

GLENN COUNTY
Planning & Community Development Services Agency



P.O. Box 1070 / 777 N. Colusa Street
Willows, CA 95988
530.934.6530 Fax 530.934.6533
www.countyofglenn.net

California Olive Ranch
9545 County Road 35
Artois CA, 95913

RE: Site Plan Review 2018-006, California Olive Ranch
Conditional Approval Notice APN: 021-020-027

March 21, 2018

California Olive Ranch,

On February 23, 2018, the Glenn County Planning & Community Development Service Agency received your application for a Site Plan Review. This project is in the “AP-80” (Agriculture Preserve) zoning district and is an allowed use with an approved Site Plan Review.

On March 21, 2018, the Glenn County Planning & Community Development Services Agency conditionally approved the Site Plan Review. Included with the Staff Report is a copy of the Conditions of Approval. Please sign the Conditions of Approval where indicated and email or send to Glenn County Planning & Community Development Services Agency, 777 North Colusa Street, Willows, CA 95988.

Please note that this is not a building permit. For information on acquiring a building permit, contact the Glenn County Building Inspection Division at (530) 934-6546.

Sincerely,

Greg Conant
Assistant Planner
gconant@countyofglenn.net

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Planning & Community Development Services

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STAFF REPORT

DATE: March 21, 2018

TO: Donald Rust, Director

FROM: Greg Conant, Assistant Planner

RE: **Site Plan Review 2018-006, California Olive Ranch**
"AP-80" Agriculture Preservation Zone

Attachments:

1. Conditions of Approval
2. Agency Comments
3. Request for Review and Application
4. Assessor Parcel Map
5. Site Plan

1 PROJECT SUMMARY

California Olive Ranch has applied to relocate ten existing 10,000-gallon wastewater tanks. The proposal will relocate the ten above ground wastewater tanks 1,100 feet west of their current location. In addition to the relocation of the tanks, the proposal also includes the installation of a collection sump and a new piping run.

The parcel is zoned “AP-80” Agriculture Preservation Zone (72-acre minimum parcel size) and is designated “Intensive Agriculture” in the Glenn County General Plan. The proposal is located at 5945 County Road 35, Artois CA, 95913. The site is located south of County Road 35, west of County Road D north of Sheep Coral Creek, east of the Tehama-Colusa Canal and west of the community of Artois in the unincorporated area of Glenn County, California. The Assessor’s Parcel Number (APN) for the 122.06 ± acre site is 021-020-027.

1.1 RECOMMENDATIONS

Staff recommends that the Director find that this project qualifies as a statutory exemption within section 15268 of the California Environmental Quality Act.

Staff also recommends that the Director approve the Site Plan Review with the Findings as presented in the Staff Report and the Conditions of Approval as attached.

2 ANALYSIS

The proposed project is consistent with the land use in this area. This portion of Glenn County is an agricultural area and the proposed project is a permitted use. A Site Plan Review is required prior to construction to ensure compliance with all the requirements of the Glenn County Code.

2.1 ENVIRONMENTAL DETERMINATION

This project as proposed is not anticipated to introduce potentially significant impacts to the environment.

Site plan reviews are statutorily exempt pursuant to Section 15268, “*Ministerial Projects*”, of the Guidelines of the California Environmental Quality Act (CEQA). Article 18 (Statutory Exemptions), §15268(a) & (c) (Ministerial Projects).

Site plan reviews, outlined in Section 15.130 of the Glenn County Code, are deemed as a ministerial project within Glenn County Title 15, Unified Development Code (Title 15, Division 2, Part 1).

2.2 GENERAL PLAN AND ZONING CONSISTENCY

The site is designated “Intensive Agriculture” in the Glenn County General Plan and is zoned “AP-80” Agriculture Preservation Zone, minimum parcel size is 72-acres. The proposal is to relocate ten existing 10,000 gallon wastewater tanks. The site is in an area of existing agricultural uses and is a permitted use in the “AP-80” zone (Glenn County Code Chapter 15.460.010).

