.gov/cgs/informationwarehouse/index.html?map=mlc>

### XIII. NOISE

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

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

**Less Than Significant Impact.** The area is agricultural. Noise is limited to generation of crops such tractors, harvesters, and processing. The COR processing facility is directly adjacent to the proposed pond site and operates 24/hours, seven days a week, during the harvest season. There may be periodic increases in noise during future construction activities. Construction-related noises between the hours of 7:00 A.M. and 7:00 P.M. are exempt from the local noise standards per Glenn County Code §15.560.100(F)(5). Construction-related noise levels at other times are regulated by Glenn County Code §15.560.100.

The Glenn County General Plan Noise Element provides a basis for local policies to control and abate environmental noise, and to protect the citizens of Glenn County from excessive noise exposure. The County also enforces its Noise Ordinance (Chapter 15.560.100) in the County Code. This ordinance contains noise level standards for residential and non-residential land uses. Section 6.10 of the Glenn County General Plan supplies noise/land use compatibility guidelines and noise level standards. The project will not result in a substantial temporary or permanent increase in ambient noise levels in the project vicinity. It is concluded there will be less than significant impact.

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

**Less Than Significant Impact.** The proposed project would not generate excessive groundborne vibrations. Vibrations are regulated by Glenn County Code §15.560.130, which states that no use shall generate ground vibrations which are perceptible without instruments beyond the lot line. Ground vibration caused by motor vehicles, aircraft, temporary construction work or agricultural equipment are exempt from the vibration performance standard as stated under Glenn County Code §15.560.130. The impact from construction-related groundborne vibration and groundborne noise is considered less than significant.

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

**No Impact.** There are no private airports or private airstrips located within the vicinity of the project site. According to topographic maps and aerial photos, the project site is not located within the vicinity of a private airstrip. Additionally, the project site is located outside of airport land use planning boundaries.<sup>26</sup> This airport is the closest public use airport to project site. The project site is outside of the noise contour based on the Community Noise Equivalent Level (CNEL) as defined in the Willows Glenn County Airport Master Plan. It is concluded that there will be a less than significant impact as a result of this project.

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<sup>26</sup> Glenn County Airport Land Use Commission. June 30, 1990. *Comprehensive Airport Land Use Plan Willows Glenn County Airport*. [http://gcppwa.net/documents/Willows\\_Airport\\_Land\\_Use\\_Plan-1990.pdf](http://gcppwa.net/documents/Willows_Airport_Land_Use_Plan-1990.pdf)

#### XIV. POPULATION AND HOUSING

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

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

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

**No Impact.** The proposed project would not induce substantial population growth directly or indirectly. In accordance with Glenn County General Plan §3.0.2 (Intensive Agriculture), the proposed project will not violate the population density standard of 12 persons per square mile (640 acres). The proposed project would not induce substantial population growth directly or indirectly. Therefore, it is concluded that there will be no impact on population growth.

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

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

**XV. PUBLIC SERVICES**

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

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

**i) Fire protection?**

**Less Than Significant Impact.**

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

**ii) Police protection?**

**Less Than Significant Impact.** Law enforcement for unincorporated portions of Glenn County, including the project site, is provided by the Glenn County Sheriff's Department. There is a sheriff's office located in the City of Willows and substations located in the City of Orland and Hamilton City. The California Highway Patrol is responsible for patrolling all interstate and state highways. Transportation routes to the project site are adequate for law enforcement to reach the area in the event of an emergency. The project site has adequate access to County Road 35 through frontage. Response time would not be affected by the proposed project. This project is not anticipated to require the staffing of additional peace officers or the purchase of additional equipment to support law enforcement activities. The project will not generate substantial additional population in the area and therefore would not require additional police surveillance over existing conditions. Based on this information, it is concluded that the project would have a less than significant impact on police protection.

**iii) Schools?**

**No Impact.** The project will not result in an increase in demand on the public-school system. It is concluded that there is no impact from the project.

**iv) Parks?**

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

**v) Other public facilities?**

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

**XVI. RECREATION**

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

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

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

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

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

## XVII. TRANSPORTATION

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

### Glenn County Roads Overview:

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

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

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

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

**Less Than Significant Impact.**

The project site is adjacent to County Road 35. Traffic in the area of the project is generally agricultural and limited residential. The majority of truck traffic for this project is directed east on County Road 35 to Interstate 5. Current vehicle traffic in the area consists of farm vehicles, trucks, and equipment. Three employees per shift, with three shifts, are proposed during harvest. Additional vehicle traffic as a result of this project would not have a significant impact on current access roads or nearby connecting roads. Parking is available at the California Olive Ranch for truck traffic and employee needs. The project is not anticipated to result in a significant increase in traffic from current or past operations. The project will not conflict with any program, plan, ordinance or policy addressing the circulation system including transit, roadway, bicycle and pedestrian facilities

- b) **Conflict or be inconsistent with CEQA Guidelines § 15064.3, subdivision (b) § 15064.3 Determining the Significance of Transportation Impacts (b) Criteria for Analyzing Transportation Impacts**

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

**Less Than Significant Impact.** Section 15064.3 was recently added to the CEQA Guidelines and states that “vehicle miles traveled” (VMT) is the preferred method for evaluating transportation impacts. This project includes continued operation of an existing processing operation, that is being relocated to the source location of the product (olive pumice). The project will not result in a substantial increase in vehicle miles traveled by project-related traffic, because it will require less distance to move from the source to the process ponds. It is concluded there will not be a significant increase in VMT as a result of this proposal; therefore; there will be a less than significant impact.

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

**Less Than Significant Impact.** The proposed project would not substantially increase traffic hazards due to geometric design feature or incompatible uses. The project does not include potentially hazardous design features such as sharp curves or dangerous intersections. County Road 35 will continue to provide adequate ingress and egress.

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

**Less Than Significant Impact.** The project would not result in inadequate emergency access because of the access road to County Road 35. Emergency services agencies have been contacted and have no objections to the proposal. It is concluded that there will be a less than significant impact on emergency access.

### **XVIII. TRIBAL CULTURAL RESOURCES**

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

AB 52 was enacted on July 1, 2015 and establishes that “a project with an effect that may cause a substantial adverse change in the significance of a tribal cultural resource is a project that may have a significant effect on the environment” (Public Resources Code Section 21084.2). AB 52 further states that the lead agency shall establish measures to avoid impacts that would alter the significant characteristics of a tribal cultural resource when feasible (PRC Section 21084.3).

Public Resources Code Section 21074 (a)(1)(A) and (B) defines tribal cultural resources as “sites, features, places, cultural landscapes, sacred places, and objects with cultural value to a California Native American tribe” and meets either of the following criteria:

- Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or

- A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying these criteria, the lead agency shall consider the significance of the resource to a California Native American tribe.

AB 52 also establishes a formal consultation process for California cities, counties, and tribes regarding tribal cultural resources. Under AB 52, lead agencies are required to “begin consultation with a California Native American tribe that is traditionally and culturally affiliated with the geographic area of the proposed project.” Native American tribes to be included in the process are those that have requested notice of projects proposed within the jurisdiction of the lead agency.

**a) Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:**

- i) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or**
- ii) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.**

**i) and ii) Less than significant with Mitigations Incorporated.** The project includes continued operation of an existing processing facility, while adding dehydration ponds for pumice.

Pursuant to AB 52, project notifications have been mailed by Glenn County to tribes that have requested notice of projects proposed within the County to invite consultation and avoid potential impacts to tribal cultural resources. It is concluded the proposal will have a less than significant impact with mitigations incorporated.

#### Discovery of Cultural Resources

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

**Mitigation Measure TCR -1 (Tribal Cultural Resources)**

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

*Timing/Implementation:*

During Construction/Excavation Activities

*Enforcement/Monitoring:*

Glenn County Planning & Community Development Services Agency

## XIX. UTILITIES AND SERVICE SYSTEMS

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

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

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

The proposed project would not require or result in the construction of new storm water drainage facilities or the expansion of existing facilities; therefore, no significant environmental damage would result from the construction of such facilities. The project will not require significant alterations to existing electric power, natural gas, or telecommunications facilities. It is concluded there will be a less than significant impact as a result of this project.

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

**Less Than Significant Impact.** The project includes adding pomace drying ponds to an existing processing facility. There is sufficient water supply to serve the project.

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

**Less Than Significant Impact.** The project will not result in the increased generation of wastewater requiring treatment.

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

**Less Than Significant Impact.**

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

**No Impact.** In compliance with guidelines set forth by AB 939 (California Integrated Waste Management Act of 1989), the County of Glenn has adopted a Source Reduction and Recycling Element (SRRE) to define goals and objectives for waste reduction, recycling, and diversion. The SRRE defines guidelines to implement these goals and objectives through seven main programs, consisting of Source Reduction, Recycling, Composting, Special Waste Materials, Public Education, Policy Incentives, and Facility Recovery. The proposed project will be required to comply with all federal, state, and local statutes and regulations related to solid waste disposal. As a result, there would be no impact on solid waste regulations.

**XX. WILDFIRE**

		Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a)	Substantially impair an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b)	Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c)	Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d)	Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

**Less Than Significant Impact.** The project would not interfere with an adopted emergency response or emergency evacuation plan. All roads in the area would remain open. The project site is located on private property with adequate access to county roads. The project site has adequate access to County Road 35. The project will not interfere with adjacent roadways that may be used for emergency response or evacuation. The project will not prohibit subsequent plans from being established or prevent the goals and objectives of existing plans from being carried out. The proposed project does not pose a unique or unusual use or activity that would impair the effective and efficient implementation of an adopted emergency response or evacuation plan. The most severe wildland fires occur in the western portion of the County within the Mendocino National Forest. The project will not obstruct or compromise the safety of emergency response vehicles or aircraft and their ability to effectively respond in an emergency. Therefore, it is concluded that there is a less than significant impact.

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

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

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

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

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

**Less Than Significant Impact.** Workers will not be exposed to downslope or downstream flood or landslides as a result of runoff, post-fire slope instability, or drainage changes.

**XXI. MANDATORY FINDINGS OF SIGNIFICANCE**

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

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

**Less Than Significant Impact.** Impacts associated with the project have been identified in this document. The project does not have an impact as such to significantly degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory.

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

**Less Than Significant Impact.** There are currently no known aspects of the project that might result in cumulative impacts to the project site or surrounding areas. The project includes adding pomace drying and processing ponds to an existing olive oil processing facility. The project does not have cumulatively considerable effects on past, present, or future projects.

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

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

## REFERENCES

In addition to the resources listed below, Initial Study analysis may also be based on on-site field observations, discussions with the affected agencies, analyses of adopted plans and policies, review of existing studies, and specialized environmental studies. Most resource materials are on file in the office of the Glenn County Planning & Community Development Services Agency, 225 North Tehama Street, Willows, CA 95988, Phone (530) 934-6540.

**LANDOWNER/**

**APPLICANT:** California Olive Ranch  
Jim Lipman, Vice President [JLipman@cal-olive.com](mailto:JLipman@cal-olive.com)

**PROJECT SITE:** 5945 County Road 35  
Artois, California 95913

**MAILING:** 1367 East Lassen Avenue, Suite A-1  
Chico, California 95973

**CONSULTANT:** VESTRA Resources, Inc.  
Wendy Johnston  
5300 Aviation Drive  
Redding, California 96002  
WJohnston@vestra.com  
(530) 223-2585

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

California Department of Conservation, California Geologic Survey  
California Department of Conservation, Division of Oil, Gas, and Geothermal Resources  
California Department of Fish and Wildlife  
California Department of Forestry and Fire Protection (Cal Fire)  
CalRecycle  
Glenn County Agricultural Commissioner  
Glenn County Air Pollution Control District/Certified Unified Program Agency  
Glenn County Environmental Health Department  
Glenn County Planning & Community Development Services Agency, Building Inspection  
Glenn County Public Works Agency, Engineering & Surveying Division  
Glenn County Public Works Agency, Solid Waste Division  
Glenn County Resource Conservation District  
Glenn County Sheriff's Office  
Corresponding Local Fire Protection District  
Corresponding Native American Tribes  
Corresponding Local School District  
Pacific Gas and Electric Company (PG&E)  
Regional Water Quality Control Board, Central Valley Region  
Tehama-Colusa Canal Authority  
Western Area Power Administration

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

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

California Department of Transportation. *Officially Designated State Scenic Highways.*

<http://www.dot.ca.gov/hq/LandArch/scenic/schwy.htm>.

California Environmental Protection Agency, Air Resources Board. *Climate Change Program.*

<http://www.arb.ca.gov/cc/cc.htm>

California Environmental Protection Agency, Air Resources Board. June 2011. *2011 State Area Designations.* <http://www.arb.ca.gov/desig/adm/adm.htm>.

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Federal Emergency Management Agency. Flood Insurance Rate Maps (FIRM) for Glenn County, as revised to date.

Glenn County Airport Land Use Commission. February 27, 1991. *Comprehensive Airport Land Use Plan: Orland-Haigh Field Airport*.  
[http://gcppwa.net/documents/Orland\\_Airport\\_Land\\_Use\\_Plan-1991.pdf](http://gcppwa.net/documents/Orland_Airport_Land_Use_Plan-1991.pdf).

Glenn County Planning Division. Glenn County Geographic Information System.

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

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

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

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

Quad Knopf. May 2005. *Confined Animal Facilities Element of the Glenn County General Plan*.

State of California. September 2006. *Assembly Bill 32 California Global Warming Solutions Act of 2006*, [http://www.leginfo.ca.gov/pub/05-06/bill/asm/ab\\_0001-0050/ab\\_32\\_bill\\_20060927\\_chaptered.pdf](http://www.leginfo.ca.gov/pub/05-06/bill/asm/ab_0001-0050/ab_32_bill_20060927_chaptered.pdf)

Title 15 (Unified Development Code) of the Glenn County Code, as revised to date.  
[http://www.countyofglenn.net/govt/county\\_code/?cc\\_t\\_id=17](http://www.countyofglenn.net/govt/county_code/?cc_t_id=17)

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<http://www.epa.gov/WaterSense/pubs/indoor.html>

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# GLENN COUNTY

## Planning & Community Development Services Agency

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



Donald Rust, Director

### REQUEST FOR REVIEW

#### COUNTY DEPARTMENTS/DISTRICTS

- Glenn County Agricultural Commissioner
- Glenn County Air Pollution Control/CUPA
- Glenn County Assessor
- Glenn County Building Inspector
- Glenn County Public Works Agency
- Glenn County Environmental Health
- Glenn County Sheriff's Department
- Glenn County Board of Supervisors
- Glenn County Counsel
- Glenn County Planning Commission
- Glenn LAFCO

#### FEDERAL AGENCIES

- U.S. Army Corps of Engineers
- U.S. Fish and Wildlife Service
- U.S. Department of Agriculture
- U.S. Bureau of Reclamation - Willows

#### OTHER

- California Water Service Co. (Chico)
- Sacramento River National Wildlife Refuge
- City of Willows
- Comcast Cable (Chico Office)
- Community Services District:
- Pacific Gas and Electric Company (PG&E)
- Fire Protection District: Artois
- Glenn County Resource Conservation District
- School District: Willows

#### STATE AGENCIES

- Central Valley Flood Protection Board
- Central Valley Regional Water Quality Control Board (RWQCB)
- State Water Resources Control Board – Division of Drinking Water
- Department of Alcoholic Beverage Control (ABC)
- Department of Conservation, Division of Land Resource Protection
- Department of Conservation, Office of Mine Reclamation (OMR)
- Department of Conservation, Division of Oil, Gas, and Geothermal
- Department of Fish and Wildlife
- Department of Food and Agriculture
- Department of Forestry and Fire Protection (Cal Fire)
- Department of Housing and Community Development (HCD)
- Department of Public Health
- Department of Toxic Substances Control (DTSC)
- Department of Transportation (Caltrans)
- Department of Water Resources (DWR)
- Office of the State Fire Marshall
- Cal Recycle

- Northeast Center of the CA Historical Resources Information System
- Grindstone Rancheria of Wintun-Wailaki
- Paskenta Band of Nomlaki Indians
- Mechoopda Indian Tribe of Chico Rancheria
- Colusa Indian Community Council Cachil Dehe Band of Wintun Indians
- Railroad: Southern Pacific
- Orland-Artois Water District
- Sacramento-San Joaquin Draining District:
- Special District:
- Irrigation District

DATE: July 27, 2020

PROJECT: **Conditional Use Permit 2017-001, Amendment**  
California Olive Ranch, Pomace Storage Ponds

PLANNER: Andy Popper, Senior Planner; [apopper@countyofglenn.net](mailto:apopper@countyofglenn.net)

## REQUEST FOR REVIEW

**PROJECT:** **Conditional Use Permit 2017-001, Amendment**  
California Olive Ranch, Pomace Storage Ponds

**PLANNER:** Andy Popper, Senior Planner; [apopper@countyofglenn.net](mailto:apopper@countyofglenn.net)

**LANDOWNER/  
APPLICANT:** California Olive Ranch  
Jim Lipman, Vice President [JLipman@cal-olive.com](mailto:JLipman@cal-olive.com)

**PROJECT SITE:** 5945 County Road 35  
Artois, California 95913

**MAILING:** 1367 East Lassen Avenue, Suite A-1  
Chico, California 95973

**CONSULTANT:** VESTRA Resources, Inc.  
Wendy Johnston  
5300 Aviation Drive  
Redding, California 96002  
[WJohnston@vestra.com](mailto:WJohnston@vestra.com)  
(530) 223-2585

**PROPOSAL:** California Olive Ranch (COR) has applied to amend the existing conditional use permit for a previously approved composting facility, to be revised to pomace storage ponds and processing, with no future composting. COR has prepared design drawings to construct three permanent ponds with a combined surface area of approximately 10.16 acres. Additional project information is included with the application.

**LOCATION:** The project site is located north of the COR olive processing facility at 5945 County Road 35 west of Artois. The site is approximately three miles west of Interstate 5 in the unincorporated area of Glenn County, California. The proposed ponds will be located on the eastern versus western portion of the milling facility property (see Site Plans).

The project can be further described as being located in the northwest  $\frac{1}{4}$  of Section 12, Township 20 North, Range 4 West, M.D.B.M. Elevations on the property range from about 150 feet to 212 feet above mean sea level (MSL). 39°, 36', 34" North Latitude, 122° 15', 44" West Longitude.

**APN:** 021-020-027

**ZONING:** "AP-80" (Agricultural Preserve Zone, 72-acre minimum parcel size)

**GENERAL PLAN:** "Intensive Agriculture"

**FLOOD ZONE:** The project site is in Flood Zone "A"; Flood Zone "A" is a 100-year flood hazard area, according to Federal Flood Insurance Rate Map Panel 06021 600D, August 5, 2010.

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REQUEST: The Glenn County Planning Division is requesting comments on this proposal for determination of completeness, potential constraints, proposed mitigations, and/or conditions of approval.

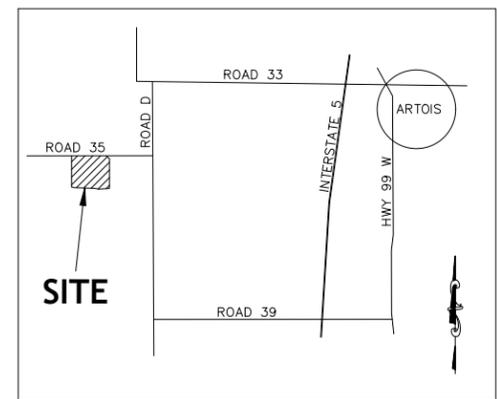
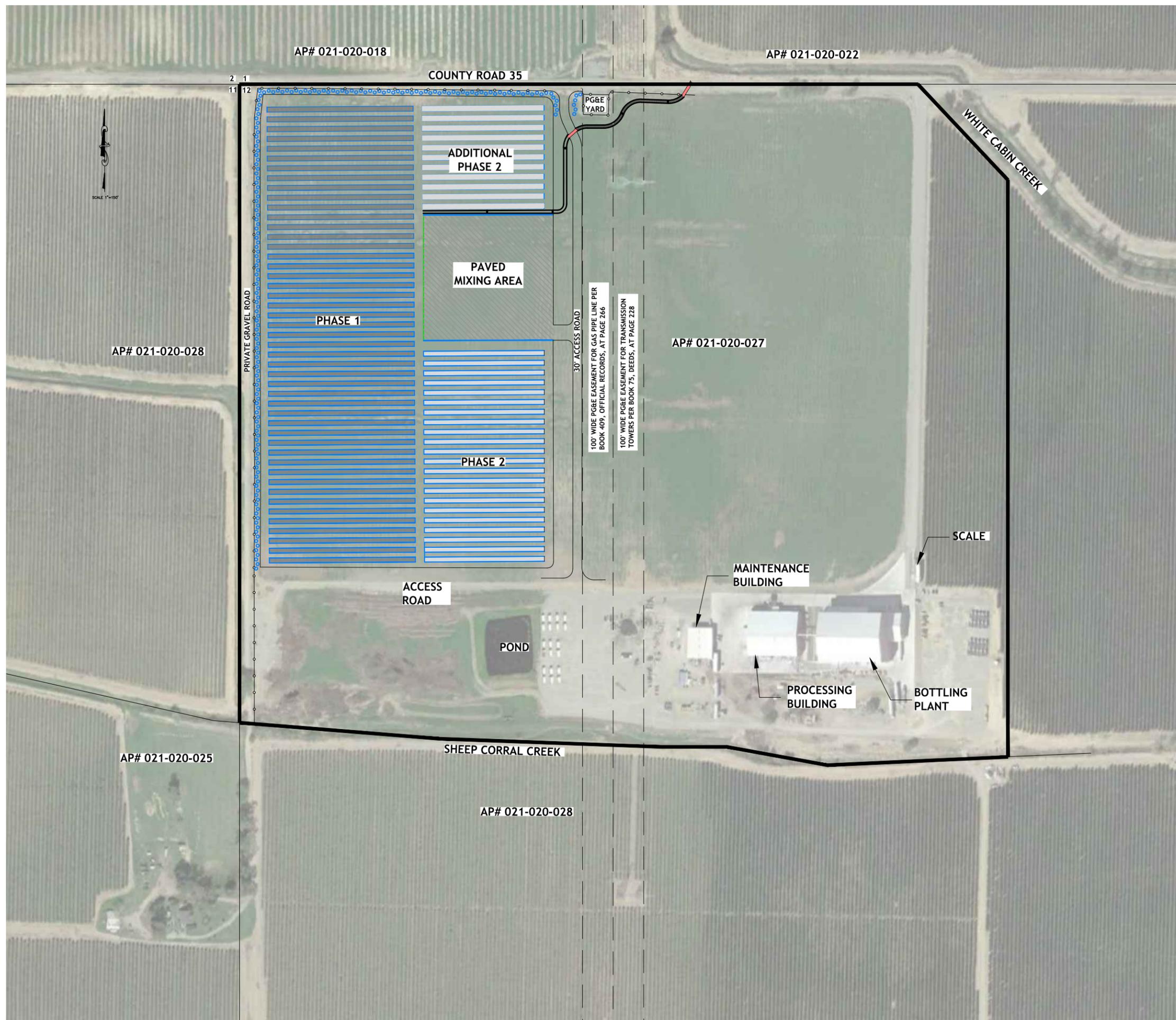
If comments are not received by **FRIDAY, AUGUST 7, 2020**, it is assumed that there are no specific comments to be included in the initial analysis of the project. Comments submitted by e-mail are acceptable. Thank you for considering this matter.

**AGENCY COMMENTS:**

Please consider the following:

1. Is the information in the application complete enough to analyze impacts and conclude review?
  2. Comments may include project-specific code requirements unique to the project. Cite code section and document (i.e. General Plan, Subdivision Map Act, etc.).
  3. What are the recommended Conditions of Approval for this project and justification for each Condition? When should each Condition be accomplished (i.e. prior to any construction at the site, prior to recording the parcel map, filing the Final Map, or issuance of a Certificate of Occupancy, etc.)?
  4. Are there significant environmental impacts? What mitigation(s) would bring the impacts to a less than significant level? When should mitigation(s) be accomplished (i.e. prior to recording parcel map, filing Final Map, or Certificate of Occupancy, etc.)?
- 
-

P:\CAD\71707 California Olive Ranch\DWG\FONDS\PERMIT SITE PLAN.dwg



**OWNER/APPLICANT:**

CALIFORNIA OLIVE RANCH  
 JIM LIPMAN  
 1667 EAST LASSEN AVE. SUITE A-1  
 CHICO, CALIFORNIA 95973  
 530.846.8000

**PREPARER:**

VESTRA RESOURCES, INC.  
 WENDY JOHNSTON  
 5300 AVIATION DR.  
 REDDING, CALIFORNIA 96002  
 530.223.2585

**AP NO:**

PROJECT LOCATION  
 021-020-027 122.06 ACRES

**ADJACENT PROPERTY:**

AP# 021-020-018  
 KENNEDY DANIEL & LISA  
 WILLOWS, CA 95988

AP# 021-020-024  
 BERENS JOHN L & BARBARA A  
 WILLOWS, CA 95988

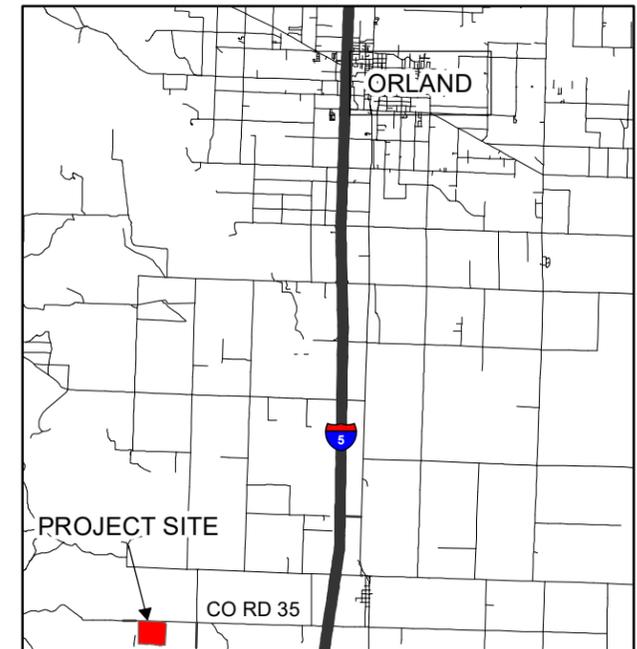
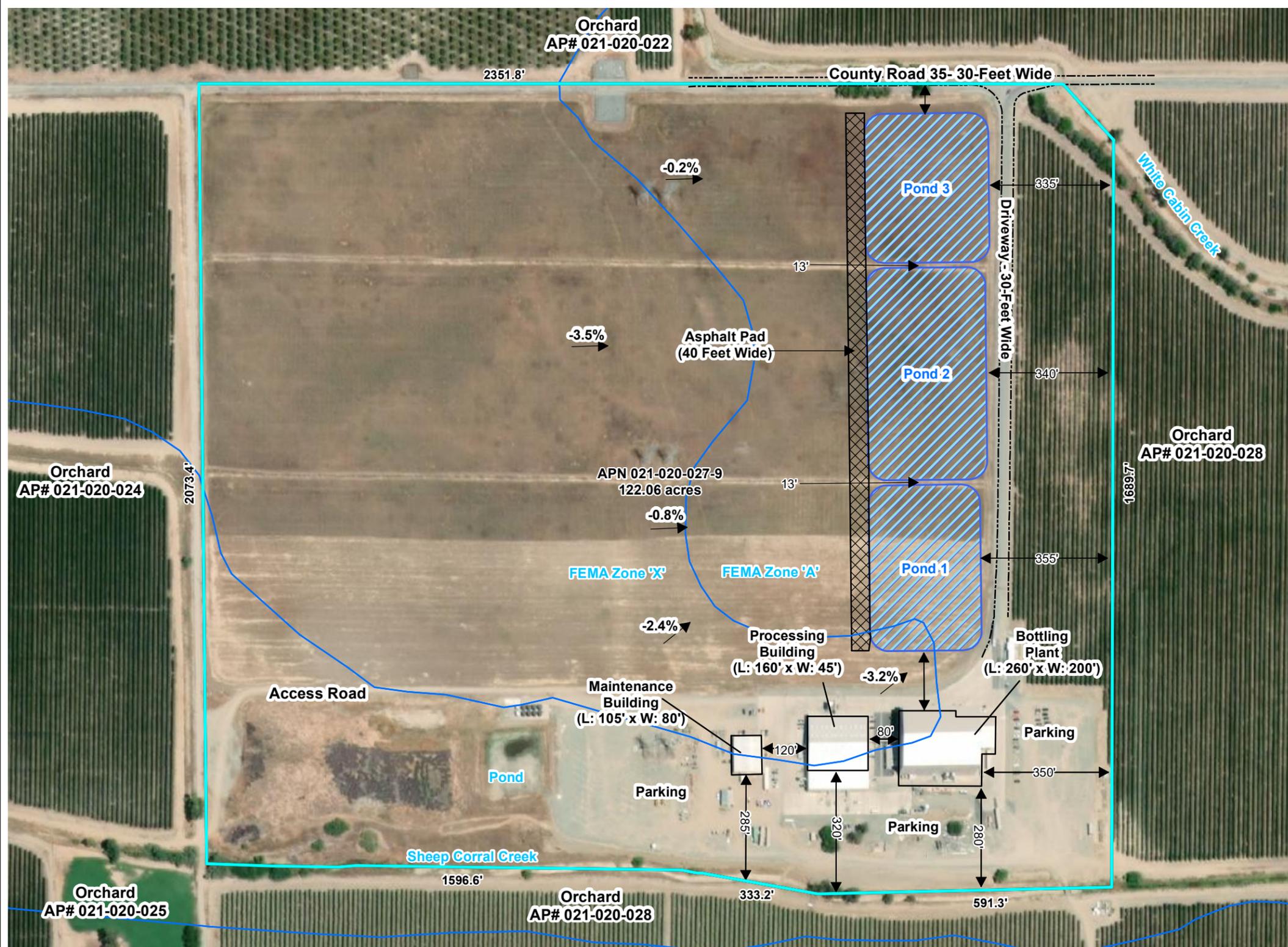
AP# 021-020-025  
 BERENS JOHN L & BARBARA A  
 WILLOWS, CA 95988

AP# 021-020-028  
 CALLIOPSIS LLC  
 WILLOWS, CA 95988

AP# 021-020-022  
 CALLIOPSIS LLC  
 WILLOWS, CA 95988

VERIFY SCALES BAR IS ONE INCH ON ORIGINAL DRAWING IF NOT ONE INCH ON THIS SHEET - ADJUST SCALES ACCORDINGLY	
WWW.VESTRA.COM (530) 223-2585 FAX (530) 223-1145	BY 5300 AVIATION DRIVE - REDDING, CA 96002
DSN: _____ DR: CS _____ CHK: SG _____ APVD: SG _____	NO. _____ DATE _____ REVISION _____
FIGURE 2 CALIFORNIA OLIVE RANCH PREVIOUS PROPOSED ACTION GLENN COUNTY, CALIFORNIA	
SHEET	
DATE	07/15/20
JOB NO.	71707





**Property Owner:**  
 California Olive Ranch  
 Jim Lipman  
 1367 East Lassen Avenue, Suite A-1  
 Chico, California  
 (530) 592-3743

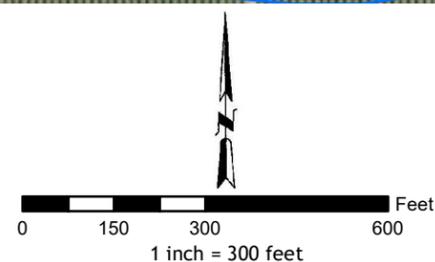
**Prepared By:**  
 VESTRA Resources, Inc.  
 5300 Aviation Drive  
 Redding, CA 96002  
 (530) 223-2585

**Assessor's Parcel Number/Address:**  
 APN 021-020-027-09  
 5945 County Road 35  
 Artois, CA 95913

**Adjacent Property:**

AP# 021-020-018 Kennedy Daniel & Lisa Willows, Ca 95988	AP# 021-020-022 Calliopsis LLC Willows, Ca 95988
AP# 021-020-024 Berens John L & Barbara A Willows, Ca 95988	AP# 021-020-028 Calliopsis LLC Willows, Ca 95988
AP# 021-020-025 Berens John L & Barbara A Willows, Ca 95988	

- Existing Driveway
- ▭ Existing Building
- ▨ Proposed Pond
- ▭ Parcel Boundary
- ▩ Asphalt Pad
- ▭ FEMA Zone



SOURCE: DIGITALGLOBE 2018 AERIAL PHOTOGRAPH

**FIGURE 3  
 PLOT PLAN  
 CALIFORNIA OLIVE RANCH  
 GLENN COUNTY, CALIFORNIA**

# GLENN COUNTY

## Planning & Community Development Services Agency Environmental Health Department

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



DONALD RUST, Director

Date: July 30, 2020

To: Andy Popper, Senior Planner  
Glenn County Planning Department

From: John H Wells, REHS  
Glenn County Environmental Health

Re: **Conditional Use Permit 2017-001 Amendment – California Olive Ranch (021-020-027)**

Our office has reviewed the Conditional Use Permit (CUP) Application from California Olive Ranch to allow the storage, drying, and land application of olive pomace at the site. Our department has the following comments on the project:

### **Solid Waste Facility Permitting**

Typically, a facility handling and processing compostable materials like olive pomace would be required to obtain a solid waste facility permit (SWFP) and would be subject to periodic yearly or quarterly inspections by the Local Enforcement Agency (LEA). 14 CCR 17855 provides several scenarios where a facility can be *excluded* from requiring a SWFP. 14 CCR 17855 (a)(5)(J) provides one such scenario that fits the proposed activity for the site:

#### ***§ 17855. Excluded Activities.***

*(a) Except as provided otherwise in this Chapter, the activities listed in this section do not constitute compostable material handling operations or facilities and are not required to meet the requirements set forth herein. Nothing in this section precludes the EA or the Department from inspecting an excluded activity to verify that the activity is being conducted in a manner that qualifies as an excluded activity or from taking any appropriate enforcement action.*

*(5) The handling of compostable materials is an excluded activity if:*

*(J) the materials are handled in such a way to preclude their reaching temperatures at or above 122 degrees Fahrenheit as determined by the EA...*

The spreading, drying, and land application of olive pomace as proposed within the CUP application should be able to meet the requirement that compostable material never reaches 122°F.

Conditions of approval should include a requirement that compostable material not be allowed to exceed 122°F.

**Nuisance Control**

Spreading, drying, and land application of olive pomace can potentially lead to a public health nuisance if controls are not implemented, particularly with flies and odors.

Conditions of approval should include requirements to control flies at the site, and should include a protocol for addressing odor complaints.

Please contact our office if you have any questions pertaining to this matter.



## PUBLIC WORKS AGENCY

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

Airports  
Engineering  
Flood Control  
Roads & Bridges  
Solid Waste  
Surveyor  
Transit

**Cole Grube, P.E., Director**

---

August 6, 2020

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

Attn: Andy Popper, Senior Planner

Subject: Conditional Use Permit 2017-001, Amendment – California Olive Ranch

### Comments

No additional comments.

### Conditions

No additional conditions.

A handwritten signature in black ink that reads "Michael Biggs".

Michael Biggs  
Engineering Technician III  
Glenn County Public Works



---

## Central Valley Regional Water Quality Control Board

4 August 2020

Andy Popper  
Glenn County Planning & Community Development Services Agency  
225 N. Tehama Street  
Willows, CA 95988

### **COMMENTS ON THE REQUEST FOR REVIEW OF CONDITIONAL USE PERMIT 2017-001, AMENDMENT, APN NUMBER 021-020-027, ARTOIS, GLENN COUNTY**

The Central Valley Regional Water Quality Control Board (Central Valley Water Board) is a responsible agency for this project, as defined by the California Environmental Quality Act (CEQA). On 28 July 2020, we received your Request for Review of Conditional Use Permit 2017-001, Amendment (Project).

The applicant proposes to amend the existing conditional use permit for a previously approved composting facility, to be revised to pomace storage ponds and processing, with no future composting. California Olive Ranch has prepared design drawings to construct three permanent ponds with a combined surface of approximately 10.16 acres. The Project site is located north of the California Olive Ranch olive processing facility at 5945 County Road 35, west of Artois.

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

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

Construction activity, including demolition, resulting in a land disturbance of one acre or more must obtain coverage under the CGP. The Project must be conditioned to implement storm water pollution controls during construction and post-construction as required by the CGP. To apply for coverage under the CGP the property owner must submit Permit Registration Documents electronically prior to construction. Detailed information on the CGP can be found on the State Water Board website

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

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

JTF: db

cc:

via email: Jim Lipman, California Olive Ranch, Artois

## Andy Popper

---

**From:** Patton, Steve@CDFA <steve.patton@cdfa.ca.gov>  
**Sent:** Tuesday, July 28, 2020 3:07 PM  
**To:** Andy Popper  
**Subject:** Re: CUP 2017-001, Amendment, Cal-Olive Pomace Storage Ponds, Request for Review

Mr. Popper,  
thank you for the opportunity to review. The Inspection and Compliance Branch have no comments.

Sincerely  
Steve

---

**From:** Andy Popper <APopper@countyofglenn.net>  
**Sent:** Tuesday, July 28, 2020 2:52 PM  
**Subject:** CUP 2017-001, Amendment, Cal-Olive Pomace Storage Ponds, Request for Review

**CAUTION : [External Email]** - This email originated from outside of our CDFA organization. Do not click links or open attachments unless you recognize the sender and know the content is expected and is safe.

To whom it may concern,

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

Please accept the *Conditional Use Permit 2017-001, Amendment, Cal-Olive Pomace Storage Ponds, Request for Review* for agency commenting.

The application documentation is available at:

[CUP 2017-001, Amendment, Cal-Olive Pomace Storage Ponds, Request for Review.pdf](#)

Thank you for your time regarding this matter.

Sincerely,  
Andy Popper, Senior Planner  
<http://www.countyofglenn.net>  
Glenn County Planning &  
Community Development Services Agency  
225 North Tehama Street  
Willows, CA 95988  
530-934-6540

---

[Total Control Panel](#)

[Login](#)

To: [apopper@countyofglenn.net](mailto:apopper@countyofglenn.net)  
From: [steve.patton@cdfa.ca.gov](mailto:steve.patton@cdfa.ca.gov)

You received this message because the domain [cdfa.ca.gov](mailto:cdfa.ca.gov) is on the enterprise allow list. Please contact your administrator to block messages from the domain [cdfa.ca.gov](mailto:cdfa.ca.gov)

## Andy Popper

---

**From:** Dennis Ramirez <dramirez@mechoopda-nsn.gov>  
**Sent:** Tuesday, July 28, 2020 3:07 PM  
**To:** Andy Popper  
**Subject:** Re: CUP 2017-001, Amendment, Cal-Olive Pomace Storage Ponds, Request for Review

Mr. Popper

How are you my friend?! I hope you and your family are doing well.

Mechoopda has no comment or concerns regarding this project.

Thank you and take good care!

Dennis Ramirez  
Tribal Chairman  
Mechoopda Indian Tribe  
125 Mission Ranch BLVD  
Chico, California 95926  
(530) 899-8922 ext 215  
Cell (530)514-1582  
Email: dramirez@mechoopda-nsn.gov  
Sent from my iPhone

On Jul 28, 2020, at 2:53 PM, Andy Popper <APopper@countyofglenn.net> wrote:

To whom it may concern,

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

Please accept the *Conditional Use Permit 2017-001, Amendment, Cal-Olive Pomace Storage Ponds, Request for Review* for agency commenting.

The application documentation is available at:

<image001.png>

[CUP 2017-001, Amendment, Cal-Olive Pomace Storage Ponds, Request for Review.pdf](#)

Thank you for your time regarding this matter.

Sincerely,  
Andy Popper, Senior Planner  
<http://www.countyofglenn.net>  
Glenn County Planning &



July 20, 2020

**GIS, Environmental, & Engineering Services**

71707

Andy Popper, Senior Planner  
Mardy Thomas, Principal Planner  
Glenn County Planning and  
Community Development Services Agency  
225 North Tehama Street  
Willows, CA 95988

*Via Email & U.S. Mail*  
***APopper@countyofglenn.net***  
***MThomas@countyofglenn.net***

**RE: Conditional Use Permit Amendment  
California Olive Ranch**

Dear Mr. Popper and Mr. Thomas:

Per my conversation with Mr. Thomas last week, please find attached a Conditional Use Permit Amendment application for California Olive Ranch (COR) Pomace Storage Ponds.

As you are aware, COR applied for and received a Conditional Use Permit (CUP 2017-001) for the composting of pomace on property adjacent to the processing facility. Due to cost constraints, the composting facility was not constructed. The area proposed for use as a composting facility has been planted to olives. This application amends CUP 2017-001 to include pomace storage and processing areas on the same parcel.

On October 18, 2019, the Wilbur-Ellis facility notified COR that pomace would not be received at the facility during the 2019 season. Due to the emergency situation, during the 2019 harvest California Olive Ranch submitted an updated Report of Waste Discharge (ROWD) to the Regional Water Quality Control Board (RWQCB) outlining the emergency plan and constructed an interim storage facility for the pomace at the processing facility.

Based on the success of the interim storage ponds and ability to dry the material, as well as demand for the dried pomace as cattle feed, COR submitted a second revision to the ROWD that included design sheets for permanent ponds in May 2020. The permanent ponds were approved by the RWQCB on June 30, 2020. These ponds are located on the same parcel that was proposed for the composting facility and have similar environmental impacts to the composting operation. Unlike the proposed compost facility, the ponds are located as far away as possible from the adjoining neighbors and directly north of the processing building.

California Olive Ranch proposes to continue handling wastewater as described in Waste Discharge Requirements Order R5-2012-0039 and, rather than transporting the wet pomace offsite for third-party feed processing, COR will store and dry the pomace onsite and sell the dried pomace as livestock feed or land-apply it to orchards. These changes are summarized below.

- Pomace Storage: Replace the 2019 interim storage ponds with permanent storage ponds prior to the 2020 harvest season. The raw pomace generated during each harvest season will be temporarily stored in these ponds. The ponds have been designed to hold the 100-year annual precipitation, plus maximum annual pomace volume generated, with 2 feet of freeboard per RWQCB requirements.
- Pomace Drying: Dried pomace is a valuable commodity for animal feed and land-application to enhance soil water retention and restore soil nutrients. To increase the value of the pomace generated during each harvest season, COR will dry the pomace in the storage ponds and on the berm located on the western side of the ponds. This berm will be at least 40 feet wide, slope towards the ponds, and be overlain with asphalt. In addition, the bottom of the two largest ponds will be lined with concrete in 2020 to minimize seepage, facilitate equipment access to assist in drying the pomace, and produce a cleaner product. The third pond will be constructed with sufficient capacity to be lined in the future.
- Land Application: The overall goal of the drying process is to sell as much of the pomace as possible; however, COR will also land-apply wet and/or dry pomace to properties owned or controlled by COR to enhance soil water retention and restore soil nutrients as needed.

The RWQCB has requested proof of CEQA compliance associated with their June 2020 approval letter. In our previous discussions with Mr. Popper, it was uncertain how the County would address this change in operation as a permanent option. We hope this application begins the process of approval forward. California Olive Ranch needs to initiate pond construction as soon as possible to be completed by the fall harvest 2020.

Please call with any questions regarding this submittal at 530-223-2585.

Sincerely,

**VESTRA Resources, Inc.**



Wendy Johnston  
Project Manager

Attachments

**Application for Amendment to Conditional Use Permit**

CUP \_\_\_\_\_  
Extension/Amendment

GLENN COUNTY  
PLANNING AND PUBLIC WORKS AGENCY  
777 North Colusa Street  
WILLOWS, CA 95988  
(530) 934-6540  
FAX (530) 934-6533  
[www.countyofglenn.net](http://www.countyofglenn.net)

**APPLICATION FOR EXTENSION/AMENDMENT TO  
CONDITIONAL USE PERMIT**

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

1. Applicant(s):

Name: California Olive Ranch, Inc.

Address: 1367 East Lassen Ave., Suite A1, Chico, CA 95973

Phone:(Business) 530-592-3743 (Home) 530-519-8740

Fax: 530-592-3710 E-mail: JLipman@cal-olive.com

2. Property Owner(s):

Name: Same

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

Phone:(Business) \_\_\_\_\_ (Home) \_\_\_\_\_

Fax: \_\_\_\_\_ E-mail: \_\_\_\_\_

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

Name: Wendy Johnston, VESTRA Resources, Inc.

Mailing Address: 5300 Aviation Drive, Redding, CA 96002

Phone:(Business) 530-223-2585 (Home) Mobile: 530-949-9704

Fax: 530-223-1145 E-mail: WJohnston@vestra.com

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

Name: James Lipman, Executive Vice President - Farming and Technical Services

Mailing Address: 1367 East Lassen Ave., Suite A1, Chico, CA 95973

5. Request or Proposal: Amend existing use permit for composting facility for olive pomace at Artois mill site, to be for pomace storage and processing instead with no future composting

6. Address and Location of Project: 5945 County Road 35, Artois, CA 95913

7. Current Assessor's Parcel Number(s): 021-020-027-09

8. Existing Zoning: AP-80

9. Existing Use of Property: Agriculture

10. Provide any additional information that may be helpful in evaluating this request: see Project Narrative (attached)

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**DECLARATION UNDER PENALTY OF PERJURY**

(Must be signed by Applicant(s) and Property Owner(s))  
(Additional sheets may be necessary)

The Applicant(s) and/or Property Owner(s), by signing this application, shall be deemed to have agreed to defend, indemnify, release and hold harmless the County, its agents, officers, attorneys, employees, boards and commissions from any claim, action or proceeding brought against the foregoing individuals or entities, the purpose of which is to attack, set aside, void or null the approval of this development entitlement or approval or certification of the environmental document which accompanies it, or to obtain damages relating to such action(s). This indemnification agreement shall include, but not be limited to, damages, costs expenses, attorney fees or expert witness fees that may be asserted by any person or entity, including the applicant, arising out of or in connection with the approval of the entitlement whether or not there is concurrent passive or active negligence on the part of the County.

Applicant(s):

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

Print: James Lipman, Executive Vice President - Farming and Technical Services

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

Address: 1367 East Lassen Ave., Suite A1, Chico, CA 95973

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

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

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

Property Owner(s):

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

Print: James Lipman

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

Address: 1367 East Lassen Ave., Suite A1, Chico, CA 95973

Case \_\_\_\_\_

GLENN COUNTY  
PLANNING AND PUBLIC WORKS AGENCY  
777 North Colusa Street  
WILLOWS, CA 95988  
(530) 934-6540  
FAX (530) 934-6533  
[www.countyofglenn.net](http://www.countyofglenn.net)

**ENVIRONMENTAL INFORMATION FORM**

**To be completed by applicant or engineer**

**Use extra sheets if necessary**

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

I. GENERAL INFORMATION:

1. Name: California Olive Ranch Pomace Storage Facility/James Lipman  
Address, City, State, Zip: 1367 East Lassen Ave., Suite A1, Chico, CA 95973  
\_\_\_\_\_  
Telephone: 530-592-3743 Fax: 530-592-3710  
E-mail: JLipman@cal-olive.com
2. Name: VESTRA Resources/Wendy Johnston  
Address, City, State, Zip: 5300 Aviation Drive, Redding, CA 96002  
\_\_\_\_\_  
Telephone: 530-223-2585 Fax: 530-223-1145  
E-mail: WJohnston@vestra.com
3. Address and Location of Project: 5945 County Road 35, Artois, CA 95913;  
pomace storage project location is north of the olive processing facility
4. Current Assessor's Parcel Number(s): 021-020-027-09  
\_\_\_\_\_
5. Existing Zoning: AP-80
6. Existing Use: Agriculture - dryland grain/olives
7. Proposed Use of Site (project for which this form is prepared): Develop olive  
pomace storage and processing facility
8. Indicate the type of permit(s) application(s) to which this form  
pertains: Conditional Use Permit Amendment  
\_\_\_\_\_

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

Requires CEQA compliance, RWQCB permit

10. List and describe any other related permit(s) and other public approvals required for this project, including those required by city, regional, state, and federal agencies: Amended Waste Discharge Requirements - RWQCB

11. Have any special studies been prepared for the project site that are related to the proposed project including, but not limited to traffic, biology, wetlands delineation, archaeology, etc? No - site is agricultural

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.

The site has been used for agriculture previously. The site is generally flat. No wetlands or creeks are onsite, although the site is adjacent to Sheep Corral Creek. There are no structures onsite.

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: Agriculture (pasture, olives, walnuts)

East: Agriculture (olives, dryland wheat)

South: Agriculture (olives)

West: Agriculture (olives)

3. Describe noise characteristics of the surrounding area (include significant noise sources): Area is agricultural. Noise is limited to generation of crops such tractors, harvesters, and processing. The COR processing facility is directly adjacent to the site and operates 24/hours, seven days a week, during the harvest season.

III. SPECIFIC ITEMS OF IMPACT:

1. Drainage:

Describe how increased runoff will be handled (on-site and off-site): Runoff will be retained in the ponds; no offsite discharge.

Will the project change any drainage patterns? (Please explain): Yes, the site will be sloped to drain into ponds per attached sheets.

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

Are there any gullies or areas of soil erosion? (Please explain): No

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. There are no jurisdictional waters onsite.

2. Water Supply:

Indicate and describe source of water supply (domestic well, irrigation district, private water company): California Olive Ranch Domestic Well

Will the project require the installation or replacement of new water service mains? No

3. Liquid Waste Disposal:

Will liquid waste disposal be provided by private on-site septic system or public sewer?: No new system is planned. Restrooms are available at the COR shop facility on septic.

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: N/A

Will any special or unique sewage wastes be generated by this project other than normally associated with resident or employee restrooms? Industrial, chemical, manufacturing, animal wastes? (Please describe) No

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

4. Solid Waste Collection:

How will solid waste be collected? Individual disposal, private carrier, city? Service is currently provided to COR; no new disposal service is planned.

5. Source of Energy:

What is the source of energy (electricity, natural gas, propane)?: None needed. Portable lighting during harvest period will be provided by diesel generators.

If electricity, do any overhead electrical facilities require relocation? Is so, please describe: No

---

If natural gas, do existing gas lines have to be increased in size? If yes, please describe: No

---

Do existing gas lines require relocation? If yes, please describe: No

---

---

6. Fire Protection:

Indicate number and size of existing and/or proposed fire hydrants and distance from proposed buildings: N/A

---

Indicate number and capacity of existing and/or proposed water storage facilities and distance from proposed buildings: N/A

---

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

1. Number and sizes of existing and proposed structures: None

\_\_\_\_\_

Square footage (structures) \_\_\_\_\_ S.F.; \_\_\_\_\_ S.F.  
(New) (Existing)

2. Percentage of lot coverage: N/A

3. Amount of off-street parking provided: N/A

4. Will the project be constructed in phases? If so, please describe each phase briefly: No

\_\_\_\_\_

5. 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

\_\_\_\_\_

6. If commercial, indicate type, estimated employment per shift, days and hours of operation, estimated number of daily customers/visitors on site at peak time, and loading facilities: N/A

\_\_\_\_\_

7. If industrial, indicate type, estimated employment per shift, and loading facilities:  
3 employees per shift during harvest  
3 shifts

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

\_\_\_\_\_

9. List types and quantities of any hazardous or toxic materials, chemicals, pesticides, flammable liquids, or other similar product used as a part of the operation and storage container sizes:  
None

\_\_\_\_\_

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

10. Describe any earthwork (grading) to be done and dust control methods to be used during construction: Site will be sloped to control surface runoff and compacted.  
Dust will be controlled using a water truck.
  
11. Describe any potential noise or vibration sources associated with the project (i.e. compressor, machine noise, heavy equipment). Truck traffic during harvest and noise from light generators (portable).
  
12. Describe source, type, and amount of air pollutant emissions (smoke, odors, steam, gases, water vapor, dust, chemicals) from the project. Describe what methods would be used to reduce emissions: Diesel from trucks and turners.

V. CERTIFICATION:

I hereby certify that the statements furnished above and in the attached exhibits present the data and information required for this initial evaluation to the best of my ability, and that the facts, statements and information presented are true and correct to the best of my knowledge and belief.

Date: 7/16/2020 Signature:   
For: California Olive Ranch

According to Section 65943 for the California Government Code, your application will be reviewed within 30 days and you or your agent will receive written notice regarding the completeness of your application. Any reviewing agency may, in the course of processing the application, request the applicant to clarify, amplify, correct, or otherwise supplement the information required for the application.

According to Section 65944 (C), additional information may be requested in order to comply with Division 13 of the State of California Public Resources Code.

**Project Narrative**

# PROJECT NARRATIVE

## 1.0 BACKGROUND

California Olive Ranch (COR) farms approximately 5,500 acres of olives and processes the olives, from their farm and those of other contract growers, into extra virgin olive oil at their processing and bottling facility in Artois, California. COR employs over 100 full-time staff and up to over 100 additional staff during harvest and processing. COR generates \$500,000 in annual taxes to Glenn County. Olive oil alone is an \$11,000,000 commodity in the county (2018 Glenn County Crop Report).

### 1.1 Location

The COR processing facility is located west of the City of Artois in the Sacramento Valley. The facility is located at 5945 County Road 35 in Artois, in an unincorporated area of Glenn County (see Figure 1). The project site is located in the northwest ¼ of Section 12, Township 20 North, Range 4 West, MDBM. Elevations on the property range from about 150 feet to 212 feet above mean sea level (MSL). The title report and Assessor's parcel map is included as Appendix A.

Land use within one mile of the facility is agricultural. All parcels within one mile of the project site are zoned for agricultural uses. Walnut, almond, and olive orchards are located on adjacent properties to the north, south, east, and west. The adjacent property north of the facility is also farmed for rice. Other crops grown within the vicinity of the site include walnuts, almonds, olives, rice, and pasture.

### 1.2 History

California Olive Ranch began operations in 1998 and expanded to Artois in 2010.

The pressing of extra virgin olive oil produces between 40,000 and 70,000 tons of olive pomace (skins and residual olive meat) annually. COR generates olive pomace over a 2- to 3-month period from October to December. The generation of the pomace coincides with the harvest window for olives. Olive must be pressed immediately following harvest which compresses the pomace generation into a narrow window coinciding with olive harvest.

From 2012 until October 2019 the pomace was transported to the Wilbur-Ellis facility at the Orland Airport for use as a pet-food additive. Pomace has an unusual odor. The Wilbur-Ellis Facility, as well as the County septage facility which receives olive processing wastewater from other facilities, have been the source of nuisance odor complaints in the past. In 2014, in response to the social concerns, COR began evaluating alternative uses for the pomace. These have included:

- Direct application of pomace as a soil amendment on controlled orchards
- Composting of pomace and use of compost on controlled orchards
- Land application of pomace on poor-quality rangeland soils as a soil amendment
- Sale of pomace as livestock feed (cattle)

The long-term goal of COR is to follow regenerative agricultural techniques and eliminate the need for pomace to be conveyed to the Wilbur-Ellis facility.

As part of this goal and ongoing evaluations, California Olive Ranch:

- Applied for and received a use permit (CUP 2017-001) for the composting of pomace on property adjacent to the processing facility. Due to cost constraints, the composting facility was not constructed. The area proposed for use as a composting facility has been planted to olives (see Figure 2). This application amends CUP 2017-001 to include pomace storage and processing areas on the same parcel (see Plot Plan, Figure 3).
- Conducted 3 years of olive pomace composting trials using differing mixes and techniques to determine the compostability of the pomace.
- Entered into a cooperative agreement with UC Davis and were awarded a CDEFA Specialty Block Grant addressing the effects of composted olive pomace on carbon sequestration, water retention, and soil health in California olive groves. The study is in Year 2.
- Determined in-line processing improvements necessary to improve pomace handling and marketing. This included the need to reduce pomace moisture and remove pits. COR is testing mechanisms and technologies in the 2019 harvest season.