Permitted Uses (Glenn County Code §15.460.020):

The site is designated “Intensive Agriculture” in the Glenn County General Plan and is zoned “AP-80” (Agricultural Preserve, 72-acre minimum parcel size). The project to relocate wastewater tanks in the “AP” zone (Glenn County and is a permitted use under section §15.460.020 (C) (J).

Purpose (Glenn County Code §15.460.020):

This zoning classification is to be applied to lands which are covered by a California Land Conservation Act (Williamson Act) contract with Glenn County 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 and to protect the general welfare of the agricultural community for encroachments of unrelated agricultural use which, by their nature, would be injurious to the physical and economic well-being of the agricultural community. The proposal is consistent with surrounding land use because the area consists of agricultural uses and existing agricultural related structures. The proposal will not adversely affect surrounding uses in the area and will not adversely affect the General Plan.

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

Site Area and Configuration (Glenn County Code §15.460.050):

The minimum parcel size for the “AP-80” zone is 72-acres. The parcel meets the minimum parcel size for this zone and it is adequate in size and shape to accommodate the proposed project (Glenn County Code §15.460.050(D).

Maximum Building Height (Glenn County Code §15.460.060)

The maximum building height in the AP zone shall be: 50 feet for agricultural buildings or structures. The proposal will not exceed the 50 feet; and therefore will not exceed the maximum height threshold.

Minimum Yard Requirements (Glenn County Code §15.460.080):

The proposal will have greater than 30 feet; therefore, it will meet minimum yard requirements for “AP-80” zoning.

2.3 GENERAL PROVISIONS

Flood Zone Designation:

Flood Zone “A” according to Flood Insurance Rate Map (FIRM) No. 06021C0600D, dated August 5, 2010 issued by the Federal Emergency Management Agency (FEMA). Flood Zone “A” is one of the Special Flood Hazard Areas (SFHAs) inundation by the 1% annual chance flood event. No base flood elevations or base flood depths are shown within this zone.

Code Violations:

No violations exist on the property; therefore, the proposed building and Site Plan Review are compliant with Glenn County Code §15.130.050.F.

Fire Protection Regulations:

This project lies within the Artois Fire Protection District. The fire district was provided the application information regarding the proposal and no comments were received.

Environmental Health:

The Glenn County Environmental Health Department was provided the application information and has made the following comments:

1. *The proposed project parcel has an existing onsite wastewater treatment system, replacement area and water well.*
2. *The new location for the wastewater tanks shall not affect the onsite wastewater treatment system, replacement area or water well in anyway.*
3. *CVRWQCB should be contacted to insure the wastewater tanks and new location meet any requirements they may have.*

Public Works:

The Glenn County Public Works Agency was provided the application information regarding the proposal and did not have any comments regarding this project.

California Water Board

Central Valley Regional Water Quality Control Board was provided the application information regarding the proposal and a Condition of Approval has been added based upon there enclosed letter.

3 PUBLIC BENEFIT

There is a public interest in reserving appropriately located areas for agriculture and related activities. This area is an agricultural area and contains structures associated with agricultural use; therefore, the proposed project is compatible with the land use.

4 NOTICE TO APPLICANT/AGENT

This site plan review is not a building permit. It is the applicant's responsibility to secure the necessary permits in all affected federal, state, and local agencies and submit copies of such permits to the Planning & Community Development Services.

If upon approval of this site plan review any problem, nuisance, or health hazard arises from the operation allowed by this review, the director shall determine the need to revise or modify the use or require additional conditions of approval.

In addition to the staff report and conditions of approval, the applicant's and his/her technical or project management representative's attention is directed to the attached memoranda from agencies reflecting their comments on reviewing the application. The items noted are a guide to assist in meeting the requirements of applicable government codes. The memoranda 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

4.1 PERMIT ISSUANCE AND APPEAL PERIOD (GLENN COUNTY CODE §15.130.060)

Site plan review permits shall be effective upon issuance, unless within ten (10) calendar days of a decision by the Director, the decision is appealed as provided for in Section 15.050.010. In case an appeal is filed, the site plan review permit shall not have any force or effect until a decision is made by the Approving Authority on such appeal.

Site plan review permits shall not have any force or effect until the permittee acknowledges receipt thereof and has agreed in writing to each and every term and condition thereof.