In addition, COR has completed improvements to the wastewater treatment train that will change the makeup of the process wastewater.

### **1.3 2019 Situation**

On October 18, 2019, the Wilbur-Ellis facility notified COR that pomace would not be received at the facility during the 2019 season. Due to the emergency situation, during the 2019 harvest California Olive Ranch:

- Submitted an Updated Report of Waste Discharge (ROWD) to the RWQCB outlining the emergency plan.
- Obtained additional process water analysis.
- Further characterized the raw pomace.
- Constructed an interim storage facility for the pomace at the processing facility (see Figure 3).
- Conducted a production trial of pressing pomace to reduce moisture content for cattle feed.
- Based on initial UC Davis results, land-applied pomace on orchards adjacent to the processing facility at agronomic rates obtained from UC Davis and others.
- Conducted a rangeland application trial on Class 4 soils to the west of the production facility.

Based on the success of the interim storage ponds and ability to dry the material, as well as demand for the dried pomace as cattle feed, COR submitted a second revision to the ROWD that included design sheets for permanent ponds in late May 2020. The permanent ponds were approved by the RWQCB on June 30, 2020. These ponds are located on the same parcel that was proposed for the composting facility and have similar environmental impacts to the composting operation. Unlike the proposed compost facility, the ponds are located as far away as possible from the adjoining neighbors and directly north of the processing building as shown on Figure 3.

## 2.0 PROPOSED ACTIONS

California Olive Ranch proposes to continue handling wastewater as described in Waste Discharge Requirements Order R5-2012-0039 and, rather than transporting the wet pomace offsite for third-party feed processing, COR will store and dry the pomace onsite and sell the dried pomace as livestock feed or land-apply it to orchards. These changes are summarized below.

- **Pomace Storage:** Replace the 2019 interim storage ponds with permanent storage ponds prior to the 2020 harvest season. The raw pomace generated during each harvest season will be temporarily stored in these ponds. The ponds have been designed to hold the 100-year annual precipitation, plus maximum annual pomace volume generated, with 2 feet of freeboard per RWQCB requirements.
- **Pomace Drying:** Dried pomace is a valuable commodity for animal feed and land-application to enhance soil water retention and restore soil nutrients. To increase the value of the pomace generated during each harvest season, COR will dry the pomace in the storage ponds and on the berm located on the western side of the ponds. This berm will be at least 40 feet wide, slope towards the ponds, and be overlain with asphalt. In addition, the bottom of the two largest ponds will be lined with concrete in 2020 to minimize seepage, facilitate equipment access to assist in drying the pomace, and produce a cleaner product. The third pond will be constructed with sufficient capacity to be lined in the future.
- **Land Application:** The overall goal of the drying process is to sell as much of the pomace as possible; however, COR will also land-apply wet and/or dry pomace to properties owned or controlled by COR to enhance soil water retention and restore soil nutrients as needed.

### 2.1 Pomace Volumes

On average, the pressing of extra virgin olive oil produces 40,000 tons of olive pomace (skins and residual olive meat) annually, over a 2- to 3-month period from October to December. The generation of the pomace coincides with the harvest window for olives. Olive must be pressed immediately following harvest which compresses the pomace generation into a narrow window coinciding with olive harvest. However, the olive harvest is cyclical, with one year being smaller, the next generally larger, and then smaller, etc. Pomace generated since 2013 is summarized in Table 3-2. To be conservative, the pond storage volumes were calculated assuming an annual

value of 70,000 cubic yards or 1,890,000 cubic feet. This value is based on the 95 percent Upper Confidence Limit (UCL) of 62,635 cubic yards rounded up to 70,000 cubic yards.

As shown in Table 2-1, approximately 45,000 tons of pomace was generated during the 2019 harvest season. Of this amount, approximately 25,000 tons has been transported offsite for animal feed and 6,000 tons has been land-applied to COR or COR-controlled orchards. The remainder or approximately 14,000 tons is currently being stored and dried in the interim ponds. This pomace is under contract and will be offsite by the end of July 2020.

<b>Harvest Season</b>	<b>Tons</b>	<b>Cubic Yards <sup>1</sup></b>
2013	20,018	23,277
2014	37,430	43,523
2015	73,655	85,645
2016	39,655	46,110
2017	45,852	53,316
2018	10,708	12,451
2019	45,000	52,326
Count	7	7
Average	38,904	45,237
Standard Deviation	20,197	23,485
95% UCL	53,866	<b>62,635</b>

<sup>1</sup> Conversion based on an average density of 0.86 tons per cubic yard.

## **2.2 Pomace Management Plan**

During the typical harvest season, COR anticipates that a small portion of the wet pomace will be transported offsite and used for animal feed by local ranchers. The remaining pomace will be transported directly from the processing plant to the storage ponds using end dump trucks. Mechanical pumping will be evaluated as a future improvement.

The wet pomace stored in the ponds will be solar-dried within the ponds or along the asphalt roadway to be located along the west side of the ponds. This paved roadway will slope into the ponds to contain surface runoff and will be 40 feet wide and approximately 1,400 feet long. The wet pomace will be mechanically solar-dried by moving and turning it with a front-end loader. COR will evaluate alternate drying methods in the coming years.

The overall goal of the drying process is to reduce the moisture content of the pomace to 1) increase its value and sell as much of the dried pomace as possible, 2) land-apply pomace to agricultural land to enhance soil water retention and restore soil nutrients, and 3) empty the storage ponds prior to the beginning of the next harvest season.

The only exception to emptying the ponds prior to the beginning of next harvest season may occur following a very high pomace year. As mentioned previously, the olive harvest is cyclic with a high-yield year followed by low-yield year followed by a high-yield year, etc. If a high-

yield year generates more than 40,000 tons of pomace, up to 10,000 tons of pomace may be carried over into the next year. However, because the harvest is cyclic and less pomace will be generated the following year, even with the excess pomace, the ponds will have sufficient capacity to store all of the pomace generated during the following year plus the direct rainfall and runoff associated with the 100-year annual precipitation.

The moisture content of raw pomace is approximately 65 percent and the density is approximately 0.86 tons per cubic yard.

To identify potential constituents for concern associated with the pomace to be temporarily stored and dried in the pomace storage ponds, raw pomace generated and stored following the 2019 harvest season was sampled and the samples were submitted to a State-certified analytical laboratory. The requested analyses included de-ionized (DI) water extraction and analysis of the extract for general mineral and metals. DI water extraction was specified to simulate the leachate that would be generated while the pomace was in storage. The general mineral results are summarized in Table 2-2 and the metal results are summarized in Table 2-3. The results are compared to the corresponding Maximum Contaminant Levels for drinking water based on the assumption that the leachate from the pomace stored in the ponds has the potential to infiltrate into the underlying groundwater.

<b>Table 2-2 POMACE DI WATER EXTRACTION RESULTS - GENERAL MINERALS CALIFORNIA OLIVE RANCH</b>						
<b>Parameter</b>	<b>Units</b>	<b>Pond 1</b>	<b>Pond 2</b>	<b>Pond 3</b>	<b>Average</b>	<b>WQO*</b>
TDS	mg/L	2,520	2,680	2,410	2,537	500 – 1000 <sup>2</sup>
Alkalinity		121	105	151	126	--
CO <sub>3</sub>		<1	<1	<1	<1	--
HCO <sub>3</sub>		147	129	184	153	--
OH		<1	<1	<1	<1	--
NO <sub>3</sub> -N		19.4	16.4	7.22	14.3	10 <sup>1</sup>
SO <sub>4</sub>		7.39 J	9.27 J	6.84 J	7.83	250 <sup>2</sup>
Cl		75.9	59.9	61.3	65.7	250 <sup>2</sup>
Ca		8.0	13.0	8.6	9.9	--
Mg		13.9	16.8	17.4	16.0	--
Na		2.2 J	3.8 J	3.7 J	3.2	69
K		423	456	510	463	--

**Notes:**  
 J = Concentration is above the method detection limit but below the reporting limit. Given concentration is an estimate. CLP J-Flag.  
 \* = Applicable Water Quality Objective  
<sup>1</sup> CA primary MCL  
<sup>2</sup> CA secondary MCL  
<sup>3</sup> UN Food and Agriculture Organization Water Quality Goal

**Table 2-3  
POMACE DI WATER EXTRACTION RESULTS - METALS  
CALIFORNIA OLIVE RANCH**

Parameter	Units	Pond 1	Pond 2	Pond 3	Average	WQO*
Antimony	mg/L	<0.020	<0.020	<0.020	<0.020	0.006 <sup>1</sup>
Arsenic		<0.020	<0.020	<0.020	<0.020	0.010 <sup>1</sup>
Barium		0.167	0.377	0.130	<b>0.225</b>	1.00 <sup>2</sup>
Beryllium		<0.0010	0.0011 J	<0.0010	<0.0010	0.004 <sup>1</sup>
Cadmium		<0.0020	<0.0020	<0.0020	<0.0020	0.005 <sup>1</sup>
Chromium		0.0146 J	0.0488	0.0112 J	<b>0.0249</b>	0.050 <sup>1</sup>
Cobalt		0.011 J	0.044	0.017 J	<b>0.024</b>	0.050 <sup>3</sup>
Copper		0.260	0.0915	0.0460	<b>0.1325</b>	1.000 <sup>2</sup>
Lead		<0.020	<0.020	<0.020	<0.020	0.015 <sup>1</sup>
Mercury		<0.00040	0.00068 J	<0.00040	<0.00040	0.0002 <sup>1</sup>
Molybdenum		<0.0060	<0.0060	<0.0060	<0.0050	0.010 <sup>3</sup>
Nickel		0.0765	0.142	0.0790	<b>0.099</b>	0.100 <sup>1</sup>
Selenium		<0.030	<0.030	<0.030	<0.030	0.050 <sup>1</sup>
Silver		<0.0050	<0.0050	<0.0050	<0.0050	0.100 <sup>2</sup>
Thallium		<0.025	<0.025	<0.025	<0.025	0.002 <sup>1</sup>
Vanadium		<0.0050	0.0770	<0.0050	<b>0.027</b>	0.100 <sup>3</sup>
Zinc		0.240	0.199	0.152	<b>0.197</b>	5.00 <sup>2</sup>

**Notes:**

J = Concentration is above the method detection limit but below the reporting limit. Given concentration is an estimate. CLP J-Flag.

\* = Applicable Water Quality Objective

<sup>1</sup> CA primary MCL

<sup>2</sup> CA secondary MCL

<sup>3</sup> UN Food and Agriculture Organization Water Quality Goal

Based on the detectable results, the average total dissolved solids (TDS) and nitrate as nitrogen concentrations exceed the corresponding water quality objectives (WQO). The average TDS leachate concentration is 2,537 mg/L versus the WQO of 500 to 1,000 mg/L; and the average nitrate as nitrogen concentration is 14.3 mg/L versus the WQO of 10 mg/L.

Based on these results, the potential constituents of concern for leachate from the pomace are TDS and nitrate as nitrogen.

The water supply for the facility is supplied by a groundwater well located in the vicinity of the main processing facility, approximately 500 feet south of the proposed pomace storage ponds. This well is used to supply approximately 10 gallons per minute on average to the facility. Based on the Water Well Drillers Report dated 1965, the primary water-bearing intervals consist of a gravel layer encountered between approximately 78 and 88 feet bgs and a sand layer encountered between 162 and 167 feet bgs. DWR monitors water levels in this well annually in the spring and fall.

In accordance with Waste Discharge Requirements Order R5-2012-0039 dated June 8, 2012, this well is sampled for TDS and total nitrogen on an annual basis. Based on these results, the average TDS concentration is 270 mg/L and the average total nitrogen concentration is 4.5 mg/L. Although the well is not sampled for nitrate, assuming the nitrate as nitrogen concentration is equal to the total nitrogen concentration, the corresponding background concentrations for the constituents of concern identified in the previous section are 270 mg/L for TDS and 4.5 mg/L for nitrate as nitrogen.

Pomace will be land-applied to properties owned or controlled by California Olive Ranch based on application rates presented in the *Compost Application Rates for California Croplands and Rangeland for a CDEFA Healthy Soils Incentives Program (2016)*. These application rates and procedures have been verified and modified based on field trials conducted by UC Davis and COR to enhance soil water retention, increase soil organic matter and improve tree productivity. Similar to other published studies, UC Davis has found that pomace actually immobilizes nitrogen in the soil, likely due to its easy digestibility by soil microbes. In field trials conducted by UC Davis with COR, preliminary data indicate that pomace does not cause increases in soil nitrate levels or salt compared to typically fertilized grower standards. These results are based on a pomace application rate of eight tons/acre dry weight.

### **2.3 Vector and Odor Management**

A Vector and Odor Management Plan is included as Appendix B.

## **3.0 ANTI-DEGRADATION ANALYSIS**

As previously mentioned, the land application of wastewater from COR olive processing facility is addressed in WDR Order R5-2012-0039 and an anti-degradation analysis was conducted for this wastewater. The results from this analysis follow:

*Agronomic loading rates for BOD, nitrogen, and TDS were calculated and evaluated in accordance with the Food Processing Manual. The Facility and land application area do not have shallow groundwater monitoring wells; therefore, the anti-degradation analysis used groundwater data from the supply well and agricultural wells onsite and a DWR well in the vicinity of the Facility to evaluate potential impacts to groundwater. The analysis showed that the loading rates proposed by the Discharger are substantially below agronomic rates and that the risk to groundwater is indistinguishable from good farming practices. The anti-degradation analysis concluded that the discharge will not result in any measureable groundwater degradation. As expected based on the anti-degradation analysis provided by the Discharger, groundwater data from the supply well and agricultural wells onsite were below water quality objectives.*

The ROWD and anti-degradation analysis do not address the land application of wastewater addressed in WDR Order R5-2012-0039. No changes are proposed for handling wastewater at the facility. Rather, this analysis addresses the 1) temporary storage of the pomace onsite and 2) land application of wet and dry pomace to agricultural lands.

### **3.1 Beneficial Uses**

Surface water drainage at the facility and adjacent land application areas are to White Cabin Creek and Sheep Corral Creek, which are tributary to Wilson Creek, which is tributary to Willow Creek, which is tributary to the Colusa Basin Drain. The Basin Plan designates the beneficial uses of the Colusa Basin Drain as: irrigation, stock watering, contact recreation, canoeing and rafting, warm and cold freshwater habitat, warm migration, warm spawning, and wildlife habitat.

The beneficial uses of underlying groundwater are municipal and domestic water supply, agricultural supply, industrial service supply, and industrial process supply.

### 3.2 Constituents of Concern (COC)

The COC concentrations in the onsite water supply well and in the DI water extract from the pomace stored in the interim ponds are shown along with calculated groundwater concentrations and the appropriate water quality objectives in Table 3-1. The baseline condition assumes the proposed ponds are unlined. Ponds 1 and 2 will be lined prior to the 2020 harvest season (Year 1) and the third pond will be lined in the future (Year 2-plus). The concrete liners are being installed to minimize seepage, allow for equipment access into the ponds, and produce a cleaner product.

COC	Onsite Water Supply Well	Pomace DI Water Extract	Calculated Groundwater Concentrations			WQO
			Baseline <sup>1</sup>	Year 1 <sup>2</sup>	Year 2+ <sup>3</sup>	
TDS	270	2,537	999	330 - 559	285	500 – 1,000 <sup>4</sup>
Nitrate-N	4.5	14.3	8	5 – 6	5	10 <sup>5</sup>

<sup>1</sup> Three ponds are unlined and the values were calculated assuming saturated conditions to first aquifer.  
<sup>2</sup> Two ponds are lined and one pond is unlined. The first value was calculated assuming unsaturated conditions to the first aquifer and the second value was calculated assuming saturated conditions.  
<sup>3</sup> Three ponds are lined and the values were calculated assuming unsaturated conditions to the first aquifer.  
<sup>4</sup> Secondary MCL  
<sup>5</sup> Primary MCL

### 3.3 Temporary Storage of Pomace in Onsite Ponds

COR plans to line two of the three pomace storage ponds with concrete prior to the 2020 harvest season and line the third pond in the future (Year 2-plus). As shown in Table 4-1, the calculated baseline COC concentrations and the COC concentrations for Year 1 and Year 2-plus achieve applicable water quality objectives. After the ponds are lined, the calculated water quality concentrations are nearly equal to the current water supply well concentration (Year 2-plus).

The calculated groundwater concentrations are based on the following assumptions:

- 1) Water levels in the pomace storage ponds (36 inches) are approximately equal to the 100 year annual precipitation.
- 2) Pomace stored in the ponds does not impede the downward movement of the infiltrating water. This is a conservative assumption as the poly-phenolic compounds in olive pomace are hydrophobic and direct precipitation on the pomace ponds and evaporates.

- 3) COC concentrations in the infiltrating water are equal to the concentrations in the DI water extract obtained from representative pomace samples.
- 4) TDS and nitrate do not degrade.
- 5) The subsurface lithology between the pond bottoms and at least 54 feet below the pond bottoms consists primarily of silty clay and clay with a few poorly graded thin sand lenses. The geometric mean saturated vertical hydraulic conductivity of these underlying sediments is 4.70E-07 cm/sec.
- 6) Unsaturated conditions are simulated by assuming the unsaturated hydraulic conductivity of the underlying soils is one-half an order of magnitude lower than the geometric mean saturated hydraulic conductivity.
- 7) The first water-bearing zone is located between approximately 78 and 88 feet bgs. The COR water supply well draws water from this water-bearing zone.
- 8) The calculated groundwater concentrations are based on the assumption that all of the infiltrating water is captured by the COR water supply well located south of Pond 1. As noted above, this well pumps water from a gravel unit located between 78 and 88 feet below the bottom of the storage ponds.
- 9) The calculated groundwater COC concentrations at the well head are calculated assuming the infiltrating water replaces an equal volume of well water. In all cases, the seepage rate was less than the average pumping rate of 10 gallons per minute (gpm).

### 3.4 Land Application of Wet and Dried Pomace

Pomace will be land-applied to properties owned or controlled by California Olive Ranch based on application rates presented in the *Compost Application Rates for California Croplands and Rangeland for a CDEA Healthy Soils Incentives Program (2016)*. These application rates and procedures have been verified and modified based on field trials conducted by UC Davis and COR to enhance soil water retention, increase soil organic matter and improve tree productivity. Similar to other published studies, UC Davis has found that pomace actually immobilizes nitrogen in the soil, likely due to its easy digestibility by soil microbes. In field trials conducted by UC Davis with COR, preliminary data indicate that pomace does not cause increases in soil nitrate levels or salt compared to typically fertilized grower standards. These results are based on a pomace application rate of eight tons/acre dry weight.

### 3.5 Anti-Degradation Summary

State Water Resources Control Board Resolution 68-16 (Anti-Degradation Policy) prohibits the Central Valley Water Board from authorizing the degradation of groundwater unless it has been shown that:

**The degradation does not result in water quality less than that prescribed in state and regional policies, including violation of one or more water quality objectives.**

The calculated baseline COC concentrations and the COC concentrations for Year 1 and Year 2+ achieve the applicable water quality objectives (see Table 4-1).

**The degradation will not unreasonably affect present and anticipated future beneficial uses.**

The beneficial uses of underlying groundwater are municipal and domestic water supply, agricultural supply, industrial service supply, and industrial process supply. The proposed activity will not affect these beneficial uses.

**The Discharger employs best practicable treatment or control (BPTC) to minimize degradation.**

The Discharger employs best practical treatment and control technologies as outlined in WDRs Order R5-2012-0039. In addition, best management practices are employed in accordance with the General Permit for Stormwater Discharges Associated with Industrial Activities (Order 2014-0057-DWQ). Best management practices to address the operational changes outlined in this ROWD include 1) lining the pomace storage ponds to minimize groundwater impacts and 2) land-applying the pomace in accordance with the best management practices outlined in Appendix F.

**The degradation is consistent with the maximum benefit to the people of the State.**

Economic prosperity of valley communities and associated industry is of maximum benefit to the people of the State. COR farms approximately 5,500 acres of olives and processes the olives, from their farm and those of other contract growers, into extra virgin olive oil at their processing and bottling facility in Artois, California. COR employs over 100 full-time staff and up to over 100 additional staff during harvest and processing. COR generates \$500,000 in annual taxes to Glenn County. Olive oil alone is an \$11,000,000 commodity in the county (2018 Glenn County Crop Report).

## **4.0 STORAGE POND DESIGN**

Based on the performance of the three interim storage ponds installed at the COR facility in 2019 with a combined surface area of 9.1 acres, COR has prepared design drawings to construct three permanent ponds with a combined surface area of 10.16 acres, with an average surface area of 3.39 acres. These ponds will replace the interim storage ponds and are designed to meet the following water storage criteria:

- 1) Direct precipitation from the 100-year annual rainfall (RWQCB correspondence dated 22 January 2020 and 25 March 2020),
- 2) Berm runoff from the 100-year annual rainfall,
- 3) 2 feet of freeboard (RWQCB Correspondence dated 22 January 2020), and
- 4) Sufficient surface area to evaporate the water prior to the next rainy season.

In addition, the ponds are designed to have sufficient excess capacity to:

- 5) Contain the maximum volume of pomace to be generated on an annual basis, and
- 6) Add concrete bottoms to the ponds to facilitate the processing and removal of the pomace from the ponds prior to the next harvest season (October 1).

#### 4.1 100-Year Annual Water Balance

To design the ponds to meet water storage criteria 1 through 4, a monthly annual water balance for the ponds was completed. Key input parameters for the water balance are presented in Table 4-1 (Climate Data Summary) and Table 4-2 (Water Balance Input Parameters).

Month	Precipitation			Evaporation
	Average Monthly (inches) <sup>1</sup>	Annual Fraction <sup>2</sup>	100-Year Monthly (inches) <sup>4</sup>	Average Monthly (inches) <sup>5</sup>
10	1.05	0.053	1.81	3.33
11	2.32	0.116	3.99	1.63
12	3.52	0.177	6.06	1.05
1	4.04	0.203	6.95	1.21
2	3.43	0.172	5.90	1.95
3	2.66	0.133	4.58	3.40
4	1.30	0.065	2.24	4.89
5	0.73	0.037	1.26	6.58
6	0.37	0.019	0.64	7.35
7	0.04	0.002	0.07	7.54
8	0.11	0.006	0.19	6.61
9	0.37	0.019	0.64	4.92
Annual Sum	19.94	---	---	50.46
100-Year Annual Total	---	---	34.33 <sup>3</sup>	---

<sup>1</sup> Average Monthly - Based on monthly precipitation data from Orland, California (04506), period of record from 03/01/1903 to 06/10/2016. WRCC (2020).  
<sup>2</sup> Annual Fraction - Calculated by dividing the Average Monthly by the Annual Sum.  
<sup>3</sup> 100-Year Annual Total - Based on Orland station in Rainfall Analysis for Drainage Design Volume II. Long-Duration Precipitation Frequency Data (DWR Bulletin 195, October 1976).  
<sup>4</sup> 100-Year Monthly - Calculated by multiplying the 100-Year Annual Total by the Annual Fraction.  
<sup>5</sup> Average Monthly - From CIMIS Monthly Average ETo Report (Durham Station # 12).

Parameter	Value	Units	Source
100-Year Annual Precipitation	34.33	inches	See Table 5-1
Average Annual ETo	50.46	inches	See Table 5-1
Evaporation Factor	1.0	---	To be conservative it has been assumed that pond evaporation is equal to reference ETo
Average Pond Surface Area (berm elevation)	3.39	acres	See Table 5-4
Average Pond Surface Area (2 feet below berm elevation)	3.25	acres	See Table 5-4
Berm Runoff Area	2.25	acres	See Table 5-4; berms areas sloped toward the ponds.
Berm Runoff Factor	0.7	fraction	Berm will be graveled.
Freeboard	2	feet	Specified
Infiltration Rate	0	in/hour	To be conservative

### **Criteria 1 – Direct Precipitation**

Based on the water balance, the required water storage capacity for direct precipitation into the three ponds, with an average surface area of 3.39 acres, and 2 feet of freeboard is 1,573,000 cubic feet or approximately 36 acre-feet.

### **Criteria 2 – Berm Runoff**

Also, based on the water balance, the required storage capacity for runoff from 2.25 acres of berms surrounding the three ponds is 157,000 cubic feet or 3.6 acre-feet. As designed, the typical berm is 12 feet wide, except on the west side where the haul road is 40 feet wide. These berms slope into the ponds.

### **Criteria 3 – Freeboard**

The water balance includes 2 feet of freeboard.

### **Criteria 4 – Dry Ponds Prior to the Next Harvest Season**

Based on the water balance, the ponds will be dry by October 1, before the beginning of the next harvest season.

### **Criteria 5 – Maximum Annual Pomace Generation**

Based on the annual production records presented in Section 2.1 (pomace volumes), the pomace storage ponds are designed to store 70,000 cubic yards (1,890,000 cubic feet) of pomace.

### **Criteria 6 – Additional Storage Capacity to Install Concrete Pond Bottoms**

The depth of each pond was increased by 14 inches (1.2 feet) to allow sufficient space to line the pond bottoms with compacted base and concrete to minimize seepage, facilitate equipment access into the ponds, and produce a cleaner product. Based on the total area of the pond bottoms (325,293 square feet), the base rock and concrete liner, when installed, will require approximately 390,352 cubic feet of storage. This volume has been included in the Required Pond Capacity calculation. COR will install the concrete liners in the first two ponds prior to the 2020 harvest season and may line the third pond in the future.

## **4.2 Design Parameters**

Based on Criteria 1 through 6 outlined above and summarized in Table 4-3, the Required Pond Capacity is 4,011,000 cubic feet or approximately 92 acre-feet.

## **4.3 Pond Design Drawings**

The pond dimensions and Total Pond Capacity are summarized in Table 4-4 and the design drawings are included in Appendix C.

Based on the pond dimensions summarized in Table 4-4, the Total Pond Capacity is 4,103,541 cubic feet or approximately 94 acre-feet. Based on the pond input criteria summarized in Table 4-3, the Required Pond Capacity is 4,011,000 cubic feet or approximately 92 acre-feet. The Total Pond Capacity (94 acre-feet) exceeds the Required Pond Capacity (92 acre-feet).

<b>Table 4-3 REQUIRED POND CAPACITY CALIFORNIA OLIVE RANCH</b>		
<b>Criteria</b>	<b>Cubic Feet</b>	<b>Source</b>
<b>Criteria 1</b> Direct Precipitation including 2-feet of Freeboard	1,573,000	Appendix H, Required Storage Capacity on Sheet 1 (524,489 cubic feet/pond) * 3 ponds, rounded)
<b>Criteria 2</b> Berm Runoff	157,000	Appendix H, Required Storage Capacity on Sheet 2 with 2.25 acres of berm runoff (681,599 cubic feet) minus Required Storage Capacity on Sheet 1 with no berm runoff (524,489 cubic feet), rounded.
<b>Criteria 3</b> 2 feet of Freeboard	---	Included in Appendix H, Sheets 1 and 2
<b>Criteria 4</b> Dry Ponds Prior to Next Harvest Season	---	See End of Month Balance, Appendix H, Sheet 1
<b>Criteria 5</b> Maximum Annual Pomace Generation	1,890,000	From Annual Production Records
<b>Criteria 6</b> Concrete Pond Bottoms	390,000	Based on total area of pond bottoms from design sheets 325,293 square feet x 1.2 feet, rounded
<b>Required Pond Capacity</b>	<b>4,011,000</b>	<b>Sum Criteria 1 through 6</b>

<b>Table 4-4 DIMENSIONS AND TOTAL POND CAPACITY CALIFORNIA OLIVE RANCH</b>						
<b>Parameter</b>	<b>Units</b>	<b>Pond 1</b>	<b>Pond 2</b>	<b>Pond 3</b>	<b>Total</b>	<b>Average</b>
Length	feet	445	569	400	---	---
Width	feet	300	321	333	---	---
Slope	h:v	2:1	2:1	2:1	---	---
Average Depth (from top of berm)	feet	10.6	10.5	9.7	---	---
Pond Surface Area (berm elevation)	sft	131,203	180,369	131,019	442,591	147,530 <sup>1</sup>
Pond Surface Area (2-feet below berm elevation)	sft	125,640	173,644	125,550	424,834	141,611 <sup>2</sup>
Bottom Area	sft	75,857	144,835	104,601	325,293 <sup>3</sup>	---
Berm Area	sft	---	---	---	98,010 <sup>4</sup>	---
<b>Total Pond Capacity</b>	<b>cft</b>	<b>1,241,082</b>	<b>1,719,036</b>	<b>1,143,423</b>	<b>4,103,541</b>	<b>---</b>
<sup>1</sup> Input for water balance (147,530 sft = 3.39 acres) <sup>2</sup> Input for water balance (141,611 sft = 3.25 acres) <sup>3</sup> Used to evaluate Criteria 6 <sup>4</sup> Input for water balance (98,010 sft = 2.25 acres)						

## 4.4 Contingency Plans

### 4.4.1 Pomace Storage

Pomace stored in the ponds during each harvest season will be processed and sold or land-applied prior to the beginning of the next harvest season. The only exception may occur

following a very high pomace year. As mentioned previously, the olive harvest is cyclic with a high-yield year followed by a low-yield year followed by a high-yield year, etc. During a high-yield year, when more than 40,000 tons of pomace are generated, up to 10,000 tons of the stored pomace may be carried over into the next year. However, because the harvest is cyclic, less pomace will be generated the following year and, for this reason, the ponds will have sufficient capacity to store all of the pomace generated the following year plus the direct rainfall and runoff associated with the 100-year annual precipitation.

#### 4.4.2 Water Storage

The three ponds were designed with the capacity to store the 100-year annual precipitation with 2 feet of freeboard, surface runoff from the adjacent berms, and the maximum annual volume of pomace generated at the facility. In addition, the southernmost pond (Pond 1) is designed to drain into Pond 2 and Pond 2 is designed to drain into the northern-most pond (Pond 3). If the water level in Pond 3 rises to within 1 foot of the Pond 3 berm elevation, the excess water will be pumped from Pond 3 and land-applied to the adjacent olive orchards. Pond 3 is not designed with an outlet.

## 5.0 PROPOSED MONITORING AND REPORTING PROGRAM

### 5.1 Proposed Monitoring Program

The proposed monitoring program is outlined in Table 5-1.

<b>Table 5-1 PROPOSED MONITORING PROGRAM CALIFORNIA OLIVE RANCH</b>			
<b>Parameter</b>	<b>Location</b>	<b>Units</b>	<b>Schedule</b>
Pomace Generated	Facility	tons	Monthly
Pomace Shipped Offsite for Feed	--	tons	Monthly
Pomace Land-Applied	--	tons	Monthly
Rainfall	Facility	inches	Monthly
Freeboard	Each pond	0.1 feet	Monthly

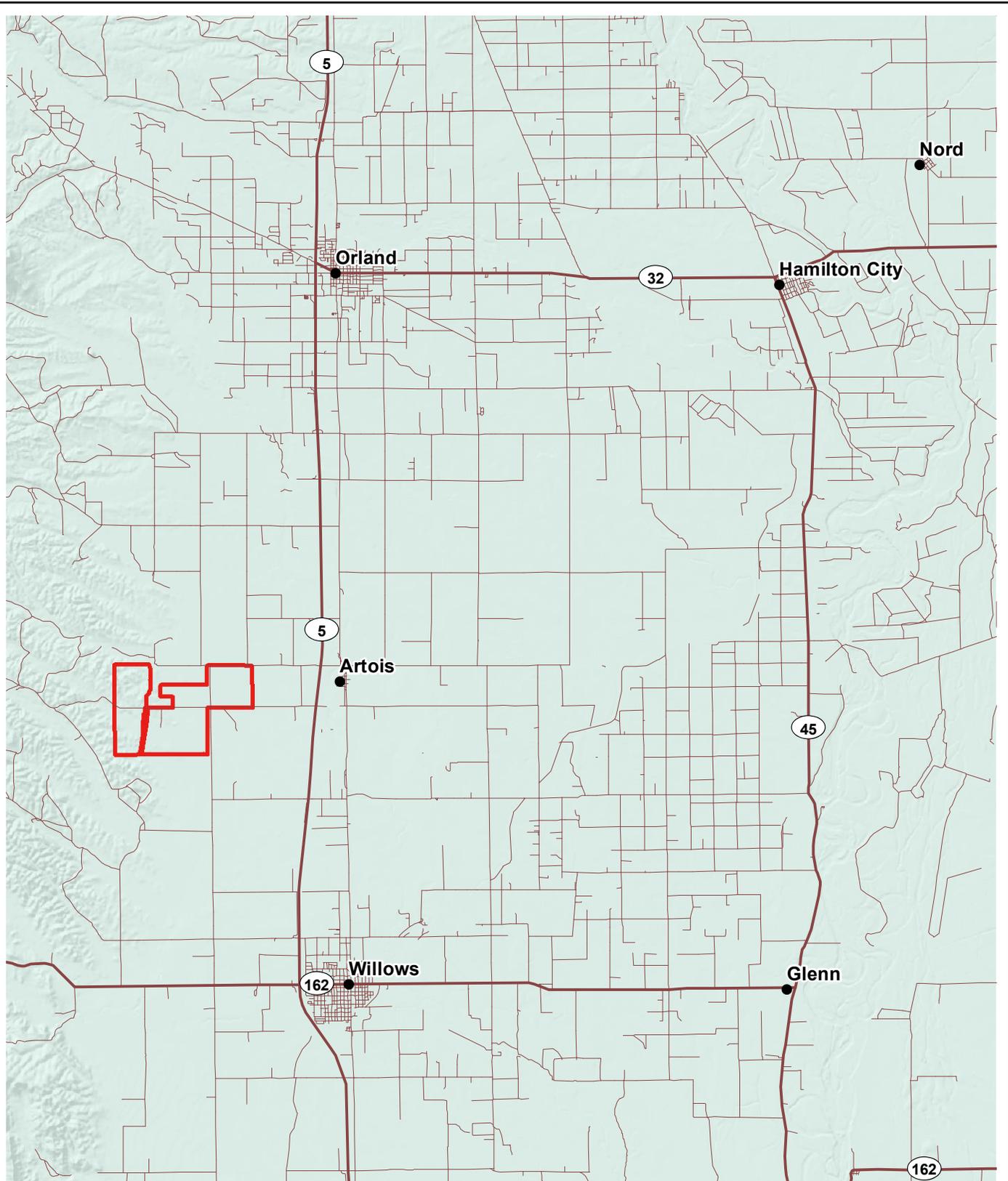
### 5.2 Proposed Reporting Program

Reports will be submitted to the RWQCB on a semi-annual basis. The semi-annual reporting periods will be:

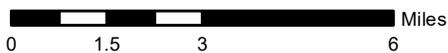
- October 1 through March 31
- April 1 through September 30

The semi-annual reports will be submitted to the RWQCB by the first day of the second month following the end of each semi-annual reporting period.

**Figures**

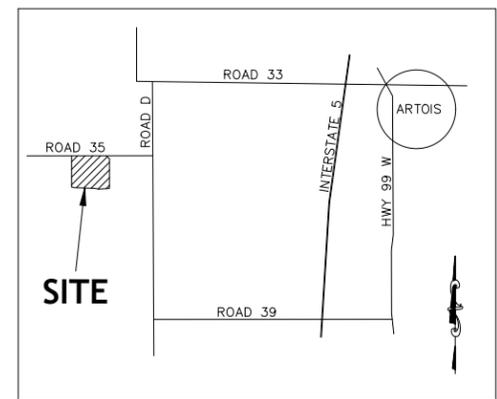
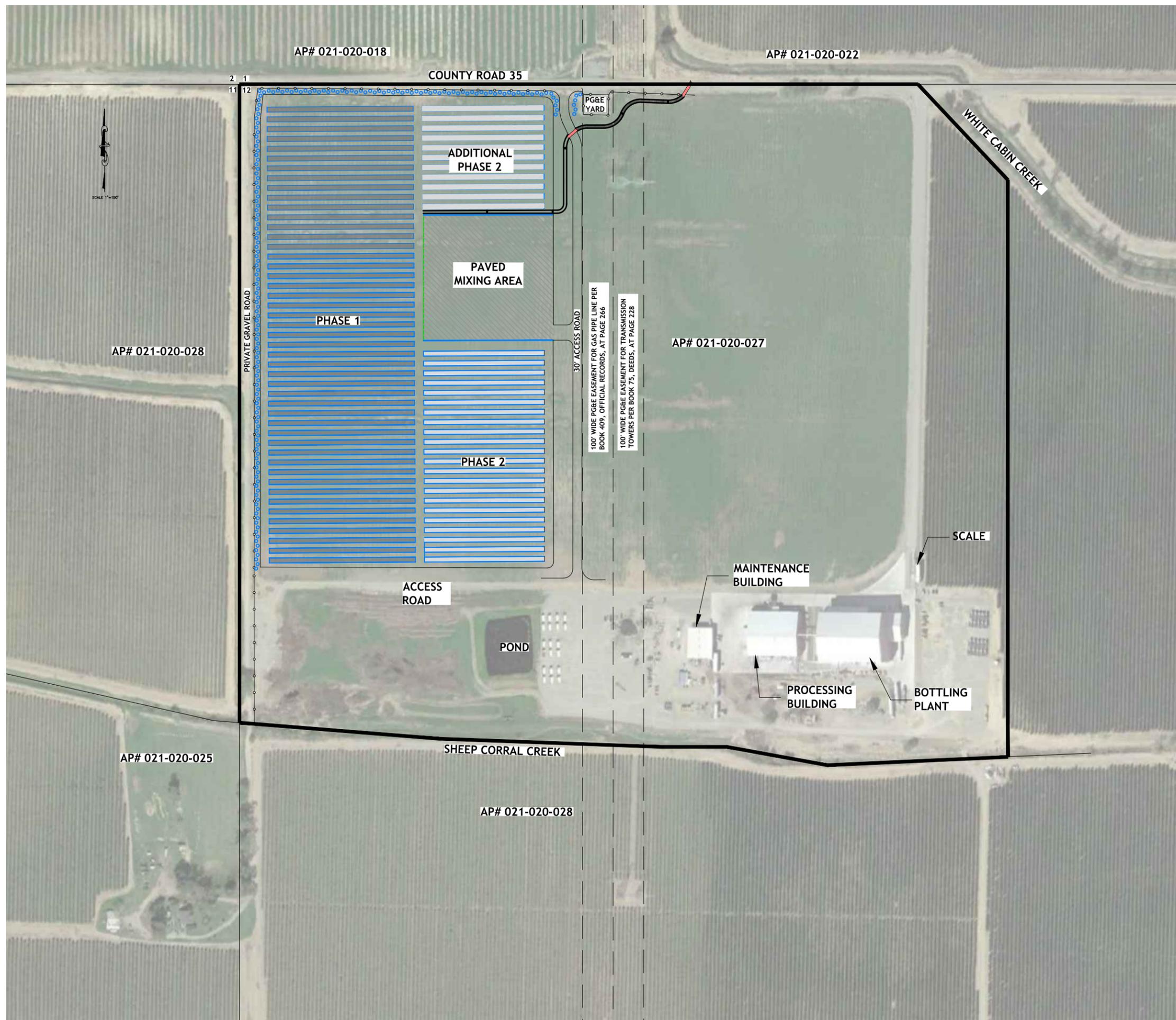


 California Olive Ranch Ownership



**FIGURE 1**  
**GENERAL SITE LOCATION**  
**CALIFORNIA OLIVE RANCH**  
**GLENN COUNTY, CALIFORNIA**

P:\CAD\71707 California Olive Ranch\DWG\FONDS\PERMIT SITE PLAN.dwg



**OWNER/APPLICANT:**

CALIFORNIA OLIVE RANCH  
 JIM LIPMAN  
 1667 EAST LASSEN AVE. SUITE A-1  
 CHICO, CALIFORNIA 95973  
 530.846.8000

**PREPARER:**

VESTRA RESOURCES, INC.  
 WENDY JOHNSTON  
 5300 AVIATION DR.  
 REDDING, CALIFORNIA 96002  
 530.223.2585

**AP NO:**

PROJECT LOCATION  
 021-020-027 122.06 ACRES

**ADJACENT PROPERTY:**

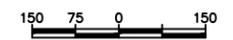
AP# 021-020-018  
 KENNEDY DANIEL & LISA  
 WILLOWS, CA 95988

AP# 021-020-024  
 BERENS JOHN L & BARBARA A  
 WILLOWS, CA 95988

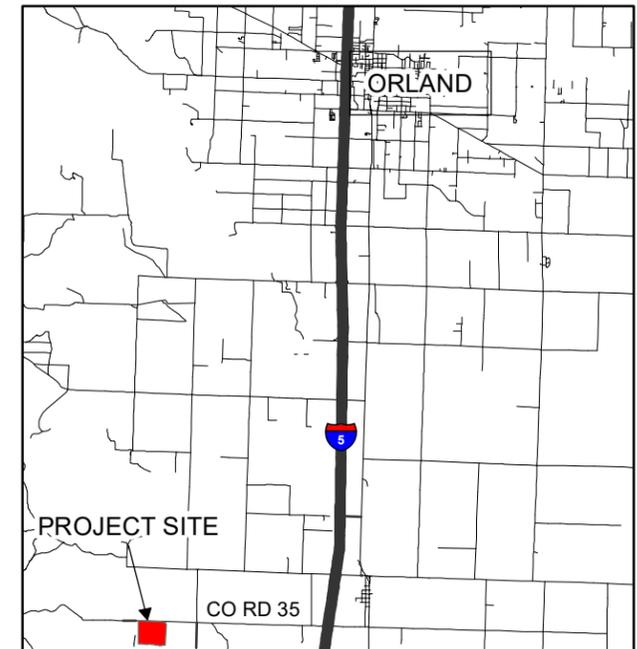
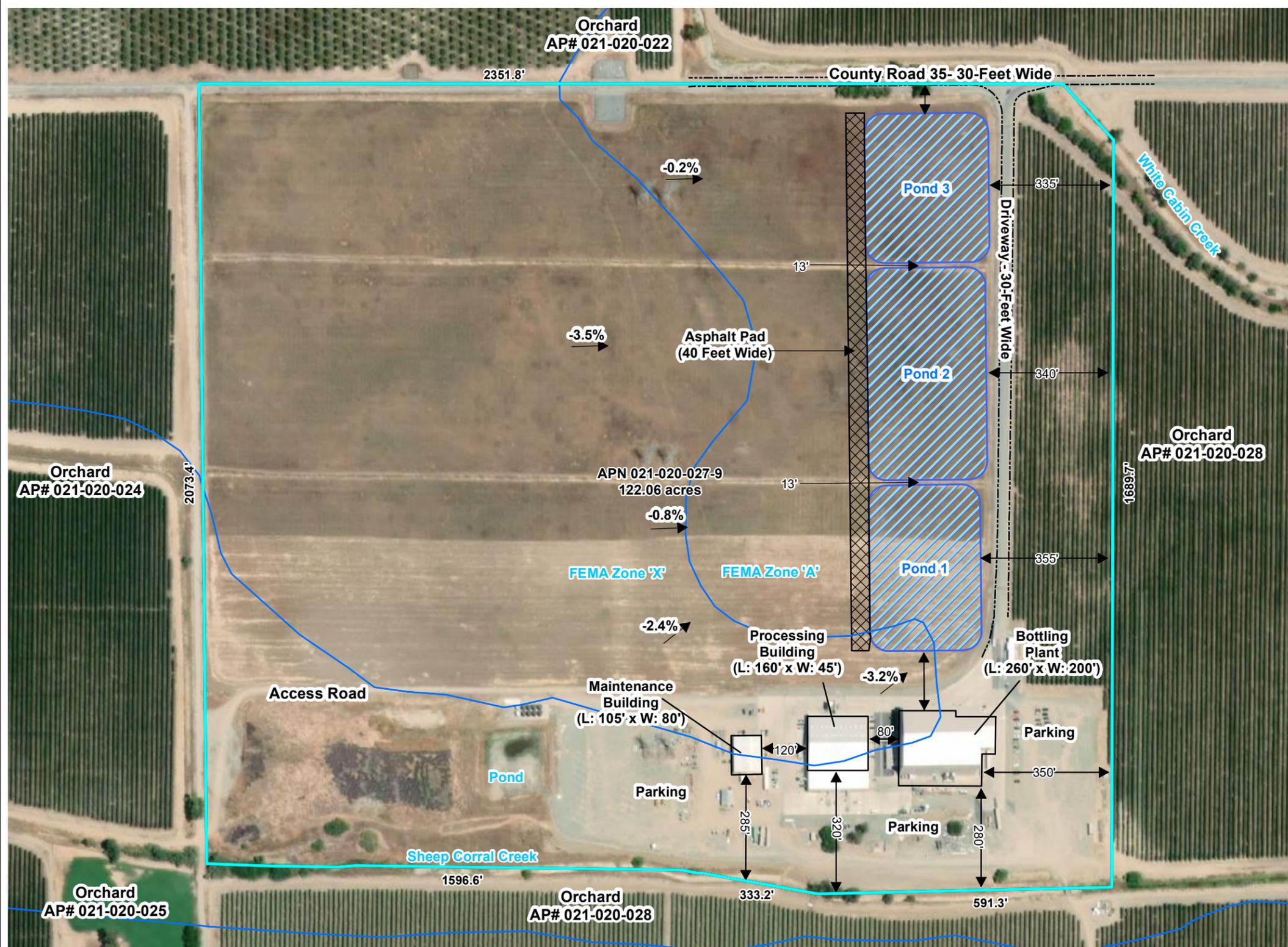
AP# 021-020-025  
 BERENS JOHN L & BARBARA A  
 WILLOWS, CA 95988

AP# 021-020-028  
 CALLIOPSIS LLC  
 WILLOWS, CA 95988

AP# 021-020-022  
 CALLIOPSIS LLC  
 WILLOWS, CA 95988



VERIFY SCALES BAR IS ONE INCH ON ORIGINAL DRAWING IF NOT ONE INCH ON THIS SHEET - ADJUST SCALES ACCORDINGLY	
WWW.VESTRA.COM (530) 223-2585 FAX (530) 223-1145	BY 5300 AVIATION DRIVE - REDDING, CA 96002
DSN: _____ DR: CS _____ CHK: SG _____ APVD: SG _____	NO. _____ DATE _____ REVISION _____
FIGURE 2 CALIFORNIA OLIVE RANCH PREVIOUS PROPOSED ACTION GLENN COUNTY, CALIFORNIA	
SHEET	
DATE	07/15/20
JOB NO.	71707



**Property Owner:**  
 California Olive Ranch  
 Jim Lipman  
 1367 East Lassen Avenue, Suite A-1  
 Chico, California  
 (530) 592-3743

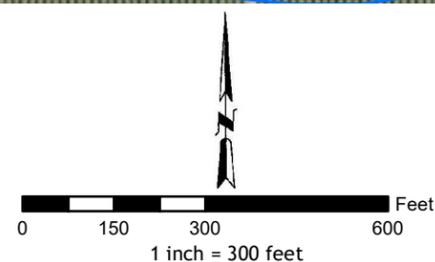
**Prepared By:**  
 VESTRA Resources, Inc.  
 5300 Aviation Drive  
 Redding, CA 96002  
 (530) 223-2585

**Assessor's Parcel Number/Address:**  
 APN 021-020-027-09  
 5945 County Road 35  
 Artois, CA 95913

**Adjacent Property:**

<b>AP# 021-020-018</b> Kennedy Daniel & Lisa Willows, Ca 95988	<b>AP# 021-020-022</b> Calliopsis LLC Willows, Ca 95988
<b>AP# 021-020-024</b> Berens John L & Barbara A Willows, Ca 95988	<b>AP# 021-020-028</b> Calliopsis LLC Willows, Ca 95988
<b>AP# 021-020-025</b> Berens John L & Barbara A Willows, Ca 95988	

- Existing Driveway
- ▭ Existing Building
- ▨ Proposed Pond
- ▭ Parcel Boundary
- ▩ Asphalt Pad
- ▭ FEMA Zone



SOURCE: DIGITALGLOBE 2018 AERIAL PHOTOGRAPH

**FIGURE 3**  
**PLOT PLAN**  
 CALIFORNIA OLIVE RANCH  
 GLENN COUNTY, CALIFORNIA



# TIMIOS

## PRELIMINARY REPORT

**To:**  
VESTRA RESOURCES INC  
5300 AVIATION DR  
REDDING, CA 96002  
ATTN: BENNETT GOOCH

**Title Officer:**  
TITLE OFFICER: DEBBIE FALTESEK  
TIMIOS TITLE  
750 MAIN ST  
RED BLUFF, CA 96080  
PHONE NO.: 530-988-5532

ESCROW NO: 71-00179471

**Property Address:**  
021-020-027-000  
WILLOWS, CA, 95988

**Title No:**  
71-00179470

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

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

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

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

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

The form of Policy of title insurance contemplated by the report is:

**ALTA LOAN POLICY 2006**  
Issued by: FIRST AMERICAN TITLE INSURANCE COMPANY

Dated as of: Jul 12, 2020 at 8:00 a.m.

The Estate or Interest in the land hereinafter described or referred to covered by this report is:

Fee Simple as to Surface Rights Only

Title to said estate of interest at the date hereof is vested in:

CALIFORNIA OLIVE RANCH, INC., A CALIFORNIA CORPORATION

At the date hereof exceptions to coverage in addition to the printed exceptions and exclusions contained in said policy form would be as follows:

1. PROPERTY TAXES, INCLUDING ANY ASSESSMENTS COLLECTED WITH TAXES, TO BE LEVIED FOR THE FISCAL YEAR 2020-2021 THAT ARE A LIEN NOT YET DUE.
2. THE LIEN OF SUPPLEMENTAL OR ESCAPED ASSESSMENTS OF PROPERTY TAXES, IF ANY, MADE PURSUANT TO THE PROVISIONS OF PART 0.5, CHAPTER 3.5 OR PART 2, CHAPTER 3, ARTICLES 3 AND 4 RESPECTIVELY (COMMENCING WITH SECTION 75) OF THE REVENUE AND TAXATION CODE OF THE STATE OF CALIFORNIA AS A RESULT OF THE TRANSFER OF TITLE TO THE VESTEE NAMED IN SCHEDULE A; OR AS A RESULT OF CHANGES IN OWNERSHIP OR NEW CONSTRUCTION OCCURRING PRIOR TO THE DATE OF THE POLICY.
3. THE LAND HEREIN DESCRIBED LIES WITHIN THE BOUNDARIES OF RECLAMATION DISTRICT NO. 2047 AND IS SUBJECT TO ALL TAXES, ASSESSMENTS AND OBLIGATIONS THEREOF. ANY AND ALL ASSESSMENTS ARE COLLECTED WITH COUNTY TAXES.
5. THE LAND HEREIN DESCRIBED LIES WITHIN THE BOUNDARIES OF THE ORLAND-ARTOIS WATER DISTRICT AND IS SUBJECT TO ALL TAXES, ASSESSMENTS AND OBLIGATIONS THEREOF.

PRESENTLY THE DISTRICT HAS AN INDEBTEDNESS IN FAVOR OF THE UNITED STATES GOVERNMENT (CONTRACT NO. 14-06-200-8382A) OF \$816.92 PER ACRE AS OF DECEMBER 1, 1988 WHICH WILL BE PAID AT THE RATE OF \$20.43 PER ACRE FOR 40 YEARS PAYABLE IN 80 SUCCESSIVE EQUAL SEMI-ANNUAL INSTALLMENTS BEGINNING FEBRUARY 1, 1993.

CERTIFICATE OF COMPLETION, AN ANNEXATION RECORDED OCTOBER 23, 1973 IN BOOK 565 OF OFFICIAL RECORDS, AT PAGE 244.

CERTIFICATE OF COMPLETION, AN ANNEXATION RECORDED JULY 26, 1976 IN BOOK 602 OF OFFICIAL RECORDS, AT PAGE 274.

CERTIFICATE OF COMPLETION, A DETACHMENT RECORDED JULY 26, 1976 IN BOOK 602 OF OFFICIAL RECORDS, AT PAGE 282.

6. RIGHT OF THE PUBLIC IN AND TO THAT PORTION OF THE LAND LYING WITHIN COUNTY ROAD 30, COUNTY ROAD 33, COUNTY ROAD 35 AND COUNTY ROAD D.
7. RIGHT OF WAY DEED, ADOLPH FRED LOHSE ET AL TO MT. SHASTA POWER CORPORATION, A CORPORATION, DATED NOVEMBER 10, 1920, RECORDED NOVEMBER 15, 1920, BOOK 75 OF DEEDS, PAGE 228.
8. RIGHT OF WAY FOR PIPE LINES FOR CONVEYING GAS EXECUTED BY WALTER H. LOHSE AND BARBARA LOHSE, HUSBAND AND WIFE AND BOB LOHSE, A SINGLE MAN TO PACIFIC GAS AND ELECTRIC COMPANY, A CORPORATION, DATED NOVEMBER 4, 1960 AND RECORDED DECEMBER 29, 1960 IN BOOK 409 OF OFFICIAL RECORDS, AT PAGE 266.
9. EASEMENT FOR ROAD PURPOSES 30 FEET IN WIDTH, AS SET FORTH IN THE DEED FROM WALTER H. LOHSE AND BARBARA LOHSE, HIS WIFE TO BOB LOHSE AND NORMA LOHSE, HIS WIFE, DATED SEPTEMBER 12, 1967 AND RECORDED SEPTEMBER 19, 1967 IN BOOK 502 OF OFFICIAL RECORDS, AT PAGE 634.
10. LAND USE CONTRACT DATED FEBRUARY 22, 1972 BY AND BETWEEN WALTER H. LOHSE AND BARBARA LOHSE, AND COUNTY OF GLENN, A POLITICAL SUBDIVISION OF THE STATE OF CALIFORNIA, RECORDED FEBRUARY 25, 1972 IN BOOK 544 OF OFFICIAL RECORDS, AT PAGE 406.
11. EASEMENT 40 FEET IN WIDTH FOR ROAD PURPOSES AS CONVEYED TO THE COUNTY OF GLENN BY INSTRUMENT RECORDED MAY 17, 1972 IN BOOK 547 OF OFFICIAL RECORDS, AT PAGE 388.
12. RESERVATION OF AN UNDIVIDED ONE-HALF INTEREST OF ALL OIL, GAS, MINERALS AND OTHER HYDROCARBON SUBSTANCES, TOGETHER WITH THE RIGHT TO REMOVE THE SAME AS RESERVED IN DEED FROM WALTER H. LOHSE AND BARBARA LOHSE HIS WIFE, TO W.R. PRITCHARD, A MARRIED MAN

DEALING WITH HIS SOLE AND SEPARATE PROPERTY, DATED OCTOBER 30, 19080, RECORDED NOVEMBER 18, 1980, BOOK 676, OFFICIAL RECORDS, PAGE 125.