5 FINDINGS

According to Glenn County Code Section 15.130.050, *the Approving Authority shall only approve or conditionally approve a site plan review permit if all of the following findings are made:*

Finding 1

The proposed use is a permitted and allowed use in the zoning district.

Finding 2

The site for the project is adequate in size, shape, location, and physical characteristics to accommodate the proposed project.

Finding 3

There are adequate public or private services, including but not limited to fire protection, water supply, sewage disposal, and storm drainage.

Finding 4

The project is in conformance with the applicable provisions and policies of Title 15 of the Glenn County Code and the Glenn County General Plan.

Finding 5

The county roads are reasonably adequate to safely accommodate the proposed project.

Finding 6

After searching county records, no violation of the Glenn County Code currently exists on the property.

CONDITIONS OF APPROVAL

Site Plan Review 2018-006

APN: 021-020-027

Relocate Ten 10,000-Gallon Wastewater Tanks

1. That the area of operation shall be confined to those areas as shown on the site plan being identified as Exhibit "A" as submitted and on file at the Glenn County Planning & Community Development Services.
2. Prior to issuance of a Building Permit (*Zone Clearance*), the Applicant/Landowner shall provide Glenn County Planning division a copy of their *General Permit for Discharge of Storm Water Associated with Industrial Activities* or written exemption thereof from Central Valley Regional Water Quality Control Board.

Acknowledgment:

I hereby declare that I have read the foregoing conditions that they are in fact the conditions that were imposed upon the granting of this 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 regulation that shall be met with the granting of this permit.

Signed: _____

Jerry Williams
California Olive Ranch

Date: _____

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Willows, CA 95988
530.934.6530 Fax 530.934.6533
www.countyofglenn.net



REQUEST FOR REVIEW

COUNTY DEPARTMENTS/DISTRICTS

- Glenn County Agricultural Commissioner
- Glenn County Air Pollution Control District/CUPA
- Glenn County Assessor
- Glenn County Building Inspector
- Glenn County Engineering & Surveying Division
- Glenn County Environmental Health Department
- Glenn County Sheriff's Department
- Glenn County Board of Supervisors
- Glenn County Counsel
- Glenn County Planning Commission
- Glenn LAFCO

FEDERAL AGENCIES

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

OTHER

- AT&T
- California Water Service Co. (Chico)
- California Association of RC&D
- City of Willows
- Comcast Cable (Chico Office)
- Community Services District
- Drainage District:
- Enterprise Rancheria of Maidu Indians
- Fire Protection District: Artois
- Glenn County Resource Conservation District
- Grindstone Rancheria of Wintun-Wailaki

STATE AGENCIES

- Central Valley Flood Protection Board
- Central Valley Regional Water Quality Control Board (RWQCB)
- CHP – Willows Office (GPA's, ZC's and TSM's)
- Department of Alcoholic Beverage Control (ABC)
- Department of Conservation, Division of Land Resource Protection
- Department of Conservation, Office of Mine Reclamation (OMR)
- Department of Conservation, Division of Oil, Gas, and Geothermal Resources
- Department of Fish and Wildlife
- Department of Food and Agriculture
- 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
- Public Utilities Commission

- Northeast Center of the California Historical Resources Information System
- Pacific Gas and Electric Company (PG&E)
- Paskenta Band of Nomlaki Indians
- Railroad:
- Reclamation District:
- School District:
- Special District:
- Tehama-Colusa Canal Authority
- UC Cooperative Extension Office
- Water/Irrigation District:
- Western Area Power Administration

DATE: March 6, 2018

PROJECT: **Site Plan Review 2018-006, California Olive Ranch,
Relocating 10 Wastewater Tanks**

PLANNER: Greg Conant, Assistant Planner

APN: 021-020-027

GLENN COUNTY
Planning & Community Development Services Agency

P.O. Box 1070 / 777 N. Colusa Street
Willows, CA 95988
530.934.6530 Fax 530.934.6533
www.countyofglenn.net



REQUEST FOR REVIEW

DATE: March 6, 2018

PROJECT: **Site Plan Review 2018-006, California Olive Ranch, Relocating 10 Wastewater Tanks**