13. CONTRACT AND GRANT OF EASEMENT FOR WATER PIPELINES AND APPURTENANCES THERETO AS GRANTED TO THE UNITED STATES OF AMERICA, RECORDED JUNE 17, 1981 IN BOOK 688 OF OFFICIAL RECORDS, AT PAGE 559 AND TERMS AND CONDITIONS CONTAINED THEREIN.
14. CONTRACT AND GRANT OF EASEMENT FOR WATER PIPELINES AND APPURTENANCES THERETO GRANTED TO THE UNITED STATES OF AMERICA, RECORDED DECEMBER 7, 1981 IN BOOK 696 OF OFFICIAL RECORDS, AT PAGE 27 AND TERMS AND CONDITIONS CONTAINED THEREIN.
15. RESERVATION OF ALL OIL, GAS, MINERALS AND OTHER HYDROCARBON SUBSTANCES, TOGETHER WITH THE RIGHT TO REMOVE THE SAME AS RESERVED BY ERNEST S. BOUDRO AND BARBARA J. BOUDRO, HUSBAND AND WIFE, IN DEED RECORDED OCTOBER 21, 1982 IN BOOK 713 OF OFFICIAL RECORDS, AT PAGE 126.
16. LAND USE CONTRACT BY AND BETWEEN COUNTY OF GLENN, A POLITICAL SUBDIVISION OF THE STATE OF CALIFORNIA AND LAVERNE BOUDRO AND SUSAN BOUDRO, HUSBAND AND WIFE, AS JOINT TENANTS, AN UNDIVIDED ONE-SIXTH INTEREST AND ERNEST S. BOUDRO AND BARBARA J. BOUDRO, HUSBAND AND WIFE, AS COMMUNITY PROPERTY, AS TO AN UNDIVIDED FIVE-SIXTHS INTEREST, DATED FEBRUARY 15, 1983, RECORDED FEBRUARY 24, 1983, IN BOOK 720 OF OFFICIAL RECORDS AT PAGE 107.
17. EASEMENT FOR POLES, WIRES, CABLES AND APPURTENANCES THERETO GRANTED TO PACIFIC GAS AND ELECTRIC COMPANY, A CALIFORNIA CORPORATION, RECORDED SEPTEMBER 13, 1984, BOOK 755, OFFICIAL RECORDS, PAGE 80, AND TERMS AND CONDITIONS CONTAINED THEREIN.
18. AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, RECORDED OCTOBER 6, 1993 AS INSTRUMENT NO. 93-5332 OF OFFICIAL RECORDS.  
GRANTED TO: PACIFIC GAS AND ELECTRIC COMPANY, A CALIFORNIA CORPORATION
19. ENCROACHMENT OF FENCE LINE AS DISCLOSED BY RECORD OF SURVEY RECORDED JUNE 30, 2006 IN BOOK 13 OF MAPS AND SURVEYS, AT PAGE 75.
20. WILLIAMSON ACT CONTRACT, BY AND BETWEEN COUNTY OF GLENN, A POLITICAL SUBDIVISION OF THE STATE OF CALIFORNIA AND CALIFORNIA OLIVE RANCH INC., A CALIFORNIA CORPORATION, DATED MAY 18, 2010, RECORDED JUNE 7, 2010, GLENN COUNTY RECORDER'S INSTRUMENT NO. 2010-2367.
21. A DEED OF TRUST TO SECURE AN INDEBTEDNESS IN THE ORIGINAL AMOUNT SHOWN BELOW.

AMOUNT: \$32,000,000.00  
DATED: NOVEMBER 1, 2010  
TRUSTOR: CALIFORNIA OLIVE RANCH INC., A CALIFORNIA CORPORATION  
TRUSTEE: RABOBANK, N.A.  
BENEFICIARY: RABOBANK, N.A.  
RECORDED: NOVEMBER 4, 2010 AS GLENN COUNTY RECORDER'S INSTRUMENT NO. 2010-4780.

A DOCUMENT RECORDED SEPTEMBER 29, 2011 AS INSTRUMENT NO. 2011-4037 OF OFFICIAL RECORDS PROVIDES THAT THE DEED OF TRUST OR THE OBLIGATION SECURED THEREBY HAS BEEN MODIFIED.

A DOCUMENT RECORDED JUNE 30, 2014 AS INSTRUMENT NO. 2014-2343 OF OFFICIAL RECORDS PROVIDES THAT THE DEED OF TRUST OR THE OBLIGATION SECURED THEREBY HAS BEEN MODIFIED.

A DOCUMENT RECORDED NOVEMBER 12, 2014 AS INSTRUMENT NO. 2014-4246 OF OFFICIAL RECORDS PROVIDES THAT THE DEED OF TRUST OR THE OBLIGATIONS SECURED THEREBY HAS BEEN MODIFIED.

A DOCUMENT RECORDED AUGUST 8, 2015 AS INSTRUMENT NO. 2015-3484 OF OFFICIAL RECORDS PROVIDES THAT THE DEED OF TRUST OF THE OBLIGATIONS SECURED THEREBY HAS BEEN MODIFIED.

A DOCUMENT RECORDED FEBRUARY 2, 2017 AS INSTRUMENT NO. 2017-0445 OF OFFICIAL RECORDS PROVIDES THAT THE DEED OF TRUST OR THE OBLIGATION SECURED THEREBY HAS BEEN MODIFIED.

22. A FINANCING STATEMENT RECORDED JANUARY 26, 2011 AS INSTRUMENT NO. 2011-0391 OF OFFICIAL RECORDS.  
DEBTOR: CALIFORNIA OLIVE RANCH, INC.  
SECURED PARTY: GENERAL ELECTRIC CAPITAL CORPORATION

A CONTINUATION STATEMENT WAS RECORDED OCTOBER 13, 2015 AS INSTRUMENT NO. 2015-4548 OF OFFICIAL RECORDS.

AN AMENDMENT TO THE FINANCING STATEMENT WAS RECORDED OCTOBER 27, 2015 AS INSTRUMENT NO. 2015-4774 OF OFFICIAL RECORDS.

23. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "WELL SHARING EASEMENT AGREEMENT", BY AND BETWEEN CALLIOPSIS, LLC., A DELAWARE LIMITED LIABILITY COMPANY (GRANTOR) AND CALIFORNIA OLIVE RANCH, INC. (GRANTEE), RECORDED NOVEMBER 12, 2014 AS GLENN COUNTY RECORDER'S INSTRUMENT NO. 2014-4239 OF OFFICIAL RECORDS AND RE-RECORDED DECEMBER 21, 2015 AS GLENN COUNTY RECORDER'S INSTRUMENT NO. 2015-5638 OF OFFICIAL RECORDS.
24. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "WATER DISCHARGE EASEMENT AGREEMENT", BY AND BETWEEN CALLIOPSIS, LLC (GRANTOR) AND CALIFORNIA OLIVE RANCH, INC. (GRANTEE), RECORDED NOVEMBER 12, 2014 AS GLENN COUNTY RECORDER'S INSTRUMENT NO. 2014-4241 OF OFFICIAL RECORDS AND RE-RECORDED DECEMBER 21, 2015 AS GLENN COUNTY RECORDER'S INSTRUMENT NO. 2015-5639 OF OFFICIAL RECORDS.
25. RIGHT AND CLAIMS OF PARTIES IN POSSESSION.
26. WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT THE MATTERS ARE SHOWN BY THE PUBLIC RECORDS.
27. EVIDENCE MUST BE PROVIDED THAT THERE ARE NO COMMITMENT STATEMENTS IN EFFECT UNDER CIVIL CODE SECTION 850 ET SEQ. WITH RESPECT TO THE PROPERTY.

IN ORDER TO REMOVE THIS STATEMENT, THE LANDOWNER WILL NEED TO PROVIDE US WITH AN AFFIDAVIT STATING THAT THEY ARE NOT AWARE OF ANY RELEASE REPORTS OR COMMITMENT STATEMENTS WHICH HAVE BEEN ISSUED UNDER THIS STATUTE WITH RESPECT TO THE PROPERTY.

28. ANY CLAIM THAT THE TITLE IS SUBJECT TO A TRUST OR LIEN CREATED UNDER THE PERISHABLE AGRICULTURAL COMMODITIES ACT (7 U.S.C. 499A, ET SEQ.), THE PACKERS AND STOCKYARDS ACT (7 U.S.C. 181 ET SEQ.), OR UNDER SIMILAR FEDERAL OR STATE LAWS.
29. PRIOR TO THE ISSUANCE OF ANY POLICY OF TITLE INSURANCE, THE COMPANY WILL REQUIRE:  
WITH RESPECT TO CALIFORNIA OLIVE RANCH LLC., A CALIFORNIA CORPORATION:
- A. A CERTIFICATE OF GOOD STANDING OF RECENT DATE ISSUED BY THE SECRETARY OF STATE OF THE CORPORATION'S STATE OF DOMICILE.
  - B. A CERTIFIED COPY OF A RESOLUTION OF THE BOARD OF DIRECTORS AUTHORIZING THE CONTEMPLATED TRANSACTION AND DESIGNATING WHICH CORPORATE OFFICERS SHALL HAVE THE POWER TO EXECUTE ON BEHALF OF THE CORPORATION.
  - C. OTHER REQUIREMENTS WHICH THE COMPANY MAY IMPOSE FOLLOWING IT'S REVIEW OF THE MATERIAL REQUIRED HEREIN AND OTHER INFORMATION WHICH THE COMPANY MAY REQUIRE
30. THE POLICY LIABILITY CONTEMPLATED BY THIS TRANSACTION EXCEEDS OUR LOCAL LIMIT. UNDERWRITER APPROVAL MUST BE OBTAINED FROM THE HOME OFFICE OR REGIONAL OFFICE PRIOR TO CLOSING. PLEASE CONTACT THE TITLE OFFICER IN ADVANCE OF THE CLOSING DATE TO DISCUSS THE SPECIFICS OF THE PROPOSED TRANSACTION, INCLUDING IDENTITY OF PROPOSED INSURED(S), ENDORSEMENT REQUIREMENTS, AND EXCEPTIONS WHICH ARE TO BE ELIMINATED.

**NOTICE**

Section 12413.1 of

the California Insurance Code, effective January 1, 1990, requires that any title insurance company, underwritten title company, or controlled escrow company handling funds in an escrow or sub-escrow capacity, wait a specified number of days after depositing funds, before recording any documents in connection with the transaction or disbursing funds. This statute allows for funds deposited by wire transfer to be disbursed the same day as deposit. In the case of cashier's checks or certified checks, funds may be disbursed the next day after deposit. In order to avoid unnecessary delays of three to seven days, or more, please use wire transfer, cashier's checks, or certified checks whenever possible.

**NOTES:**

- A. THE CHARGE FOR A POLICY OF TITLE INSURANCE, WHEN ISSUED THROUGH THIS TITLE ORDER WILL BE BASED ON THE REFI RATE.**
- B. ACCORDING TO THE PUBLIC RECORDS, THERE HAS BEEN NO CONVEYANCE OF THE LAND WITHIN A PERIOD OF TWENTY FOUR MONTHS PRIOR TO THE DATE OF THIS REPORT, EXCEPT AS FOLLOWS:  
  
NONE**
- C. NONE OF THE ITEMS SHOWN IN THIS REPORT WILL CAUSE THE COMPANY TO DECLINE TO ATTACH CLTA ENDORSEMENT FORM 100 TO AN ALTA POLICY, WHEN ISSUED.**
- D. THE POLICY TO BE ISSUED MAY CONTAIN AN ARBITRATION CLAUSE. WHEN THE AMOUNT OF INSURANCE IS LESS THAN THE CERTAIN DOLLAR AMOUNT SET FORTH IN ANY APPLICABLE ARBITRATION CLAUSE, ALL ARBITRABLE MATTERS SHALL BE ARBITRATED AT THE OPTION OF EITHER THE COMPANY OR THE INSURED AS THE EXCLUSIVE REMEDY OF THE PARTIES. IF YOU DESIRE TO REVIEW THE TERMS OF THE POLICY, INCLUDING ANY ARBITRATION CLAUSE THAT MAY BE INCLUDED, CONTACT THE OFFICE THAT ISSUED THIS COMMITMENT OR REPORT TO OBTAIN A SAMPLE OF THE POLICY JACKET FOR THE POLICY THAT IS TO BE ISSUED IN CONNECTION WITH YOUR TRANSACTION.**
- E. TAXES FOR PRORATION PURPOSES FOR THE FISCAL YEAR 2019-2020**

<b>FIRST INSTALLMENT:</b>	<b>\$204,188.59</b>	<b>MARKED PAID</b>
<b>SECOND INSTALLMENT:</b>	<b>\$204,188.59</b>	<b>MARKED PAID</b>
<b>ASSESSMENT NO.:</b>	<b>021-020-027-000</b>	

<b>FIRST INSTALLMENT:</b>	<b>\$0.00</b>	<b>MARKED PAID</b>
<b>SECOND INSTALLMENT:</b>	<b>\$149.72</b>	<b>MARKED PAID</b>
<b>ASSESSMENT NO.:</b>	<b>021-020-027-000</b>	

<b>FIRST INSTALLMENT:</b>	<b>\$0.00</b>	<b>MARKED PAID</b>
<b>SECOND INSTALLMENT:</b>	<b>\$1,061.37</b>	<b>MARKED PAID</b>
<b>ASSESSMENT NO.:</b>	<b>021-020-027-000</b>	

## LEGAL DESCRIPTION

ALL THAT CERTAIN REAL PROPERTY SITUATED IN THE COUNTY OF GLENN, STATE OF CALIFORNIA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL ONE:

A PARCEL OF PROPERTY SITUATED IN SECTION 12, TOWNSHIP 20 NORTH, RANGE 4 WEST, MOUNT DIABLO BASE AND MERIDIAN, IN THE UNINCORPORATED TERRITORY OF GLENN COUNTY, CALIFORNIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SECTION CORNER COMMON TO SECTIONS 1, 2, 11 AND 12, TOWNSHIP 20 NORTH, RANGE 4 WEST, MOUNT DIABLO BASE AND MERIDIAN, SAID CORNER BEING MARKED BY A 2 1/2 INCH BRASS CAP STAMPED L.S. 2846 AS SHOWN AT BOOK 7 OF MAPS AND SURVEYS, PAGE 23, OF THE OFFICIAL RECORDS OF GLENN COUNTY, CALIFORNIA:

THENCE, ON AND ALONG THE WEST LINE OF SAID SECTION 12, SOUTH 00° 16' 58" EAST, A DISTANCE OF 2073.36 FEET TO THE CENTERLINE OF SHEEP CORRAL CREEK;

THENCE, LEAVING THE WEST LINE OF SAID SECTION 12, ON AND ALONG THE CENTERLINE OF SAID SHEEP CORRAL CREEK, SOUTH 83° 00' 57" EAST. A DISTANCE OF 5.37 FEET;

THENCE, SOUTH 80° 39' 14" EAST, A DISTANCE OF 80.09 FEET;

THENCE, SOUTH 83° 06' 12" EAST, A DISTANCE OF 85.57 FEET;

THENCE, NORTH 86° 44' 26" EAST. A DISTANCE OF 213.66 FEET;

THENCE, SOUTH 87° 38' 48" EAST, A DISTANCE OF 476.58 FEET;

THENCE, NORTH 86° 49' 59" EAST. A DISTANCE OF 205.95 FEET;

THENCE, SOUTH 85° 42' 13" EAST, A DISTANCE OF 117.78 FEET;

THENCE, SOUTH 76° 59' 15" EAST, A DISTANCE OF 130.89 FEET;

THENCE, NORTH 88° 47' 49" EAST. A DISTANCE OF 148.18 FEET;

THENCE, SOUTH 83° 12' 54" EAST, A DISTANCE OF 109.09 FEET;

THENCE, SOUTH 70° 00' 27" EAST, A DISTANCE OF 149.68 FEET;

THENCE, NORTH 88° 29' 59" EAST, A DISTANCE OF 147.07 FEET;

THENCE, SOUTH 84° 13' 53" EAST, A DISTANCE OF 84.31 FEET;

THENCE, NORTH 89° 09' 48" EAST, A DISTANCE OF 150.99 FEET;

THENCE, NORTH 84° 26' 22" EAST, A DISTANCE OF 170.01 FEET;

THENCE, NORTH 88° 07' 16" EAST, A DISTANCE OF 229.97 FEET;

THENCE, LEAVING THE CENTERLINE OF SAID SHEEP CORRAL CREEK, NORTH 01° 19' 18" EAST, A DISTANCE OF 17.47 FEET, TO A 5/8 INCH REBAR WITH 1 1/2 INCH ALUMINUM CAP STAMPED L.S. 4342 LOCATED ON THE NORTHERLY BANK OF SAID SHEEP CORRAL CREEK;

THENCE NORTH 01° 19' 18" EAST, A DISTANCE OF 62.50 FEET, TO A 5/8 INCH REBAR WITH 1 1/2 INCH ALUMINUM CAP STAMPED L.S. 4342;

THENCE, NORTH 01° 19' 18" EAST, A DISTANCE OF 1689.69 FEET, TO A 5/8 INCH REBAR WITH 1 1/2 INCH ALUMINUM CAP STAMPED L.S. 4342;

THENCE, NORTH 01° 19' 18" EAST, A DISTANCE OF 109.00 FEET, TO A 5/8 INCH REBAR WITH 1 1/2 INCH ALUMINUM CAP STAMPED L.S. 4342 LOCATED ON THE SOUTHERLY BANK OF WHITE CABIN CREEK;

THENCE, NORTH 01° 19' 18" EAST, A DISTANCE OF 40.54 FEET, TO THE CENTERLINE OF WHITE CABIN CREEK;

THENCE, ON AND ALONG THE CENTERLINE OF WHITE CABIN CREEK, NORTH 39° 52' 39" WEST, A DISTANCE OF 104.86 FEET;

THENCE, NORTH 48° 15' 01" WEST, A DISTANCE OF 96.16 FEET;

THENCE, NORTH 32° 58' 57" WEST, A DISTANCE OF 53.87 FEET;

THENCE, NORTH 27° 19' 42" WEST, A DISTANCE OF 47.86 FEET, TO THE NORTH LINE OF SAID SECTION 12;

THENCE, LEAVING THE CENTERLINE OF SAID WHITE CABIN CREEK, ON AND ALONG THE NORTH LINE OF SAID SECTION 12, NORTH 89° 30' 41" WEST, A DISTANCE OF 2351.81 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

NOTICE OF VOLUNTARY MERGER RECORDED JUNE 7, 2010 AS GLENN COUNTY RECORDER'S INSTRUMENT NO. 2010-2365.

EXCEPTING THEREFROM AN UNDIVIDED ONE-HALF INTEREST OF ALL OIL, GAS, MINERALS AND OTHER HYDROCARBON SUBSTANCES, TOGETHER WITH THE RIGHT TO REMOVE THE SAME AS RESERVED IN DEED FROM WALTER H. LOHSE AND BARBARA LOHSE HIS WIFE, TO W.R. PRITCHARD, A MARRIED MAN DEALING WITH HIS SOLE AND SEPARATE PROPERTY, DATED OCTOBER 30, 1980, RECORDED NOVEMBER 18, 1980, BOOK 676, OFFICIAL RECORDS, PAGE 125.

ALSO EXCEPTING THEREFROM ALL OIL, GAS, MINERALS AND OTHER HYDROCARBON SUBSTANCES, TOGETHER WITH THE RIGHT TO REMOVE THE SAME AS RESERVED BY ERNEST S. BOUDRO AND BARBARA J. BOUDRO, HUSBAND AND WIFE, IN DEED RECORDED OCTOBER 21, 1982 IN BOOK 713 OF OFFICIAL RECORDS, AT PAGE 126.

APN: 021-020-027-000

**EXHIBIT A**  
**LIST OF PRINTED EXCEPTIONS AND EXCLUSIONS (BY POLICY TYPE)**  
**CLTA/ALTA HOMEOWNER'S POLICY OF TITLE INSURANCE (02-03-10)**  
**EXCLUSIONS**

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

1. Governmental police power, and the existence or violation of those portions of any law or government regulation concerning:
  - (a) building;
  - (b) zoning;
  - (c) land use;
  - (d) improvements on the Land;
  - (e) land division; and
  - (f) environmental protection.
 This Exclusion does not limit the coverage described in Covered Risk 8.a., 14, 15, 16, 18, 19, 20, 23 or 27.
2. The failure of Your existing structures, or any part of them, to be constructed in accordance with applicable building codes. This Exclusion does not limit the coverage described in Covered Risk 14 or 15.
3. The right to take the Land by condemning it. This Exclusion does not limit the coverage described in Covered Risk 17.
4. Risks:
  - (a) that are created, allowed, or agreed to by You, whether or not they are recorded in the Public Records;
  - (b) that are Known to You at the Policy Date, but not to Us, unless they are recorded in the Public Records at the Policy Date;
  - (c) that result in no loss to You; or
  - (d) that first occur after the Policy Date - this does not limit the coverage described in Covered Risk 7, 8.e., 25, 26, 27 or 28.
5. Failure to pay value for Your Title.
6. Lack of a right:
  - (a) to any land outside the area specifically described and referred to in paragraph 3 of Schedule A; and
  - (b) in streets, alleys, or waterways that touch the Land.
 This Exclusion does not limit the coverage described in Covered Risk 11 or 21.
7. The transfer of the Title to You is invalid as a preferential transfer or as a fraudulent transfer or conveyance under federal bankruptcy, state insolvency, or similar creditors' rights laws.

**LIMITATIONS ON COVERED RISKS**

Your insurance for the following Covered Risks is limited on the Owner's Coverage Statement as follows: For Covered Risk 16, 18, 19, and 21 Your Deductible Amount and Our Maximum Dollar Limit of Liability shown in Schedule A.

<u>Your Deductible Amount</u>	<u>Our Maximum Dollar Limit of Liability</u>
Covered Risk 16: 1% of Policy Amount or \$2,500.00 (whichever is less)	\$10,000.00
Covered Risk 18: 1% of Policy Amount or \$5,000.00 (whichever is less)	\$25,000.00
Covered Risk 19: 1% of Policy Amount or \$5,000.00 (whichever is less)	\$25,000.00
Covered Risk 21: 1% of Policy Amount or \$2,500.00 (whichever is less)	\$5,000.00

**ALTA RESIDENTIAL TITLE INSURANCE POLICY (6-1-87)**  
**EXCLUSIONS**

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

1. Governmental police power, and the existence or violation of any law or government regulation. This includes building and zoning ordinances and also laws and regulations concerning:
  - (a) and use
  - (b) improvements on the land
  - (c) and division
  - (d) environmental protection
 This exclusion does not apply to violations or the enforcement of these matters which appear in the public records at Policy Date. This exclusion does not limit the zoning coverage described in Items 12 and 13 of Covered Title Risks.
2. The right to take the land by condemning it, unless:
  - (a) a notice of exercising the right appears in the public records on the Policy Date
  - (b) the taking happened prior to the Policy Date and is binding on you if you bought the land without knowing of the taking
3. Title Risks:
  - (a) that are created, allowed, or agreed to by you
  - (b) that are known to you, but not to us, on the Policy Date -- unless they appeared in the public records
  - (c) that result in no loss to you
  - (d) that first affect your title after the Policy Date -- this does not limit the labor and material lien coverage in Item 8 of Covered Title Risks
4. Failure to pay value for your title.
5. Lack of a right:
  - (a) to any land outside the area specifically described and referred to in Item 3 of Schedule A OR
  - (b) in streets, alleys, or waterways that touch your land
 This exclusion does not limit the access coverage in Item 5 of Covered Title Risks.

**2006 ALTA LOAN POLICY (06-17-06)**  
**EXCLUSIONS FROM COVERAGE**

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

1. (a) Any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to
  - (i) the occupancy, use, or enjoyment of the Land;
  - (ii) the character, dimensions, or location of any improvement erected on the Land;
  - (iii) the subdivision of land; or
  - (iv) environmental protection;or the effect of any violation of these laws, ordinances, or governmental regulations. This Exclusion 1(a) does not modify or limit the coverage provided under Covered Risk 5.
- (b) Any governmental police power. This Exclusion 1(b) does not modify or limit the coverage provided under Covered Risk 6.
2. Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8.
3. Defects, liens, encumbrances, adverse claims, or other matters
  - (a) created, suffered, assumed, or agreed to by the Insured Claimant;
  - (b) not Known to the Company, not recorded in the Public Records at Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
  - (c) resulting in no loss or damage to the Insured Claimant;
  - (d) attaching or created subsequent to Date of Policy (however, this does not modify or limit the coverage provided under Covered Risk 11, 13, or 14); or
  - (e) resulting in loss or damage that would not have been sustained if the Insured Claimant had paid value for the Insured Mortgage.
4. Unenforceability of the lien of the Insured Mortgage because of the inability or failure of an Insured to comply with applicable doing-business laws of the state where the Land is situated.
5. Invalidity or unenforceability in whole or in part of the lien of the Insured Mortgage that arises out of the transaction evidenced by the Insured Mortgage and is based upon usury or any consumer credit protection or truth-in-lending law.
6. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that the transaction creating the lien of the Insured Mortgage, is
  - (a) a fraudulent conveyance or fraudulent transfer, or
  - (b) a preferential transfer for any reason not stated in Covered Risk 13(b) of this policy.
7. Any lien on the Title for real estate taxes or assessments imposed by governmental authority and created or attaching between Date of Policy and the date of recording of the Insured Mortgage in the Public Records. This Exclusion does not modify or limit the coverage provided under Covered Risk 11(b).

The above policy form may be issued to afford either Standard Coverage or Extended Coverage. In addition to the above Exclusions from Coverage, the Exceptions from Coverage in a Standard Coverage policy will also include the following Exceptions from Coverage:

**EXCEPTIONS FROM COVERAGE**

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

1. (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
2. Any facts, rights, interests, or claims that are not shown by the Public Records but that could be ascertained by an inspection of the Land or that may be asserted by persons in possession of the Land.
3. Easements, liens or encumbrances, or claims thereof, not shown by the Public Records.
4. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records.
5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b), or (c) are shown by the Public Records.
6. Any lien or right to a lien for services, labor or material not shown by the public records.

**2006 ALTA OWNER'S POLICY (06-17-06)**  
**EXCLUSIONS FROM COVERAGE**

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

1. (a) Any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to
  - (i) the occupancy, use, or enjoyment of the Land;
  - (ii) the character, dimensions, or location of any improvement erected on the Land;
  - (iii) the subdivision of land; or
  - (iv) environmental protection;or the effect of any violation of these laws, ordinances, or governmental regulations. This Exclusion 1(a) does not modify or limit the coverage provided under Covered Risk 5.
- (b) Any governmental police power. This Exclusion 1(b) does not modify or limit the coverage provided under Covered Risk 6.
2. Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8.
3. Defects, liens, encumbrances, adverse claims, or other matters

- (a) created, suffered, assumed, or agreed to by the Insured Claimant;
  - (b) not Known to the Company, not recorded in the Public Records at Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
  - (c) resulting in no loss or damage to the Insured Claimant;
  - (d) attaching or created subsequent to Date of Policy (however, this does not modify or limit the coverage provided under Covered Risk 9 or 10); or
  - (e) in loss or damage that would not have been sustained if the Insured Claimant had paid value for the Title.
4. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that the transaction vesting the Title as shown in Schedule A, is
- (a) a fraudulent conveyance or fraudulent transfer, or
  - (b) a preferential transfer for any reason not stated in Covered Risk 9 of this policy.
5. Any lien on the Title for real estate taxes or assessments imposed by governmental authority and created or attaching between Date of Policy and the date of recording of the deed or other instrument of transfer in the Public Records that vests Title as shown in Schedule A.

The above policy form may be issued to afford either Standard Coverage or Extended Coverage. In addition to the above Exclusions from Coverage, the Exceptions from Coverage in a Standard Coverage policy will also include the following Exceptions from Coverage:

#### EXCEPTIONS FROM COVERAGE

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

1. (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
2. Any facts, rights, interests, or claims that are not shown by the Public Records but that could be ascertained by an inspection of the Land or that may be asserted by persons in possession of the Land.
3. Easements, liens or encumbrances, or claims thereof, not shown by the Public Records.
4. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records.
5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b), or (c) are shown by the Public Records.
6. Any lien or right to a lien for services, labor or material not shown by the public records.

#### ALTA EXPANDED COVERAGE RESIDENTIAL LOAN POLICY (07-26-10) EXCLUSIONS FROM COVERAGE

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

1. (a) Any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to
  - (i) the occupancy, use, or enjoyment of the Land;
  - (ii) the character, dimensions, or location of any improvement erected on the Land;
  - (iii) the subdivision of land; or
  - (iv) environmental protection;
 or the effect of any violation of these laws, ordinances, or governmental regulations. This Exclusion 1(a) does not modify or limit the coverage provided under Covered Risk 5, 6, 13(c), 13(d), 14 or 16.
  - (b) Any governmental police power. This Exclusion 1(b) does not modify or limit the coverage provided under Covered Risk 5, 6, 13(c), 13(d), 14 or 16.
2. Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8.
3. Defects, liens, encumbrances, adverse claims, or other matters
  - (a) created, suffered, assumed, or agreed to by the Insured Claimant;
  - (b) not Known to the Company, not recorded in the Public Records at Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
  - (c) resulting in no loss or damage to the Insured Claimant;
  - (d) attaching or created subsequent to Date of Policy (however, this does not modify or limit the coverage provided under Covered Risk 11, 16, 17, 18, 19, 20, 21, 22, 23, 24, 27 or 28); or
  - (e) resulting in loss or damage that would not have been sustained if the Insured Claimant had paid value for the Insured Mortgage.
4. Unenforceability of the lien of the Insured Mortgage because of the inability or failure of an Insured to comply with applicable doing-business laws of the state where the Land is situated.
5. Invalidity or unenforceability in whole or in part of the lien of the Insured Mortgage that arises out of the transaction evidenced by the Insured Mortgage and is based upon usury or any consumer credit protection or truth-in-lending law. This Exclusion does not modify or limit the coverage provided in Covered Risk 26.
6. Any claim of invalidity, unenforceability or lack of priority of the lien of the Insured Mortgage as to Advances or modifications made after the Insured has Knowledge that the vestee shown in Schedule A is no longer the owner of the estate or interest covered by this policy. This Exclusion does not modify or limit the coverage provided in Covered Risk 11.
7. Any lien on the Title for real estate taxes or assessments imposed by governmental authority and created or attaching subsequent to Date of Policy. This Exclusion does not modify or limit the coverage provided in Covered Risk 11(b) or 25.
8. The failure of the residential structure, or any portion of it, to have been constructed before, on or after Date of Policy in accordance with applicable building codes. This Exclusion does not modify or limit the coverage provided in Covered Risk 5 or 6.

9. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that the transaction creating the lien of the Insured Mortgage, is
  - (a) a fraudulent conveyance or fraudulent transfer, or
  - (b) a preferential transfer for any reason not stated in Covered Risk 27(b) of this policy.

**CALIFORNIA LAND TITLE ASSOCIATION STANDARD COVERAGE POLICY – 1990  
SCHEDULE B**

**EXCEPTIONS FROM COVERAGE**

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

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

**EXCLUSIONS FROM COVERAGE**

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

1. (a) Any law, ordinance or governmental regulation (including but not limited to building and zoning laws, ordinances, or regulations) restricting, regulating, prohibiting or relating to (i) the occupancy, use, or enjoyment of the land; (ii) the character, dimensions or location of any improvement now or hereafter erected on the land; (iii) a separation in ownership or change in the dimensions or area of the land or any parcel of which the land is or was a part; or (iv) environmental protection, or the effect of any violation of these laws, ordinances or governmental regulations, except to the extent that a notice of the enforcement thereof or a notice of a defect, lien or encumbrance resulting from a violation or alleged violation affecting the land has been recorded in the public records at Date of Policy.
- (b) Any governmental police power not excluded by (a) above, except to the extent that a notice of the exercise thereof or a notice of a defect, lien or encumbrance resulting from a violation or alleged violation affecting the land has been recorded in the public records at Date of Policy.
2. Rights of eminent domain unless notice of the exercise thereof has been recorded in the public records at Date of Policy, but not excluding from coverage any taking which has occurred prior to Date of Policy which would be binding on the rights of a purchaser for value without knowledge.
3. Defects, liens, encumbrances, adverse claims or other matters:
  - (a) whether or not recorded in public records at Date of Policy, but created, suffered, assumed or agreed to by the insured claimant;
  - (b) not known to the Company, not recorded in public records at Date of Policy, but known to the insured claimant and not disclosed in writing to the Company by the insured claimant prior to the date the insured claimant became an insured under this policy;
  - (c) resulting in no loss or damage to the insured claimant;
  - (d) attaching or created subsequent to Date of Policy; or
  - (e) resulting in loss or damage which would not have been sustained if the insured claimant had paid value for the insured mortgage or for the estate or interest insured by this policy.
4. Unenforceability of the lien of the insured mortgage because of the inability or failure of the insured at Date of Policy, or the inability or failure of any subsequent owner of the indebtedness, to comply with applicable "doing business" laws of the state in which the land is situated.
5. Invalidity or unenforceability of the lien of the insured mortgage, or claim thereof, which arises out of the transaction evidenced by the insured mortgage and is based upon usury or any consumer credit protection or truth in lending law.
6. Any claim which arises out of the transaction vesting in the insured the estate or interest insured by their policy or the transaction creating the interest of the insured lender, by reason of the operation of federal bankruptcy, state of insolvency or similar creditors' rights laws.

## PRIVACY INFORMATION

### **We Are Committed to Safeguarding Customer Information**

In order to better serve your needs now and in the future, we may ask you to provide us with certain information. We understand that you may be concerned about what we will do with such information. We agree that you have right to know how we will utilize the personal information you provide to us. Therefore, together with our subsidiaries we have adopted this Privacy Policy to govern the use and handling of your personal information.

### **Applicability**

This Privacy Policy governs our use of the information that you provide to us. It does not govern the manner in which we may use information we have obtained from any other sources, such as information obtained from a public record or from another person or entity. First American has also adopted broader guidelines that govern our use of personal information regardless of its source. First American calls these guidelines its Fair Information Values.

### **Types of Information**

Depending upon which of our services you are utilizing, the types of nonpublic personal information that we may collect include:

- Information we receive from you on applications, forms and in other communications to us, whether in writing, in person, by telephone or any other means;
- Information about your transactions with us, our affiliated companies, or others; and
- Information we receive from a consumer reporting agency.

### **Use of Information**

We request information from you for our own legitimate business purposes and not for the benefit of any nonaffiliated party. Therefore, we will not release your information to nonaffiliated parties except: (1) as necessary for us to provide the product or service you have requested of us; or (2) as permitted by law. We may, however, store such information indefinitely, including the period after which any customer relationship has ceased. Such information may be used for any internal purpose, such as quality control efforts or customer analysis. We may also provide all of the types of nonpublic personal information listed above to one or more of our affiliated companies. Such affiliated companies include financial service providers, such as title insurers, property and casualty insurers, and trust and investment advisory companies, or companies involved in real estate services, such as appraisal companies, home warranty companies and escrow companies. Furthermore, we may also provide all the information we collect, as described above, to companies that perform marketing services on our behalf, on behalf of our affiliated companies or to other financial institutions with whom we or our affiliated companies have joint marketing agreements.

### **Former Customers**

Even if you are no longer our customer, our Privacy Policy will continue to apply to you.

### **Confidentiality and Security**

We will use our best efforts to ensure that no unauthorized parties have access to any of our information. We restrict access to nonpublic personal information about you to those individuals and entities who need to know that information to provide products or services to you. We will use our best efforts to train and oversee our employees and agents to ensure that your information will be handled responsibly and in accordance with this Privacy Policy and First American's Fair Information Values. We currently maintain physical, electronic, and procedural safeguards that comply with federal regulations to guard your nonpublic personal information.

Information Obtained Through Our Web Site

### **Business Relationships**

First American Financial Corporation's site and its affiliates' sites may contain links to other Web sites. While we try to link only to sites that share our high standards and respect for privacy, we are not responsible for the content or the privacy practices employed by other sites.

### **Cookies**

Some of First American's Web site may make use of "cookie" technology to measure site activity and to customize information to your personal tastes. A cookie is an element of data that a Web site can send to your browser, which may then store the cookie on your hard drive.

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### **Fair Information Values**

**Fairness** We consider consumer expectations about their privacy in all our businesses. We only offer products and services that assure a favorable balance between consumer benefits and consumer privacy.

**Public Record** We believe that an open public record creates significant value for society, enhances consumer choice and creates consumer opportunity. We actively support an open public record and emphasize its importance and contribution to our economy.

**Use** We believe we should behave responsibly when we use information about a consumer in our business. We will obey the laws governing the collection, use and dissemination of data.

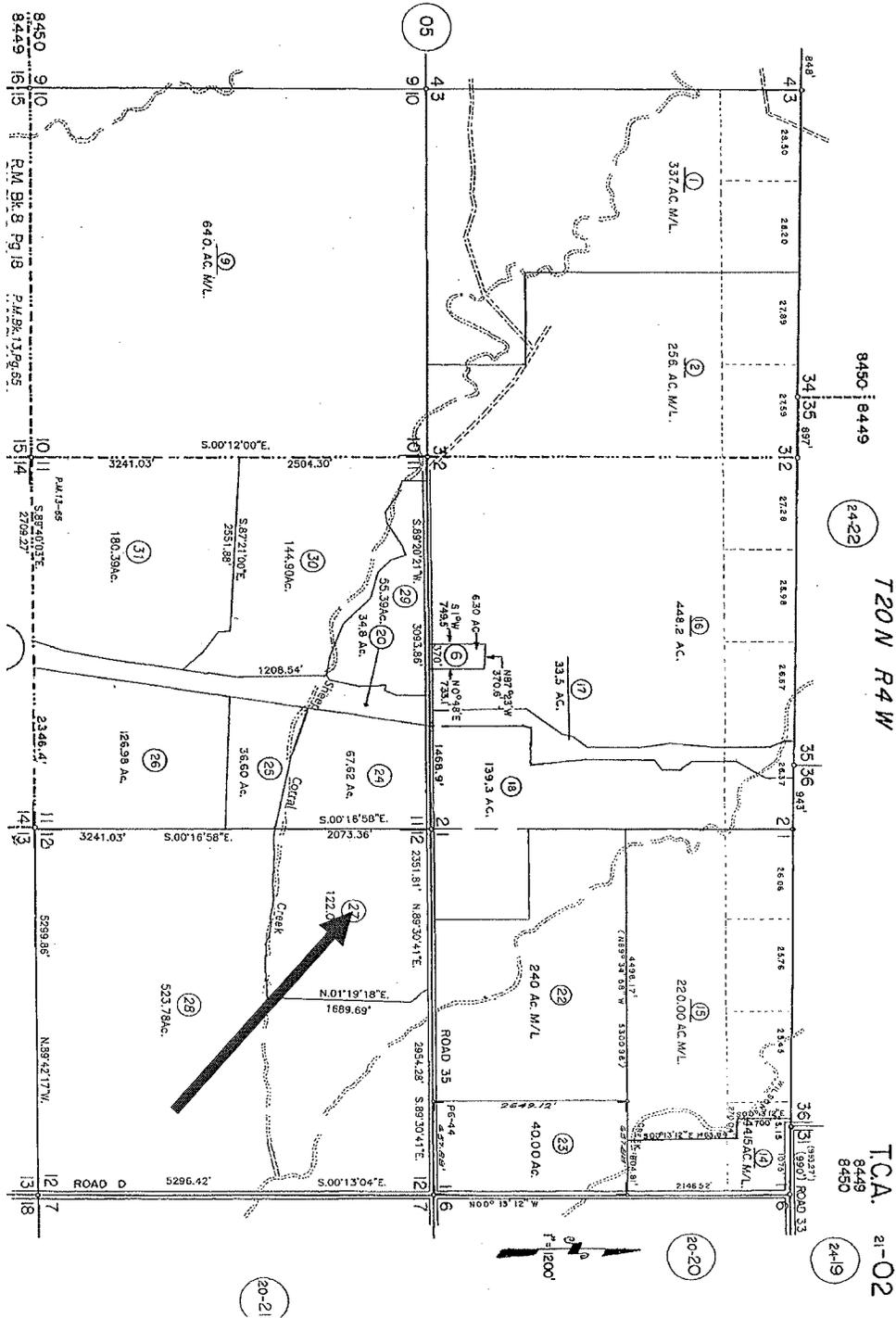
**Accuracy** We will take reasonable steps to help assure the accuracy of the data we collect, use and disseminate. Where possible, we will take reasonable steps to correct inaccurate information. When, as with the public record, we cannot correct inaccurate information, we will take all reasonable steps to assist consumers in identifying the source of the erroneous data so that the consumer can secure the required corrections.

**Education** We endeavor to educate the users of our products and services, our employees and others in our industry about the importance of consumer privacy. We will instruct our employees on our fair information values and on the responsible collection and use of data. We will encourage others in our industry to collect and use information in a responsible manner.

**Security** We will maintain appropriate facilities and systems to protect against unauthorized access to and corruption of the data we maintain.

The map attached, if any, may or may not be a survey of the land depicted hereon. Timios Title and its Underwriters expressly disclaims any liability for loss or damage which may result from reliance on this map except to the extent coverage for such loss or damage is expressly provided by the terms and provisions of the title insurance policy, if any, to which this map is attached.

MAP







# VECTOR AND ODOR MINIMIZATION PLAN CALIFORNIA OLIVE RANCH POMACE STORAGE FACILITY

## 1.0 INTRODUCTION

This Vector and Odor Minimization Plan (VOMP) has been prepared for the California Olive Ranch (COR) olive pomace storage facility in Artois, California. It is intended to provide guidance to onsite personnel in the handling, storage, and removal of pomace. This VOMP will be maintained onsite and revised as necessary to reflect any changes in the design or operation of the site. A copy of the revisions will be provided to the enforcement agency within 30 days of the changes. In addition, this VOMP will be reviewed annually to determine if any revisions are necessary.

### 1.1 Project Contacts

**Project Name:** California Olive Ranch Pomace Storage Facility

**Project Location:** 5945 County Road 35  
Artois, California 95913

**Mailing Address:** 1367 East Lassen Ave, Suite A-1  
Chico, California 95973

**Landowner:** California Olive Ranch, Inc.  
1367 East Lassen Ave, Suite A-1  
Chico, California 95973

**Project Contact:** Logan Jennings  
California Olive Ranch  
1367 East Lassen Ave, Suite A1  
Chico, California 95973

**Regulatory Contact:** Brian Smith PE  
Regional Water Quality Control Board  
364 Knollcrest Drive, Suite 205  
Redding California 96002

### 1.2 Project Description

California Olive Ranch (COR) farms approximately 5,500 acres of olives and processes the olives, from their farm and from other growers, into “extra-virgin” olive oil at their processing and bottling facility in Artois, California. The pressing of extra-virgin olive oil produces between 40,000 and 60,000 tons of olive pomace (skins and residual olive meat) annually. COR generates olive pomace over a four-month period from September to December. The generation of the pomace coincides with the harvest window for olives. The need to press olives immediately following harvest compresses the pomace generation into a narrow window.

Historically, the pomace has been transported to the Wilbur-Ellis facility at the Orland Airport for use as a pet-food additive. On October 18, 2019, the Wilbur-Ellis facility notified COR that pomace would not be received at the facility during the 2019 season. This presented a serious hardship for COR.

Due to the nature of the emergency situation, COR constructed interim storage ponds for the pomace at their processing facility. COR also undertook a number of trials evaluating alternative uses for pomace. COR determined that construction of permanent pomace storage ponds was the most cost effective alternative that provided the most future alternatives.

The pomace storage facility will include 9 acres of lined storage ponds, drying area, and tree buffer. Employee areas and equipment fueling and maintenance will be located at the adjoining COR maintenance shop. The facility will be surrounded by a vegetative buffer to the north and olive orchards to the east and west.

The pomace will be hauled to the storage facility in trucks. The use of a pipeline in the future will be evaluated. Some pomace will be shipped out as wet feed product. The remainder will be removed from the ponds in the late spring and early summer and dried in the drying area adjacent to the ponds and shipped for livestock feed.

### **1.3 Sources of Odor**

The primary sources of odors from the facility are:

- (1) Pomace placement during harvest
- (2) Pomace removal and drying

Other minor sources of odor include loading, surface ponding, and road spillage. Once in the ponds the pomace will form a crust. The crust limits odors. Breakage of the crust will result in pomace odor.

### **1.4 Sources of Vectors**

The pomace is not likely to attract birds or rodents. The potential for fly population growth is possible due to the moisture in the pomace. Once dried, vector sources are minimized.

## **2.0 ODOR MONITORING PROTOCOL**

### **2.1 Proximity of Odor Receptors**

The pomace storage site is surrounded by agricultural land uses. The closest receptors to the site would be COR employees responsible for monitoring and/or managing the pomace, COR employees working in the processing plant or olive orchards located adjacent to the site, or adjacent residences.

Three residences are located within a one-mile radius of the pomace storage site. The closest residence is 1,000 feet southwest of the site. The locations of the 11 residential receptors within a two-mile radius of the pomace storage location and a wind rose are shown on Figure 1. The majority of the receptors are located north or east of the pomace storage site outside of the predominant wind directions.

The Glenn County Landfill is located approximately two miles northwest of the pomace storage site. The landfill and trucks hauling waste to the landfill on County Road 33 are potential competing odor sources.

## **2.2 Method of Assessing Odor Impacts**

Each operating day, COR personnel will evaluate onsite odors and operations for potential release of objectionable odors in the course of their usual work. If questionable or objectionable onsite odors are detected by site personnel, the following protocol will be implemented:

1. Investigate and determine the likely source of the odor.
2. Assess the effectiveness of available onsite management practices to resolve the odor event and immediately take steps to reduce the odor-generating capacity of the onsite material. Possible management practices are shown in Table 2.
3. Determine if the odor traveled offsite by surveying the site perimeter and noting existing wind patterns.
4. If it is determined possible odor impacts occurred, contact appropriate enforcement agency and/or neighboring residences.
5. Record the event for further operational review in an odor log.

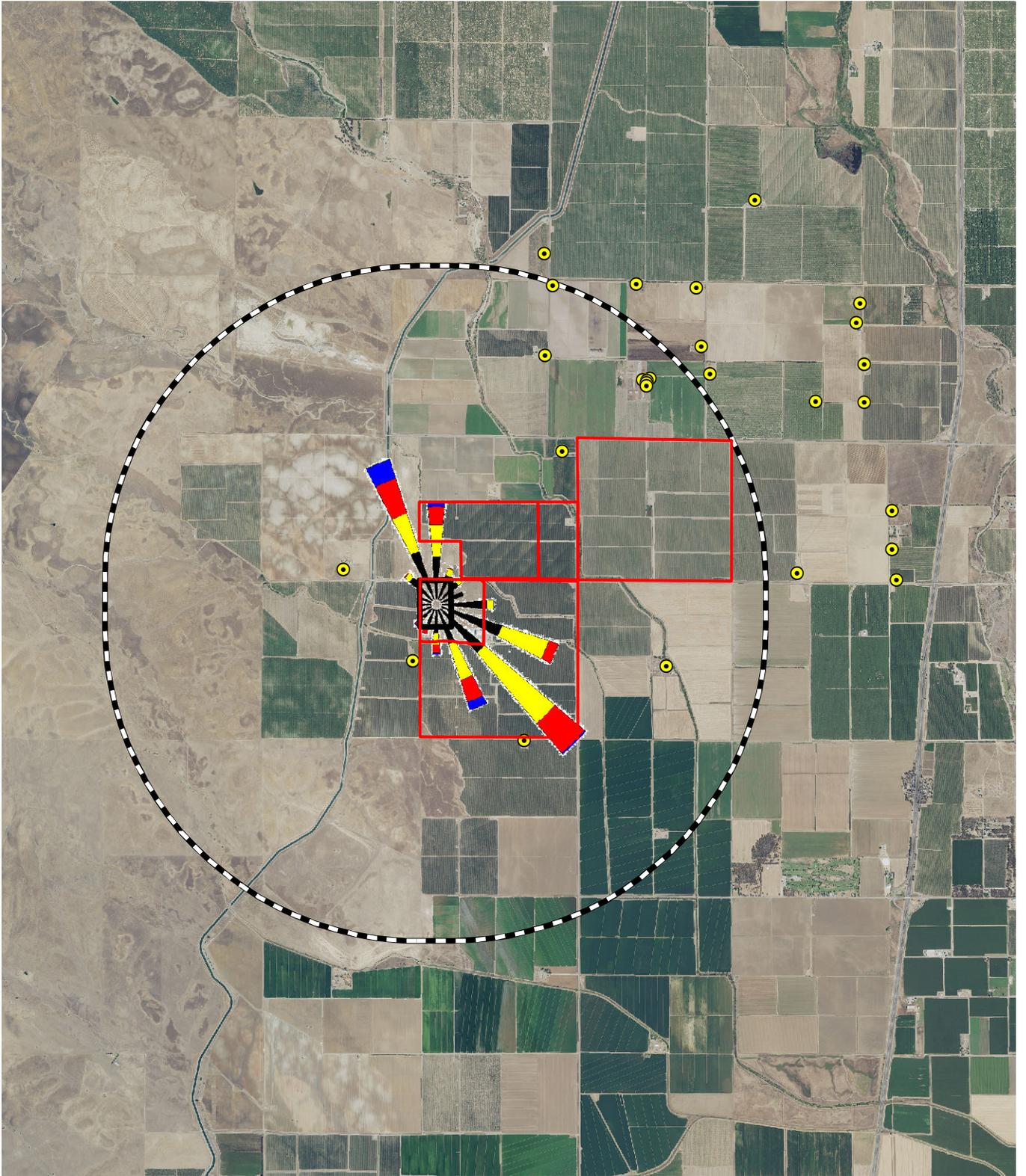
## **3.0 METEOROLOGICAL CONDITIONS**

### **3.1 Precipitation**

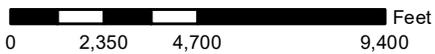
The precipitation data used for the Artois area was estimated on Willows 6W Weather Station (No. 049699), located approximately 7.5 miles southwest of the proposed pomace storage facility, with years of record from 1906 to 2016. Precipitation at the Willows station averages 17.95 inches per year, 80 percent of which falls between November and March. Precipitation data for the Willows station are summarized in Table 3.

### **3.2 Temperature**

Based on data for the Willows 6W Weather Station (No. 049699), average daily minimum temperatures in the project area range from 35.9 degrees Fahrenheit (°F) in January to 60.8 °F in July. Average daily maximum temperatures range from 54.6 °F in January to 65.2 °F in July. Figure 2 shows the average monthly minimum and maximum temperatures for the Willows station.



-  Nearby Residence
-  2-Mile Buffer Around Proposed Compost Facility
-  Proposed Compost Facility
-  California Olive Ranch Ownership



**FIGURE 7**  
**NEARBY RESIDENCES**  
**AND WIND ROSE**  
**CALIFORNIA OLIVE RANCH**  
**GLENN COUNTY, CALIFORNIA**



SOURCE: GLENN COUNTY 2016; FEMA 2014

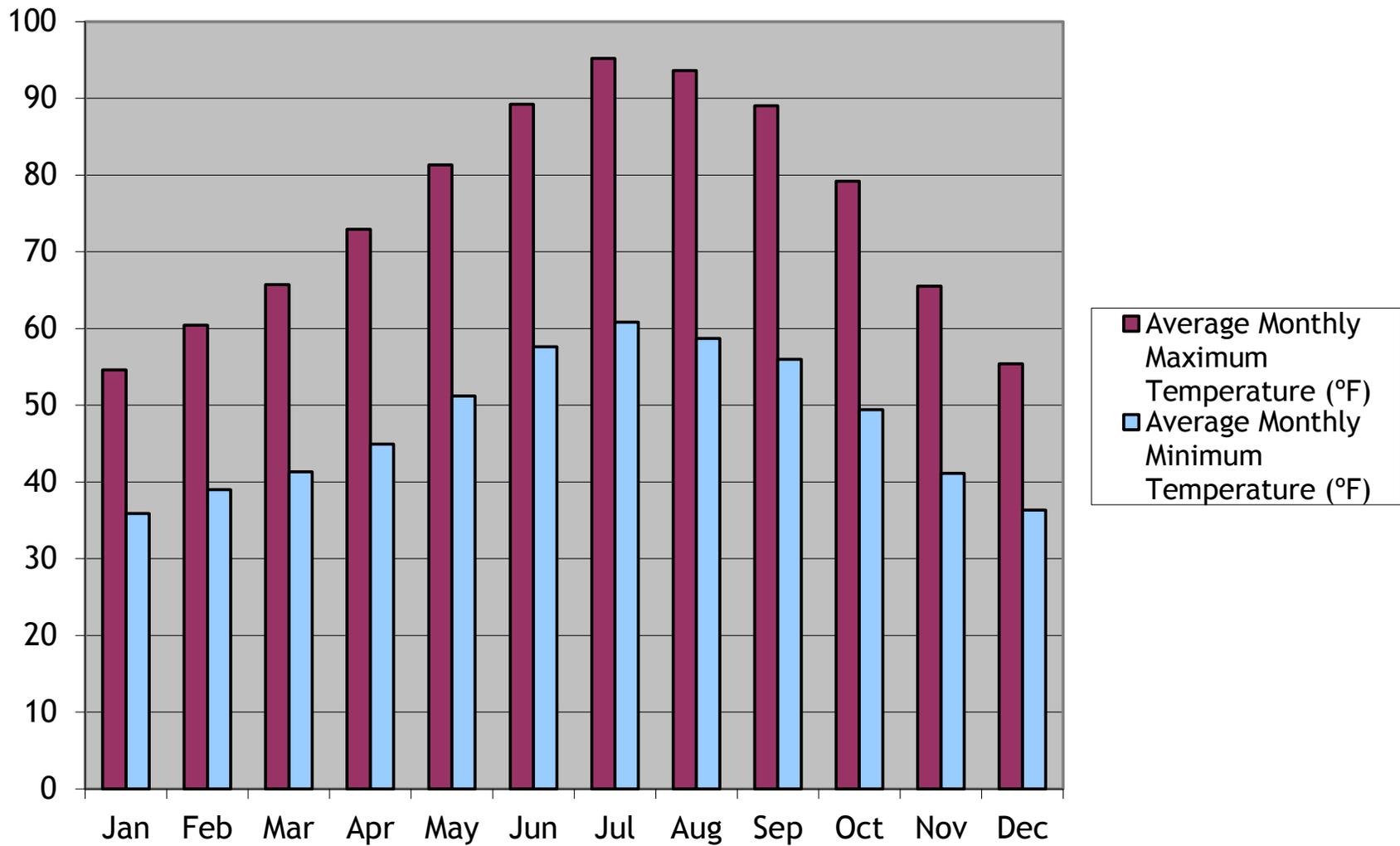


FIGURE 2  
 AVERAGE MONTHLY MINIMUM AND  
 MAXIMUM TEMPERATURES  
 CALIFORNIA OLIVE RANCH  
 GLENN COUNTY, CALIFORNIA



SOURCE: WILLOWS 6W WEATHER STATION 049699

<b>Table 3 PRECIPITATION SUMMARY</b>		
<b>Month</b>	<b>Willows</b>	<b>Percent of Year</b>
January	3.68	20.5
February	3.14	17.5
March	2.33	13.0
April	1.12	6.2
May	0.66	3.7
June	0.33	1.8
July	0.04	0.2
August	0.09	0.5
September	0.31	1.7
October	1.01	5.6
November	2.13	11.9
December	3.13	17.4
<b>Average</b>	<b>17.95</b>	<b>---</b>

### 3.3 Wind Rose

Wind data are available from the Colusa CIMIS station (No. 99032) located about 30 miles southeast of the proposed pomace storage facility. Winds in the Colusa area are generally from the south during the summer and fall (May through October), averaging 3 to 6 miles per hour (mph). Average wind directions shift to the north-northwest during November and December, averaging 6 to 9 mph. A wind rose for data collected between 1993 and 1997 at the Colusa CIMIS station is included on Figure 3.