PLANNER: Greg Conant, Assistant Planner

APPLICANT: California Olive Ranch
5945 County Road 35
Artois CA, 95913

Landowner: California Olive Ranch
1367 East Lassen Avenue Suite A1
Chico CA, 95973

Engineer Jerry Williams
5945 County Road 35
Artois CA, 95913

PROPOSAL: **Site Plan Review 2018-006, California Olive Ranch**
The applicant has applied for a Site Plan Review in order to relocate ten existing 10,000 gallon wastewater tanks. The wastewater tanks are above ground and are proposed to be relocated 1,100 feet west of their current location. In addition to the relocation of the tanks the proposal also included the installation of a collection sump and a new piping run.

LOCATION: The proposal is located at 5945 County Road 35, Artois CA, 95913. The site is located south of County Road 35, west of County Road D north of Sheep Coral Creek, east of the Tehama-Colusa Canal and west of the community of Artois in the unincorporated area of Glenn County, California.

APN: 021-020-027 (122.06)

ZONING: “AP-80” Agriculture preservation Zone (72-acre, minimum parcel size)

GENERAL PLAN: “Intensive Agriculture”

FLOOD ZONE: Flood Zone “A” according to Flood Insurance Rate Map (FIRM) No. 06021C0600D, dated August 5, 2010 issued by the Federal Emergency Management Agency (FEMA). Flood Zone “A” is one of the Special Flood Hazard Areas (SFHAs) inundation by the 1% annual chance flood event. No base flood elevations or base flood depths are shown within this zone.

The Glenn County Planning Division is requesting comments on this proposal for determination of completeness, potential constraints, and/or proposed conditions of approval. If comments are not received by **Tuesday, March 20, 2018**, it is assumed that there are no specific comments to be included in the 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.)?

SPR _____

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

APPLICATION FOR SITE PLAN REVIEW (AGRICULTURAL)

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

1. Applicant(s):

Name: California Olive Ranch
Address: 5945 County Road 35, Artois, Cal. 95913
Phone: (Business) 530-592-3743 (Home) _____
Fax: _____ E-mail: jlipman@cal-olive.com

2. Property Owner(s):

Name: California Olive Ranch
Address: 1307 East Lassen Avenue, Suite A1, Chico, Cal, 95973
Phone: (Business) 530-592-3743 (Home) _____
Fax: _____ E-mail: jlipman@cal-olive.com

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

Name: Jerry Williams / North Star Engineering, Chico, Ca.
Mailing Address: 5945 County Road 35
Phone: (Business) 410-940-4970 (Home) _____
Fax: _____ E-mail: jwilliams@cal-olive.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: Jim Lipman

Mailing Address: 1367 East Larkin Avenue, A1, Chico, Cal.

5. Request or Proposal: Relocating ten (10) polymer tanks, 10,000 gallon capacity each. 95973

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

7. Current Assessor's Parcel Number(s): 021-020-027-000

8. Existing Zoning: AP-20

9. Existing Use of Property: Intensive Agriculture

10. Provide any additional information that may be helpful in evaluating your proposal:

Relocating existing polymer tanks (10), capacity 10,000 gallons each.

Primary tank usage - Water

New location shall be eleven hundred feet (1,100 ft.) from existing location - west.

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: Michelle L. Roy

Print: Michelle L. Roy

Date: Feb 23, 2018

Address: 1367 East Lassen Avenue, Suite # Chico 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.

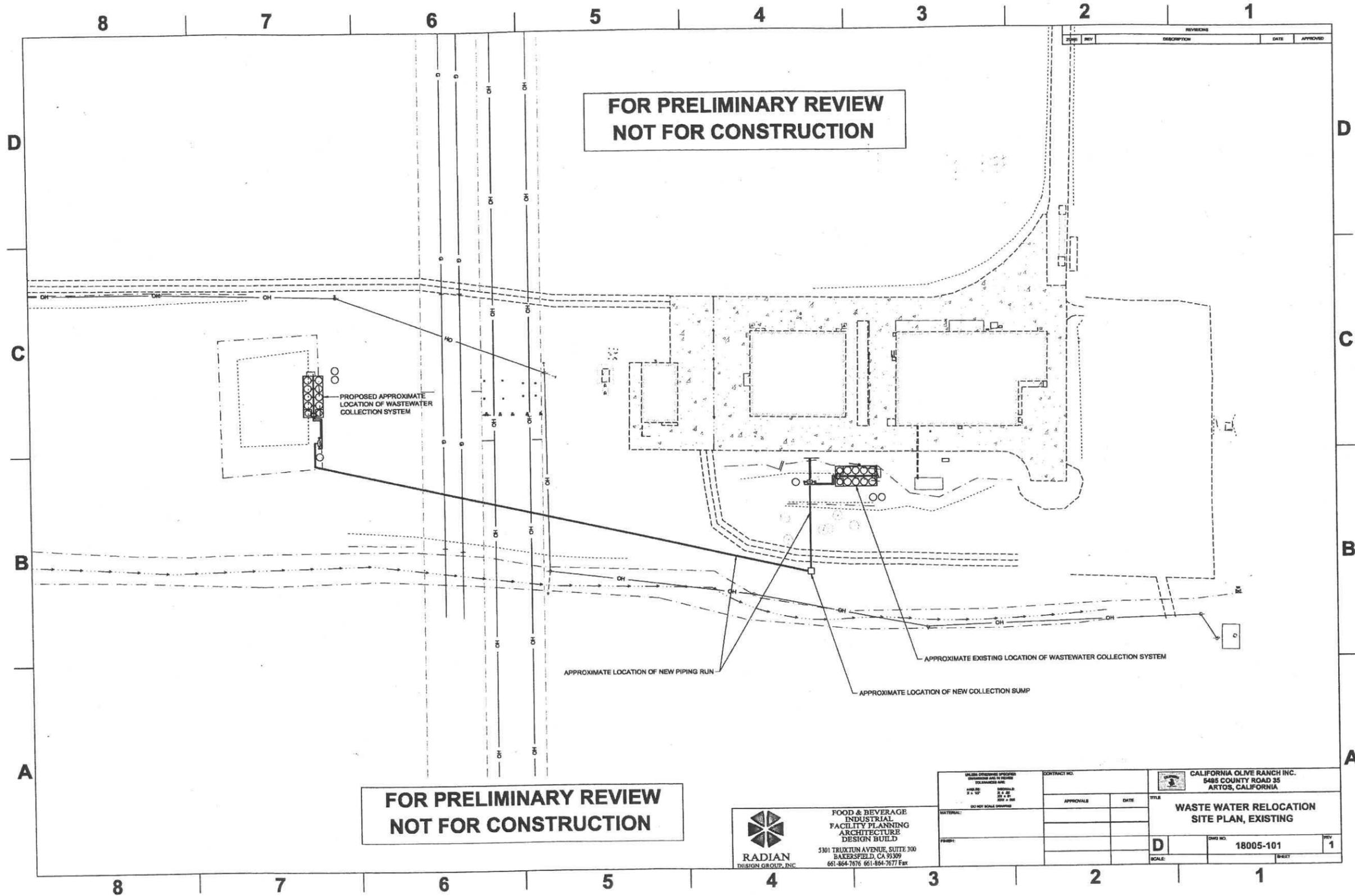
Property Owner(s):

Signed: _____

Print: _____

Date: _____

Address: _____



**FOR PRELIMINARY REVIEW
NOT FOR CONSTRUCTION**



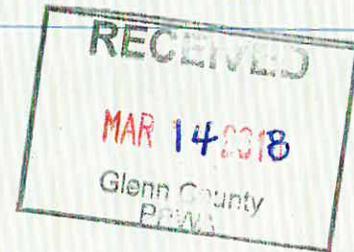
FOOD & BEVERAGE
INDUSTRIAL
FACILITY PLANNING
ARCHITECTURE
DESIGN BUILD
5301 TRUXTUN AVENUE, SUITE 300
BAKERSFIELD, CA 93309
661-864-7076 661-864-7077 Fax

<small>UNLESS OTHERWISE SPECIFIED DIMENSIONS ARE IN DECIMAL FRACTIONS INCH</small> <small>SCALE: AS SHOWN DO NOT SCALE DRAWING</small>	<small>CONTRACT NO.</small> <small>APPROVALS</small> <small>DATE</small>	<small>TITLE</small> WASTE WATER RELOCATION SITE PLAN, EXISTING
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<small>CALIFORNIA OLIVE RANCH INC. 5485 COUNTY ROAD 35 ARTOS, CALIFORNIA</small>	
<small>DWG NO.</small> 18005-101	<small>REV</small> 1

<small>SCALE</small> 	<small>SHEET</small>
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Central Valley Regional Water Quality Control Board



8 March 2018

Greg Conant, Assistant Planner
Glenn County Planning & Community Development Services Agency
P.O. Box 1070
Willows, CA 95988

**COMMENTS ON THE SITE PLAN REVIEW 2018-006, CALIFORNIA OLIVE RANCH,
RELOCATING 10 WASTEWATER TANKS PROJECT, ASSESSOR PARCEL NUMBER
021-020-027, 5945 COUNTY ROAD 35, 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 6 March 2018, we received your request for comments on the California Olive Ranch Relocation of 10 Wastewater Tanks Project located at 5945 County Road 35.

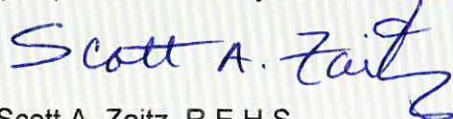
The Project consists of the relocation of ten existing 10,000 gallon wastewater tanks from their current position to 1,100 feet west. In addition to the relocation of the tanks the proposal also included the installation of a collection sump and a new piping run.

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

Industrial storm water

The USEPA on 16 November 1990 promulgated storm water regulations (40 CFR Parts 122, 123 & 124) which require specific categories of industrial facilities discharging storm water to obtain NPDES permits and to implement Best Available Technology Economically Achievable (BAT) and Best Conventional Pollutant Control Technology (BCT) to reduce or eliminate industrial storm water pollution. These requirements apply to industries with a Standard Industrial Classification (SIC) 2076 (Vegetable Oil Mills, except Corn, Cottonseed, and Soybean). Industrial operations with a 2076 SIC code must be covered by a General Permit for *Discharges of Storm Water Associated with Industrial Activities*. A permit application package is available at the Redding office of the Central Valley Water Board (see letterhead for contact information).

If you have any questions or comments regarding this matter please contact me at (530) 224-4784 or by email at Scott.Zaitz@waterboards.ca.gov.

A handwritten signature in blue ink that reads "Scott A. Zaitz". The signature is written in a cursive style with a large, stylized 'Z' at the end.

Scott A. Zaitz, R.E.H.S.
Environmental Scientist
Storm Water & Water Quality Certification Unit

SAZ: ab

cc w/o

enclosures: California Olive Ranch, Chico, CA



COUNTY OF GLENN

HEALTH & HUMAN SERVICES AGENCY

Christine Zoppi
Director

Erin Valdez
Deputy Director
Administration

Amy Lindsey
Deputy Director
Behavioral Health

Bill Wathen
Deputy Director
Social Services

Grinnell Norton
Deputy Director Public Health
Director of Nursing

Vacant
Deputy Director
Community Action

Environmental Health Department
247 N. Villa Avenue
Willows CA 95988

Phone: 530-934-6102
Fax: 530-934-6103

Date: March 8, 2018

To: Greg Conant, Assistant Planner
Planning & Community Development Services Agency
(Via Email)

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

Re: Site Plan Review 2018-006, California Olive Ranch, APN 021-020-027 (Relocating 10 Wastewater Tanks)

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

1. The proposed project parcel has an existing onsite wastewater treatment system, replacement area and water well.
2. The new location for the wastewater tanks shall not affect the onsite wastewater treatment system, replacement area or water well in anyway.
3. CVRWQCB should be contacted to insure the wastewater tanks and new location meet any requirements they may have.

Please contact Environmental Health at 530-934-6102 with any questions on this matter.

Conditions of Approval

Site Plan Review

No. 2018-006

California Olive Ranch

No comments

By:
Michael Biggs
Engineering Technician III
3/15/18