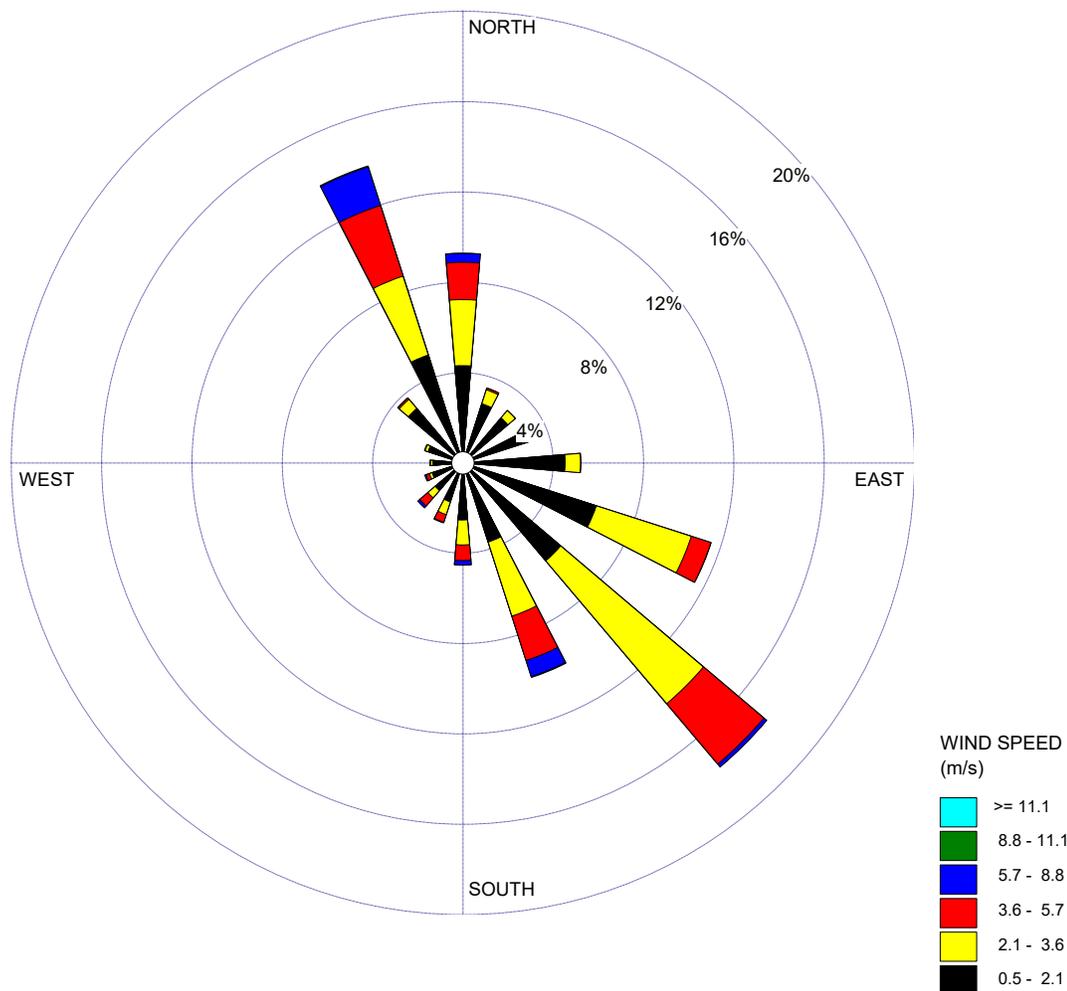
## 4.0 COMPLAINT RESPONSE PROTOCOL

In the event that an odor complaint is received, the following procedures will be followed by COR personnel:

1. If possible, the operator will visit the location of the complaint to verify if the site may be responsible for the odor. Otherwise, the operator shall investigate the probable source of the odor complaint and implement operational changes to minimize odors.
2. Discuss investigation and response with complainant.
3. Inform Regional Water Quality Control Board and Glenn County of complaint and response.
4. Document the complaint(s) on the vector and odor investigation report form (copy included as Attachment A).

WIND ROSE PLOT:  
**Station #99032**

DISPLAY:  
**Wind Speed  
 Direction (blowing from)**



COMMENTS:	DATA PERIOD: <b>1993 1994 1996 1997 Jan 1 - Dec 31 00:00 - 23:00</b>	COMPANY NAME:	
	CALM WINDS: <b>3.93%</b>	MODELER:	
	AVG. WIND SPEED: <b>2.37 m/s</b>	TOTAL COUNT: <b>35064 hrs.</b>	
		PROJECT NO.:	<b>993, 1994, 1996, 1997</b>



SOURCE: STATION 99032, COLUSA CIMIS STATION

**FIGURE 3  
 WIND ROSE  
 CALIFORNIA OLIVE RANCH  
 GLENN COUNTY, CALIFORNIA**

## **5.0 DESIGN CONSIDERATIONS/OPERATING PROCEDURES TO MINIMIZE ODORS AND VECTORS**

### **5.1 Odor Control**

The facility is located in a rural area. The pomace storage area is surrounded by COR olive orchards to the west and east. Across County Road 35 are almond trees. These provide a vegetative buffer between odor sources and any offsite receptors. If necessary, additional trees will be planted along County Road 35 between the ponds and the roadway.

Effective odor management is dependent upon containing volatile organic compounds (VOCs). This is done primarily by limiting excess moisture. Olive pomace can be as high as 65 percent moisture when pressed. Pomace will dry in the ponds without management as well as in the drying area.

Activities such as material handling can cause dust and odors. Initially, when removed from the ponds to be dried, pomace will be moist. Maintaining proper moisture will prevent generation of dust and vectors. The drying pad will be graded and maintained to discourage any ponding of water which could lead to odors at the site.

It is not anticipated that extreme weather events could significantly interfere with operations. Winds could cause migration of odor from the site, but will not result in odor-causing material leaving the property. Measures to control airborne emissions from the piles include reducing material handling when wind is in the direction of nearby receptors, and reducing material handling during stagnant air conditions.

### **5.2 Vector Control**

In the event rodents or birds are found to be an issue, flagging, tape, and sound guns can be used to reduce populations. Poison bait will be used as necessary, if needed.

Fly populations are controlled by the proper management and handling of pomace material. Storage periods will be as short as possible and the material will be shipped for feed shortly after drying is complete. Following each drying batch, the pad area will be back-bladed to remove areas for water to pond and any residual compost. The site will be maintained always in a clean and orderly manner to limit possible vector issues.

Fly bait can be used during the warm summer months when they are more likely to be an issue. If populations are observed, chemical sprays will be used. Specific vector control actions include:

- No standing water on the site related to the facility
- Weeds and grasses will be cut to limit rodent habitat
- Keep pomace storage time as short as possible
- Minimum drying time for pomace



## VECTOR & ODOR INCIDENT INVESTIGATION REPORT (OIR)

*Note: This is not intended to be an "inspection" report per se (to indicate the regulatory agent's verification of the odor). It is more of an evaluation to determine the cause of the odor incident.*

GENERAL

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

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

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

Town: \_\_\_\_\_, State: \_\_\_\_\_, Zip code: \_\_\_\_\_ County: \_\_\_\_\_

Facility contact: \_\_\_\_\_

Phone: \_\_\_\_\_

Email: \_\_\_\_\_

Regulatory jurisdiction: \_\_\_\_\_

Regulatory contact: \_\_\_\_\_

### VECTOR/ODOR COMPLAINT

Nature of the complaint: \_\_\_\_\_

Date of 1<sup>st</sup> complaint: \_\_\_\_\_ Day of week: \_\_\_\_\_

Time(s) during day: \_\_\_\_\_



Activities on day of complaint and/or previous day:

Activity (dry, load, etc.)	Day of Week	AM/PM
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____

Extraordinary circumstances

(e.g. spill, equipment breakdown, employee incident, odorous load, etc.):

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Resolution of the above:

\_\_\_\_\_

APPROXIMATE WEATHER CONDITIONS (e.g. warm, hot, windy, sunny, light rain, etc)

At time	Morning	Afternoon	
of 1 <sup>st</sup>	of Same	of Same	Previous
Previous			

	complaint	Day	Day	Afternoon	Night
Temperature	_____		_____		
	_____		_____		
	_____				
Cloud cover	_____		_____		
	_____		_____		
	_____				
Prevailing wind	_____		_____		
	_____		_____		
	_____				
Wind conditions	_____		_____		
	_____		_____		
	_____				
Precipitation	_____		_____		
	_____		_____		
	_____				
Humidity	_____		_____		
	_____		_____		
	_____				

Unusual weather conditions (e.g. very strong wind, temperature inversion):

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Description of weather character for previous five days (e.g. hot and humid for 3 days followed by heavy rain and mild temperatures):

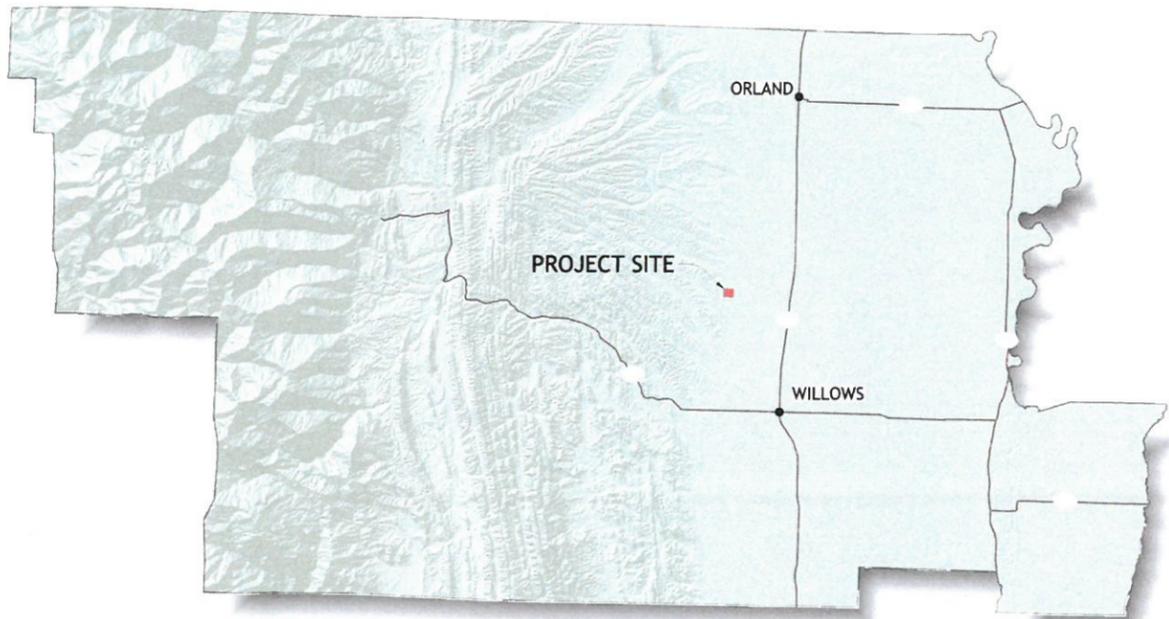
\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_



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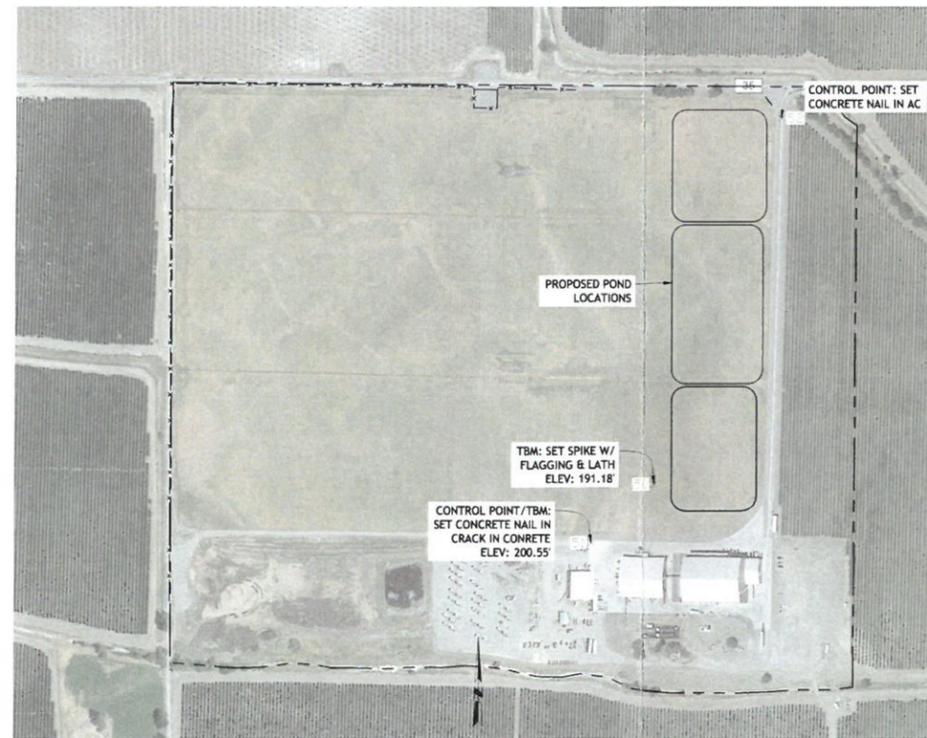
LOCATION MAP  
NTS

INDEX TO SHEETS

- 1. TITLE SHEET
- 2. GRADING PLAN
- 3. SECTIONS & DETAILS



VICINITY MAP  
NTS



SITE LAYOUT  
SCALE: 1" = 300'

GENERAL NOTES

- 1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THESE DRAWINGS.
- 2. LANDOWNER SHALL BE RESPONSIBLE FOR OBTAINING ANY NEEDED PERMITS, EASEMENTS, AND/OR RIGHT-OF-WAYS.
- 3. LANDOWNER WILL BE RESPONSIBLE FOR LOCATING AND PROTECTING ALL UTILITIES. SPECIAL SAFETY PRECAUTIONS TO BE TAKEN WHEN WORKING IN THE VICINITY OF GAS, OIL, AND ELECTRICAL LINES.
- 4. CAL-OSHA SAFETY REQUIREMENTS SHALL BE IN EFFECT DURING ALL CONSTRUCTION.
- 5. ALL LINES AND GRADES SHOWN ON THESE DRAWINGS ARE APPROXIMATE. EXCAVATION LIMITS, AND FILL LIMITS WILL BE STAKED IN THE FIELD BY THE ENGINEER.
- 6. BENCHMARK TO BE PROVIDED TO CONTRACTOR PRIOR TO START OF CONSTRUCTION.



VERIFICATION: VERIFY SCALES. BAR IS ONE INCH ON ORIGINAL DRAWING. IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY.

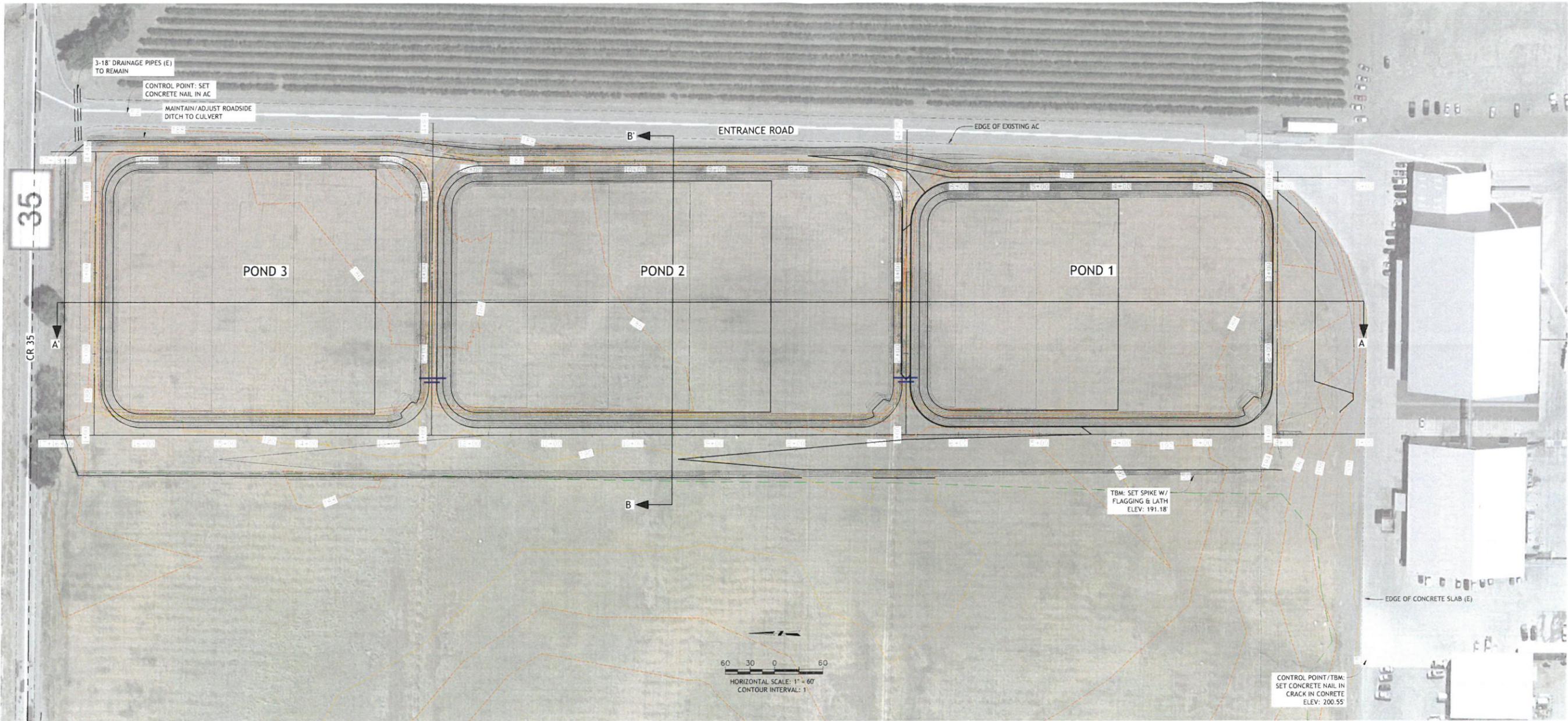
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(530) 223-2585  
FAX (530) 223-1145

**VESTRA**  
5300 AVIATION DRIVE - REDDING, CA 96002

DESIGN	SG	DATE	
DRAWN	CS		
CHECKED	SG		
APPROVED	SG		

**TITLE SHEET**  
POMACE STORAGE PONDS  
CALIFORNIA OLIVE RANCH  
ARTOIS, CA

SHEET  
**1 OF 3**  
DATE 7/13/20  
JOB NO. 71707



VOLUMES:  
CUT/FILL: 34,200 C.Y. / 31,200 C.Y.  
\*NOTE: NOT ADJUSTED FOR SHRINK/SWELL

EXCAVATION/EMBANKMENT TO BALANCE. ANY ADDITIONAL EXCAVATED MATERIAL TO BE ADDED TO WEST EMBANKMENT OR AS DIRECTED BY CALIFORNIA OLIVE RANCH.

DISTURBED AREA: 15.2 ACRES

CONTROL POINTS / TBM TABLE

PT	NORTHING	EASTING	ELEV	DESCRIPTION
50	2347436.37	6487709.03	191.18	SETSPK
51	2347222.67	6487481.62	200.55	SET PK IN AC
52	2348748.18	6488158.00	189.18	SET PK IN AC

NOTES:

- EMBANKMENT MATERIAL SHALL BE FROM EXCAVATION OF POND.
- EMBANKMENT AREA SHALL BE CLEARED OF VEGETATION AND SUBGRADE COMPACTED TO 90%. EMBANKMENT MATERIAL SHALL BE PLACED IN 8-INCH LIFTS AND BE COMPACTED TO 90% OF MODIFIED PROCTOR MAXIMUM DENSITY PER ASTM D1557. MOISTURE CONTENT AT THE TIME OF PLACEMENT SHALL NOT EXCEED 2% ABOVE OR 3% BELOW OPTIMUM. CONTRACTOR SHALL SUBMIT A COMPACTION REPORT PREPARED BY A QUALIFIED REGISTERED SOILS ENGINEER, VERIFYING THAT ALL FILLED AREAS HAVE BEEN COMPACTED IN ACCORDANCE WITH THESE PLANS.

EROSION CONTROL NOTES:

- CONTRACTOR SHALL BE RESPONSIBLE FOR IMPLEMENTATION OF EROSION CONTROL FOR THE SITE.
- SILT FENCE OR FIBER ROLLS TO BE INSTALLED ALONG DOWNSTREAM EDGE OF DISTURBED AREA.
- FINAL OUTSIDE SLOPE SHALL BE VEGETATED.
- A SWPPP TO BE PREPARED AND NOTICE OF INTENT FILED PRIOR TO BEGINNING OF CONSTRUCTION.

P:\CAD\21707 CALIFORNIA OLIVE RANCH\DWG\POMACE POND\GRADING PLAN.DWG



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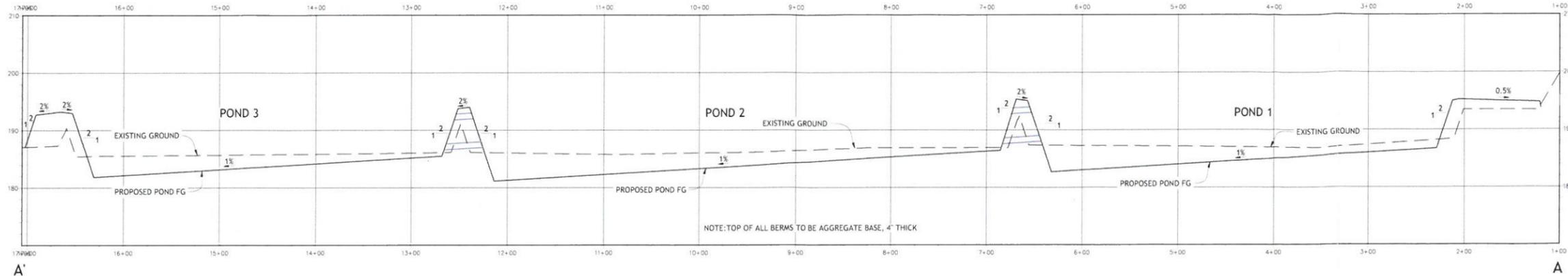
**VESTRA**  
5300 AVIATION DRIVE - REDDING, CA 96002

NO.	DATE	BY	REVISION

DATE	BY	NO.	DESCRIPTION

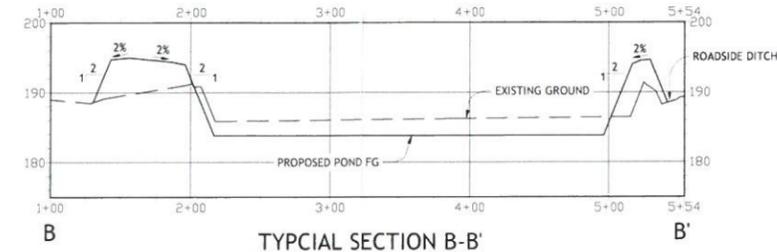
**GRADING PLAN**  
POMACE STORAGE PONDS  
CALIFORNIA OLIVE RANCH, INC.  
ARTOIS, CA

SHEET  
**2 OF 3**  
DATE 7/13/20  
JOB NO. 71707



**TYPICAL SECTION A-A'**  
 HORIZONTAL SCALE: 1" = 60'  
 VERTICAL SCALE: 1" = 10'

- NOTE:**
1. POND LINERS AND 40' WIDE AC STRIP ON WESTERN BERM TO BE INSTALLED AS DIRECTED BY CALIFORNIA OLIVE RANCH
  2. ALL PIPES 12" HDPE W/ WATERMAN C-83-6 OR EQUIVALENT APPROVED BY ENGINEER. SEE DETAIL 1 THIS SHEET



**TYPICAL SECTION B-B'**  
 HORIZONTAL SCALE: 1" = 60'  
 VERTICAL SCALE: 1" = 10'

**C-8 AND C-8E SLIDE DITCH GATE**

- Positive cam-lock holds in any position
- Seals positively
- Slides easily
- Does not load with sand or silt
- C-8 with neoprene seat for tightest seal
- C-8E with steel seats

**USES:**  
 Used on ditch turnouts and similar low head operations, this ruggedly designed, press-formed, all steel gate, features a positive one-quarter turn cam lock. This enables positive seating and easy regulation of flow.

**FEATURES:**  
 The Waterman Slide Ditch Gate is the most advanced, easiest operating, tightest sealing gate of its type and price offered in the field of water control. On the model C-8 a long-life neoprene composition gasket, attached within a press-formed recess in the cover, seals tightly but cannot drag as the gate is opened or closed. The slide stays in any position. Welded and press-formed construction of structural and galvanized steel assures a long service life.

- Ask for:**
- C-8 or C-8E for concrete or corrugated steel pipe applications
  - C-8-4 for PIP size plastic pipe
  - C-8E-4 (Specify IPS or PIP - requires 2 part epoxy)
  - C-8E-CIP for PIP or IPS PVC pipe (specify - uses PVC cement)
  - C-8E-6 for HDPE pipe

See page 11C for dimensions.



**DETAIL 1**  
 WATERMAN C-8 DITCH GATE

VERIFY SCALES  
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DESIGN	SG	DATE	
DR	CS		
CHECK	SG		
APPROVE	SG		

**SECTIONS & DETAILS**  
 POMACE STORAGE PONDS  
 CALIFORNIA OLIVE RANCH  
 ARTOIS, CA



SHEET  
**3 OF 3**  
 DATE: 7/13/20  
 JOB NO.: 71707

**Notice of Completion & Environmental Document Transmittal**

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613  
 For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

<b>SCH #</b>
--------------

**Project Title:** \_\_\_\_\_  
 Lead Agency: \_\_\_\_\_ Contact Person: \_\_\_\_\_  
 Mailing Address: \_\_\_\_\_ Phone: \_\_\_\_\_  
 City: \_\_\_\_\_ Zip: \_\_\_\_\_ County: \_\_\_\_\_

**Project Location:** County: \_\_\_\_\_ City/Nearest Community: \_\_\_\_\_  
 Cross Streets: \_\_\_\_\_ Zip Code: \_\_\_\_\_  
 Longitude/Latitude (degrees, minutes and seconds): \_\_\_\_\_° \_\_\_\_\_' \_\_\_\_\_" N / \_\_\_\_\_° \_\_\_\_\_' \_\_\_\_\_" W Total Acres: \_\_\_\_\_  
 Assessor's Parcel No.: \_\_\_\_\_ Section: \_\_\_\_\_ Twp.: \_\_\_\_\_ Range: \_\_\_\_\_ Base: \_\_\_\_\_  
 Within 2 Miles: State Hwy #: \_\_\_\_\_ Waterways: \_\_\_\_\_  
 Airports: \_\_\_\_\_ Railways: \_\_\_\_\_ Schools: \_\_\_\_\_

**Document Type:**

CEQA: <input type="checkbox"/> NOP	<input type="checkbox"/> Draft EIR	NEPA: <input type="checkbox"/> NOI	Other: <input type="checkbox"/> Joint Document
<input type="checkbox"/> Early Cons	<input type="checkbox"/> Supplement/Subsequent EIR	<input type="checkbox"/> EA	<input type="checkbox"/> Final Document
<input type="checkbox"/> Neg Dec	(Prior SCH No.) _____	<input type="checkbox"/> Draft EIS	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Mit Neg Dec	Other: _____	<input type="checkbox"/> FONSI	_____

**Local Action Type:**

<input type="checkbox"/> General Plan Update	<input type="checkbox"/> Specific Plan	<input type="checkbox"/> Rezone	<input type="checkbox"/> Annexation
<input type="checkbox"/> General Plan Amendment	<input type="checkbox"/> Master Plan	<input type="checkbox"/> Prezone	<input type="checkbox"/> Redevelopment
<input type="checkbox"/> General Plan Element	<input type="checkbox"/> Planned Unit Development	<input type="checkbox"/> Use Permit	<input type="checkbox"/> Coastal Permit
<input type="checkbox"/> Community Plan	<input type="checkbox"/> Site Plan	<input type="checkbox"/> Land Division (Subdivision, etc.)	<input type="checkbox"/> Other: _____

**Development Type:**

<input type="checkbox"/> Residential: Units _____ Acres _____	<input type="checkbox"/> Transportation: Type _____
<input type="checkbox"/> Office: Sq.ft. _____ Acres _____ Employees _____	<input type="checkbox"/> Mining: Mineral _____
<input type="checkbox"/> Commercial: Sq.ft. _____ Acres _____ Employees _____	<input type="checkbox"/> Power: Type _____ MW _____
<input type="checkbox"/> Industrial: Sq.ft. _____ Acres _____ Employees _____	<input type="checkbox"/> Waste Treatment: Type _____ MGD _____
<input type="checkbox"/> Educational: _____	<input type="checkbox"/> Hazardous Waste: Type _____
<input type="checkbox"/> Recreational: _____	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Water Facilities: Type _____ MGD _____	

**Project Issues Discussed in Document:**

<input type="checkbox"/> Aesthetic/Visual	<input type="checkbox"/> Fiscal	<input type="checkbox"/> Recreation/Parks	<input type="checkbox"/> Vegetation
<input type="checkbox"/> Agricultural Land	<input type="checkbox"/> Flood Plain/Flooding	<input type="checkbox"/> Schools/Universities	<input type="checkbox"/> Water Quality
<input type="checkbox"/> Air Quality	<input type="checkbox"/> Forest Land/Fire Hazard	<input type="checkbox"/> Septic Systems	<input type="checkbox"/> Water Supply/Groundwater
<input type="checkbox"/> Archeological/Historical	<input type="checkbox"/> Geologic/Seismic	<input type="checkbox"/> Sewer Capacity	<input type="checkbox"/> Wetland/Riparian
<input type="checkbox"/> Biological Resources	<input type="checkbox"/> Minerals	<input type="checkbox"/> Soil Erosion/Compaction/Grading	<input type="checkbox"/> Growth Inducement
<input type="checkbox"/> Coastal Zone	<input type="checkbox"/> Noise	<input type="checkbox"/> Solid Waste	<input type="checkbox"/> Land Use
<input type="checkbox"/> Drainage/Absorption	<input type="checkbox"/> Population/Housing Balance	<input type="checkbox"/> Toxic/Hazardous	<input type="checkbox"/> Cumulative Effects
<input type="checkbox"/> Economic/Jobs	<input type="checkbox"/> Public Services/Facilities	<input type="checkbox"/> Traffic/Circulation	<input type="checkbox"/> Other: _____

**Present Land Use/Zoning/General Plan Designation:**

**Project Description:** (please use a separate page if necessary)

# Summary Form for Electronic Document Submittal

Form F

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #: 2017032061

Project Title: \_\_\_\_\_

Lead Agency: \_\_\_\_\_

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

Email: \_\_\_\_\_ Phone Number: \_\_\_\_\_

Project Location: \_\_\_\_\_  
*City* *County*

Project Description (Proposed actions, location, and/or consequences).

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

Provide a list of the responsible or trustee agencies for the project.

## Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with an "X".  
If you have already sent your document to the agency please denote that with an "S".

<input type="checkbox"/> Air Resources Board	<input type="checkbox"/> Office of Historic Preservation
<input type="checkbox"/> Boating & Waterways, Department of	<input type="checkbox"/> Office of Public School Construction
<input type="checkbox"/> California Emergency Management Agency	<input type="checkbox"/> Parks & Recreation, Department of
<input type="checkbox"/> California Highway Patrol	<input type="checkbox"/> Pesticide Regulation, Department of
<input type="checkbox"/> Caltrans District # _____	<input type="checkbox"/> Public Utilities Commission
<input type="checkbox"/> Caltrans Division of Aeronautics	<input type="checkbox"/> Regional WQCB # _____
<input type="checkbox"/> Caltrans Planning	<input type="checkbox"/> Resources Agency
<input type="checkbox"/> Central Valley Flood Protection Board	<input type="checkbox"/> Resources Recycling and Recovery, Department of
<input type="checkbox"/> Coachella Valley Mtns. Conservancy	<input type="checkbox"/> S.F. Bay Conservation & Development Comm.
<input type="checkbox"/> Coastal Commission	<input type="checkbox"/> San Gabriel & Lower L.A. Rivers & Mtns. Conservancy
<input type="checkbox"/> Colorado River Board	<input type="checkbox"/> San Joaquin River Conservancy
<input type="checkbox"/> Conservation, Department of	<input type="checkbox"/> Santa Monica Mtns. Conservancy
<input type="checkbox"/> Corrections, Department of	<input type="checkbox"/> State Lands Commission
<input type="checkbox"/> Delta Protection Commission	<input type="checkbox"/> SWRCB: Clean Water Grants
<input type="checkbox"/> Education, Department of	<input type="checkbox"/> SWRCB: Water Quality
<input type="checkbox"/> Energy Commission	<input type="checkbox"/> SWRCB: Water Rights
<input type="checkbox"/> Fish & Game Region # _____	<input type="checkbox"/> Tahoe Regional Planning Agency
<input type="checkbox"/> Food & Agriculture, Department of	<input type="checkbox"/> Toxic Substances Control, Department of
<input type="checkbox"/> Forestry and Fire Protection, Department of	<input type="checkbox"/> Water Resources, Department of
<input type="checkbox"/> General Services, Department of	
<input type="checkbox"/> Health Services, Department of	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Housing & Community Development	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Native American Heritage Commission	

-----

### Local Public Review Period (to be filled in by lead agency)

Starting Date \_\_\_\_\_ Ending Date \_\_\_\_\_

-----

### Lead Agency (Complete if applicable):

Consulting Firm: _____	Applicant: _____
Address: _____	Address: _____
City/State/Zip: _____	City/State/Zip: _____
Contact: _____	Phone: _____
Phone: _____	

-----

**Signature of Lead Agency Representative:** \_\_\_\_\_ **Date:** \_\_\_\_\_

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.

# PROOF OF PUBLICATION

No. 4134

In the Matter of  
Glenn County Planning Commission-  
Notice of Public Hearing...  
on Wednesday, October 21, 2020 at 9A.M.  
Project: Conditional Use Permit 2017-001, Amendment

State of California )  
County of Glenn ) ss

The undersigned resident of the County of Glenn,  
State of California, says:

That I am, and at all time herein mentioned was  
a citizen of the United States and not a party to  
nor interested in the above entitled matter; that I  
am the principal clerk of the publisher of:

## The Sacramento Valley Mirror

That said newspaper is one of general circulation  
as defined by Section 6000 Government Code of  
the State of California, Case No. 27,207 by the  
Superior Court of the State of California, in and  
for the County of Glenn, Case #02CV00614; that  
said newspaper at all times herein mentioned was  
published twice a week (on Wednesdays and  
Saturdays) in the town of Willows and County of  
Glenn; that the notice of which the annexed is a  
true printed copy, was published in said news-  
paper on the following days:

September 19, 2020

I certify (or declare), under penalty of perjury, that  
the foregoing is true and correct, at the County  
of Glenn, Willows, California.

Date September 28, 2020  
at Willows, California.

  
\_\_\_\_\_  
Donna Settle, Managing Editor

## NOTICE OF A PUBLIC HEARING

Notice is hereby given that on Wednesday, October 21, 2020, at 9:00 A.M. in the Glenn County Board of Supervisors Chambers, 2<sup>nd</sup> Floor Memorial Hall, 525 West Sycamore Street, Willows, CA, the Glenn County Planning Commission will hold a public hearing on the following:

**PROJECT:** **Conditional Use Permit 2017-001, Amendment**  
California Olive Ranch, Pomace Storage Ponds  
**APPLICANT:** California Olive Ranch  
Jim Lipman, Vice President JLipman@cal-olive.com  
**CONSULTANT:** VESTRA Resources, Inc.  
Wendy Johnston, WJohnston@vestra.com

**PROPOSAL:** California Olive Ranch (COR) has applied to amend the existing conditional use permit for a previously approved composting facility, to be revised to pomace storage ponds and processing, with no future composting. COR has prepared design drawings to construct three permanent ponds with a combined surface area of approximately 10.16 acres.

**LOCATION:** The project site is located north of the COR olive processing facility at 5945 County Road 35 west of Artois. The proposed ponds will be located on the eastern versus western portion of the milling facility property. APN: 021-020-027

**ZONING:** "AP-80" (Agricultural Preserve Zone, 72-acre minimum parcel size)

**GENERAL PLAN:** "Intensive Agriculture"

**DECISIONS:** The Planning Commission may approve, deny, or continue the:

- A. Mitigated Negative Declaration for the proposed project
- B. Conditional Use Permit 2017-001, Amendment, Cal-Olive

Environmental information and project documentation are available for review at the Planning & Community Development Services Agency office. Contact the planning staff at [planning@countyofglenn.net](mailto:planning@countyofglenn.net) or (530) 934-6540. To submit written comments by U.S. Mail for inclusion in the meeting record, they must be received by the Planning Division at 225 North Tehama Street, Willows, CA, 95988, no later than 9:00 a.m. on the morning of the noticed meeting. In order to honor Executive Order N-29-20, issued by California Governor Gavin Newsom, this meeting is anticipated to be conducted via teleconference and in person, attendance at the meeting is not anticipated to be allowed.

However, you are encouraged to listen to the audio at <https://www.countyofglenn.net/government/minutes-agendas> and may submit written comments by email (during the meeting), at [planning@countyofglenn.net](mailto:planning@countyofglenn.net). Every effort will be made to read or acknowledge your comments into the record, but some comments requiring more than 3 minutes to recite may be summarized due to time limitations. If you challenge the nature of the proposed action in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in correspondence delivered to the appropriate authority at, or prior to, the public hearing.

**NOTICE OF A PUBLIC HEARING  
&  
NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION**

Notice is hereby given that on Wednesday, October 21, 2020, at 9:00 A.M. in the Glenn County Board of Supervisors Chambers, 2<sup>nd</sup> Floor Memorial Hall, 525 West Sycamore Street, Willows, CA, the Glenn County Planning Commission will hold a public hearing on the following:

**PROJECT:** Conditional Use Permit 2017-001, Amendment  
California Olive Ranch, Pomace Storage Ponds  
**APPLICANT:** California Olive Ranch  
Jim Lipman, Vice President JLipman@cal-olive.com  
**CONSULTANT:** VESTRA Resources, Inc.  
Wendy Johnston, [WJohnston@vestra.com](mailto:WJohnston@vestra.com)

**PROPOSAL:** California Olive Ranch (COR) has applied to amend the existing conditional use permit for a previously approved composting facility, to be revised to pomace storage ponds and processing, with no future composting. COR has prepared design drawings to construct three permanent ponds with a combined surface area of approximately 10.16 acres.

**LOCATION:** The project site is located north of the COR olive processing facility at 5945 County Road 35 west of Artois. The proposed ponds will be located on the eastern versus western portion of the milling facility property. APN: 021-020-027

**ZONING:** "AP-80" (Agricultural Preserve Zone, 72-acre minimum parcel size)

**GENERAL PLAN:** "Intensive Agriculture"

**GOVERNMENT CODE SECTION 65962.5:** The Project site is not included in a list of hazardous materials sites.

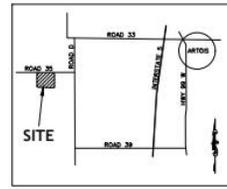
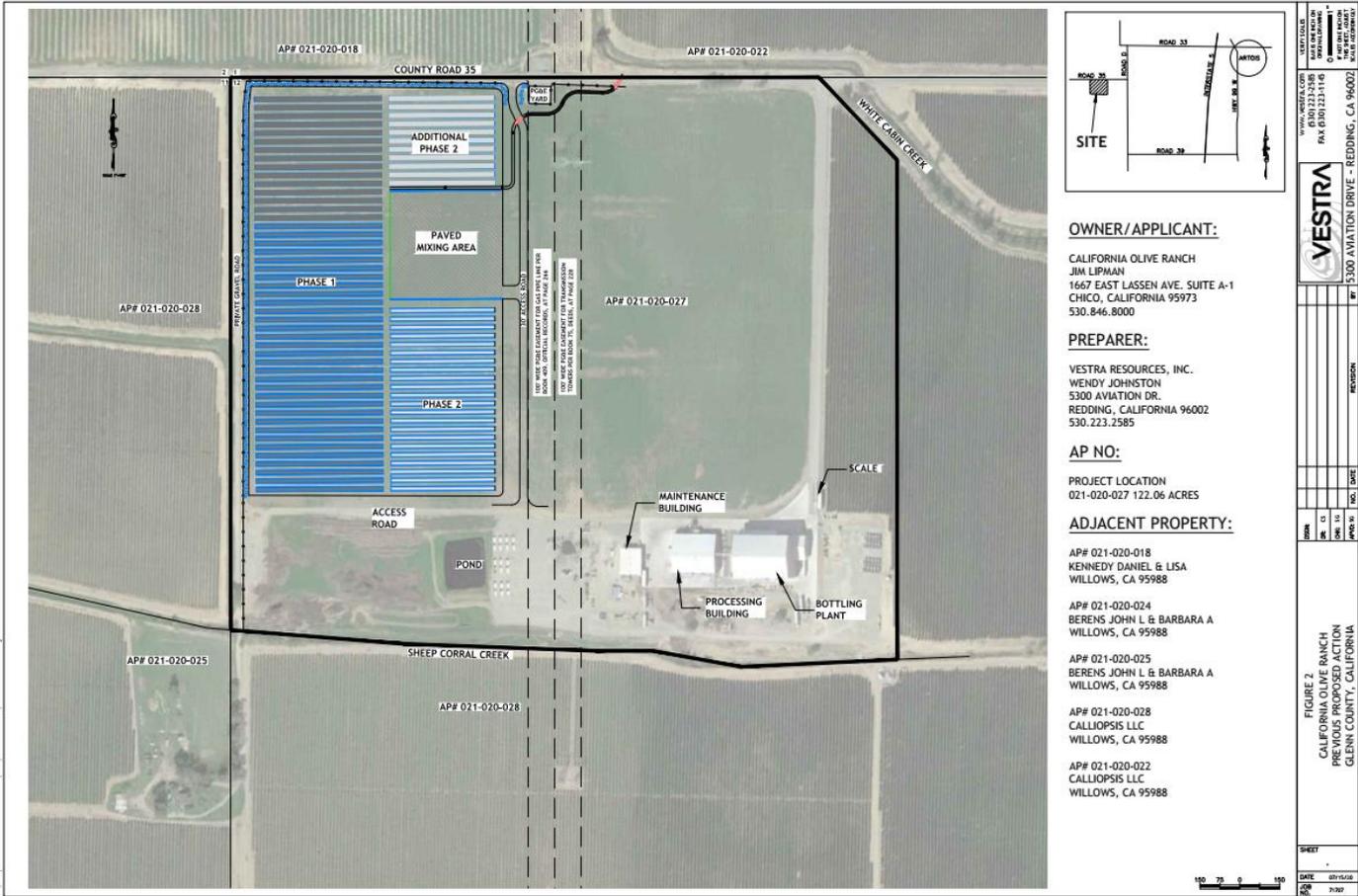
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- B. Conditional Use Permit 2017-001, Amendment, Cal-Olive

Environmental information and project documentation are available for review at the Planning & Community Development Services Agency office. Contact the planning staff at [planning@countyofglenn.net](mailto:planning@countyofglenn.net) or (530) 934-6540. To submit written comments by U.S. Mail for inclusion in the meeting record, they must be received by the Planning Division at 225 North Tehama Street, Willows, CA, 95988, no later than 9:00 a.m. on the morning of the noticed meeting. In order to honor Executive Order N-29-20, issued by California Governor Gavin Newsom, this meeting is anticipated to be conducted via teleconference and in person, attendance at the meeting is not anticipated to be allowed. However, you are encouraged to listen to the audio at <https://www.countyofglenn.net/government/minutes-agendas> and may submit written comments by email (during the meeting), at [planning@countyofglenn.net](mailto:planning@countyofglenn.net). Every effort will be made to read or acknowledge your comments into the record, but some comments requiring more than 3 minutes to recite may be summarized due to time limitations. If you challenge the nature of the proposed action in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in correspondence delivered to the appropriate authority at, or prior to, the public hearing.

**PROJECT: Conditional Use Permit 2017-001, Amendment, California Olive Ranch, Pomace Storage Ponds**

Previous:



**OWNER/APPLICANT:**

CALIFORNIA OLIVE RANCH  
JIM LIPMAN  
1667 EAST LASSEN AVE. SUITE A-1  
CHICO, CALIFORNIA 95973  
530.846.8000

**PREPARER:**

VESTRA RESOURCES, INC.  
WENDY JOHNSTON  
5300 AVIATION DR.  
REDDING, CALIFORNIA 96002  
530.223.2585

**AP NO:**

PROJECT LOCATION  
021-020-027 122.06 ACRES

**ADJACENT PROPERTY:**

- AP# 021-020-018  
KENNEDY DANIEL & LISA  
WILLOWS, CA 95988
- AP# 021-020-024  
BERENS JOHN L & BARBARA A  
WILLOWS, CA 95988
- AP# 021-020-025  
BERENS JOHN L & BARBARA A  
WILLOWS, CA 95988
- AP# 021-020-028  
CALLIOPSIS LLC  
WILLOWS, CA 95988
- AP# 021-020-022  
CALLIOPSIS LLC  
WILLOWS, CA 95988

www.vestra.com  
530.223.2585  
800.888.8888  
Fax: 530.223.2585  
1000 EAST AVIATION DRIVE - REDDING, CA 96002

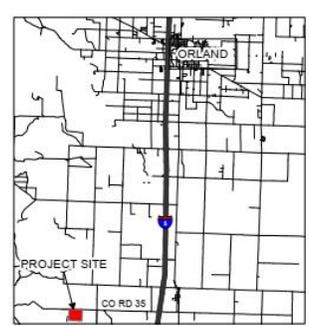
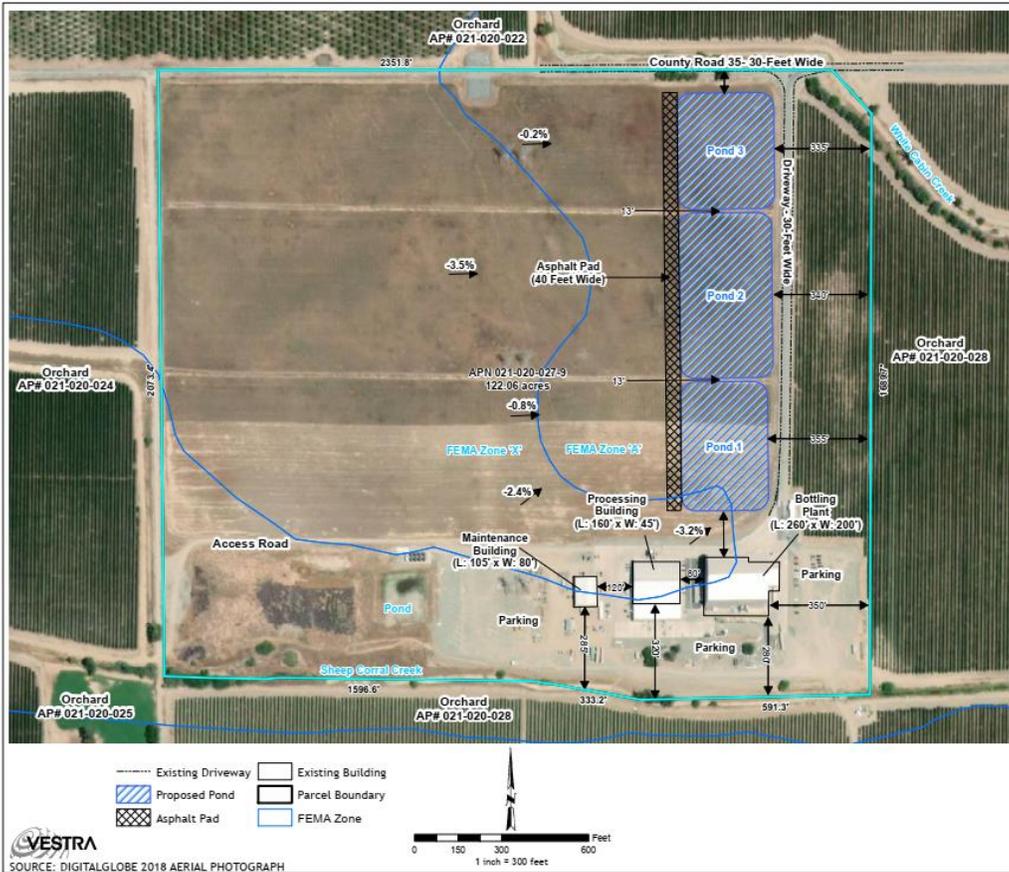
**VESTRA**

FIGURE 2  
CALIFORNIA OLIVE RANCH  
PREVIOUS PROPOSED ACTION  
GLENN COUNTY, CALIFORNIA

NO.	DATE	BY	CHK	DATE

DATE: 07/15/18  
TIME: 7:30P

Proposed:



**Property Owner:**  
California Olive Ranch  
Jim Lipman  
1367 East Lassen Avenue, Suite A-1  
Chico, California  
(530) 592-3743

**Prepared By:**  
VESTRA Resources, Inc.  
5300 Aviation Drive  
Redding, CA 96002  
(530) 223-2585

**Assessor's Parcel Number/Address:**  
APN 021-020-027-09  
5945 County Road 35  
Artois, CA 95913

**Adjacent Property:**

- AP# 021-020-018  
Kennedy Daniel & Lisa  
Wilows, Ca 95988
- AP# 021-020-024  
Berens John L & Barbara A  
Wilows, Ca 95988
- AP# 021-020-025  
Berens John L & Barbara A  
Wilows, Ca 95988
- AP# 021-020-022  
Calliopsis LLC  
Wilows, Ca 95988
- AP# 021-020-028  
Calliopsis LLC  
Wilows, Ca 95988

FIGURE 3  
PLOT PLAN  
CALIFORNIA OLIVE RANCH  
GLENN COUNTY, CALIFORNIA

# GLENN COUNTY

## Planning & Community Development Services Agency

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



Donald Rust, Director

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### VICINITY NOTICE OF APPLICATION SUBMITTAL

This is a courtesy notice that the Glenn County Planning & Community Development Services Agency has received a Conditional Use Permit 2017-001, Amendment, California Olive Ranch application. A Planning Commission Public Hearing Vicinity Notice will also be sent, once a Public Hearing is scheduled.

**PROJECT:**                    **Conditional Use Permit 2017-001, Amendment**  
California Olive Ranch, Pomace Storage Ponds

**LANDOWNER/  
APPLICANT:**               California Olive Ranch  
Jim Lipman, Vice President [JLipman@cal-olive.com](mailto:JLipman@cal-olive.com)  
5945 County Road 35  
Artois, California 95913

**CONSULTANT:**            VESTRA Resources, Inc.  
Wendy Johnston, [WJohnston@vestra.com](mailto:WJohnston@vestra.com)  
(530) 223-2585

**PROPOSAL:** California Olive Ranch (COR) has applied to amend the existing conditional use permit for a previously approved composting facility, to be revised to pomace storage ponds and processing, with no future composting. COR has prepared design drawings to construct three permanent ponds with a combined surface area of approximately 10.16 acres. Additional project information is included with the application.

**LOCATION:** The project site is located north of the COR olive processing facility at 5945 County Road 35 west of Artois. The proposed ponds will be located on the eastern versus western portion of the milling facility property (see Site Plans). APN: 021-020-027

**ZONING:** "AP-80" (Agricultural Preserve Zone, 72-acre minimum parcel size)

**GENERAL PLAN:** "Intensive Agriculture"

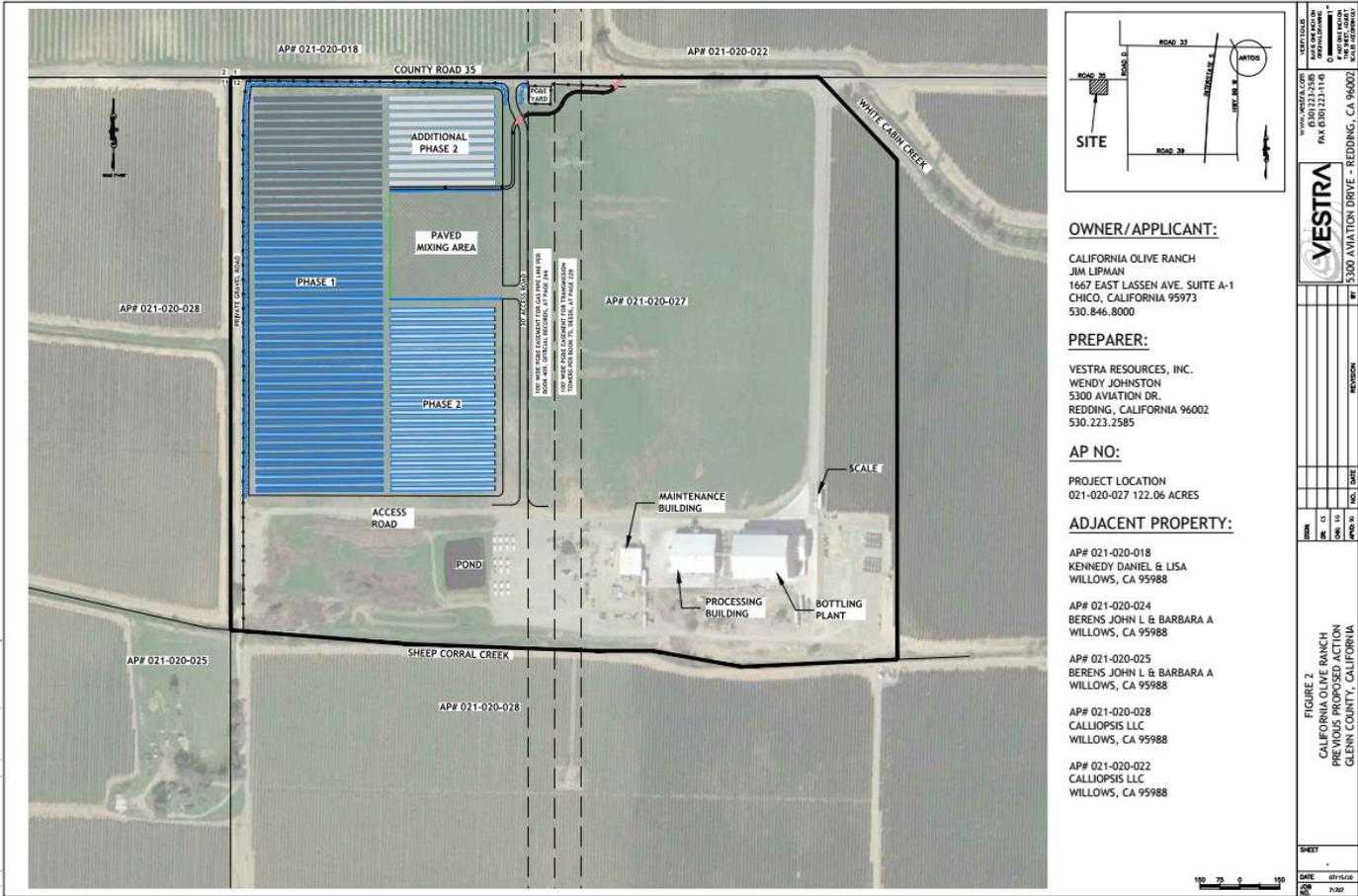
**REQUEST:** Thank you for considering this matter. Comments submitted by e-mail are accepted for the record. All interested parties may submit comments regarding the proposed project at this time. Additional project documentation is available for review at the Planning & Community Development Services Agency, 225 North Tehama Street, Willows, CA 95988, and the Planning Resources Website at: <https://www.countyofglenn.net/dept/planning-community-development-services/planning/resources>

**PLANNER/CONTACT:** Andy Popper, Senior Planner; [apopper@countyofglenn.net](mailto:apopper@countyofglenn.net), 530-934-6540

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**PROJECT: Conditional Use Permit 2017-001, Amendment, California Olive Ranch, Pomace Storage Ponds**

Previous:



Proposed:

