

GLENN COUNTY

Planning & Community Development Services Agency

777 N. Colusa Street
P.O. Box 1070
Willows, CA 95988
530.934.6540 Fax 530.934.6533
www.countyofglenn.net



DONALD RUST, Director

INTEROFFICE MEMORANDUM

TO: Greg Conant, Assistant Planner
Planning & Community Development Services Agency

FROM: John H Wells, Environmental Health Specialist
Environmental Health

RE: CUP 2020-006 – Grewal (Retail Food Facility)

DATE: January 14, 2021

Environmental Health has reviewed the Conditional Use Permit application to open a retail food facility selling vegetables and nuts at 6455 County Road 7, Orland, CA 95963 (APN 044-160-006). We have the following comments:

1. **A food facility permit will be required to serve fruits and vegetables at the site.** The selling of nuts and vegetables will require the operator to obtain a *food facility permit* for the proposed retail store. The applicant will need to submit food facility plans to Environmental Health for review prior to beginning construction.
2. **A well and septic system are required.** All retail food facilities must have hot and cold running water, restrooms, etc. This will require the operator to apply for permits to drill a well and install an onsite sewage disposal system (i.e. septic system).

Please contact Environmental Health for further requirements pertaining to the required food facility, well, and/or septic system.

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Planning & Community Development Services Agency

225 N Tehama St.
Willows, CA 95988
530.934.6540 Fax 530.934.6103
www.countyofglenn.net



DONALD RUST, Director

To: Greg Conant, Assistant Planner
Glenn County PCDSA
Planning Division
225 N. Tehama St.
Willows, CA 95988

From: Dean Miller, Building Official
Glenn County PCDSA
Building Division
225 N. Tehama St.
Willows, CA 95988

December 17, 2020

RE: Request for Review: CUP2020-006, Retail Sales Facility

Please consider the following comments from the Glenn County Building Division:

1. All future construction shall require a building permit(s) issued by the Glenn County Building Division.
2. Expired building permit B1111-0016 (2,880 sq. ft. modular structure for packaging agriculture products) shall be addressed by either:
 - a. Obtaining new permit(s), in which the scope of work includes finishing the installation of the above-mentioned modular structure, OR
 - b. Removing the existing modular structure from the property, OR
 - c. Renew building permit B1111-0016 to complete the installation of the modular structure.
3. All setbacks to the property lines for existing and proposed structures shall be maintained as applicable according to:
 - a. The current adopted version of the California Building Code (Title 24, Parts 1 through 12), specifically table 602.
 - b. County of Glenn Unified Development Code - Title 15.
4. All future construction shall comply with the Glenn County Flood Plain Management Ordinance as applicable.

Sincerely,

A handwritten signature in blue ink, appearing to read 'D. Miller', is written over a horizontal line.

Dean Miller
Chief Building Official



Central Valley Regional Water Quality Control Board

3 December 2020

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

COMMENTS ON CONDITIONAL USE PERMIT 2020-006 RETAIL SALES FACILITY, APN NUMBER 044-160-007, 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 18 November 2020, we received your request for comments on Conditional Use Permit 2020-006 Retail Sales Facility (Project).

The applicant proposes to establish a retail sales facility for the commercial sales of nuts and vegetables. The facility is proposed to operate on weekends and transition to daily operations. No new structures are being proposed; the retail sales will be conducted from an existing building. In addition to the proposed retail facility, a commercial bathroom is also proposed. The Project site is located at 6455 County Road 7, approximately 2 miles north of Orland.

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 [Water Boards Stormwater Construction Permits](https://www.waterboards.ca.gov/water_issues/programs/stormwater/constpermits.shtml) (https://www.waterboards.ca.gov/water_issues/programs/stormwater/constpermits.shtml)

KARL E. LONGLEY SCD, P.E., CHAIR | PATRICK PULUPA, ESQ., EXECUTIVE OFFICER

364 Knollcrest Drive, Suite 205, Redding, CA 96002 | www.waterboards.ca.gov/centralvalley

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.

Jerred Ferguson for

Jerred Ferguson
Environmental Scientist
Storm Water & Water Quality Certification Unit

JTF: db

cc:

via email: Ajit Grewal, Orland
Jeff Cunha, CjC Construction, Orland



ORLAND UNIT WATER USERS' ASSOCIATION

828 Eighth Street, Orland, CA 95963
Phone: (530) 865-4126 | Fax: (530) 865-7631

November 18, 2020

Greg Conant, Assistant Planner
Glenn County Planning & Community Development Services Agency
225 North Tehama Street
Willows, California 95988

RE: Conditional Use Permit 2020-006—Request for Review

Dear Mr. Conant:

We have reviewed the above-referenced Conditional Use Permit. This proposed retail use is situated next to U.S. Lateral 130, an open irrigation ditch and part of the U.S. Orland Project. It is suggested that measures should be imposed to prevent the public from accessing on, near, or in, this Orland Project right-of-way.

Should you have any questions, or if additional information is needed, please do not hesitate to contact me.

Sincerely,

A handwritten signature in black ink that reads "Rick Massa". The signature is written in a cursive style.

Rick Massa, Manager

cc: Yesenia Juarez, Realty Specialist, U.S. Bureau of Reclamation



PUBLIC WORKS AGENCY

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

Airports
Engineering
Flood Control
Roads & Bridges
Solid Waste
Surveyor

Cole Grube, P.E., Director

December 14, 2020

Glenn County Planning and
Community Development Services
225 N. Tehama Street
Willows, CA 95988

Attn: Greg Conant, Assistant Planner

Subject: Site Plan Review 2020-028 – Kalin Koehnen

Comments

None

Conditions

None

Michael Biggs
Engineering Technician III
Glenn County Public Works

Northeast Center of the
California Historical Resources
Information System

BUTTE
GLENN
LASSEN
MODOC
PLUMAS
SHASTA

SIERRA
SISKIYOU
SUTTER
TEHAMA
TRINITY

123 West 6th Street, Suite 100
Chico CA 95928
Phone (530) 898-6256
neinfoctr@csuchico.edu

December 7, 2020

Glenn County Planning & Community
Development Services Agency
225 North Tehama Street
Willows, CA 95988
Attn: Greg Conant

**I.C. File # Y20-9
Project Review**

RE: Conditional Use Permit 2020-006
T22N, R3W, Section 9 MDBM
USGS Kirkwood 7.5 (1969) & Corning 15' (1951) quadrangle maps
Approximately 15.95 acres (Glenn County)

Dear Mr. Conant,

In response to your request, a project review for the project cited above was conducted by examining the official maps and records for archaeological sites and surveys in Glenn County.

RESULTS:

Prehistoric Resources: According to our records, no sites of this type have been recorded adjacent to the project area. In addition, no resources of this type have been recorded within the ½-mile vicinity. The project area is located in a boundary region utilized by Konkow populations. Unrecorded prehistoric cultural resources may be located in the project area.

Historic Resources: According to our records, no sites of this type have been recorded within or adjacent to the project area. In addition, no resources of this type have been recorded within the ½-mile vicinity. Unrecorded historic resources may be located in the project area.

Historic Properties: According to our records, no sites of this type have been recorded within or adjacent to the project area. In addition, one resource of this type has been recorded within the ½-mile vicinity. Additional historic properties may be located in the project area.

The USGS Kirkwood 7.5 (1969) & Corning 15' (1951) quadrangle maps indicate archaeologically sensitive regions within the project area such as county roads. Additional county roads, canals, structures, and foundations are located in the general project vicinity.

A copy of the 1855 General Land Office (GLO) plat map depicting historic roads, trails, and waterways in the vicinity of the project area is enclosed.

Previous Archaeological Investigations: According to our records, portions within and adjacent to the project area have not been surveyed for cultural resources. In addition, portions of the ½ - mile project radius have been previously surveyed for cultural resources.

Literature Search: The official records and maps for archaeological sites and surveys in Glenn County were reviewed. Also reviewed: **National Register of Historic Places-Listed Properties and Determined Eligible Properties** (2012); **Built Environment Resource Directory** (2019); **California Register of Historical Resources** (2012); **California Points of Historical Interest** (2012); **California Inventory of Historic Resources** (1976); **California Historical Landmarks** (2012); **Gold Districts of California – Bulletin 193** (2005); **Handbook of North American Indians, Vol. 8, California** (1978); and **Historic Spots in California** (2002).

RECOMMENDATIONS:

Based upon the above information and the local topography, and regional history, the project is located in an area considered to be moderately sensitive for prehistoric, protohistoric, and historic cultural resources. Konkow populations used the local region for seasonal and/or permanent settlement, as well as for the gathering of plants, roots, seeds, domestic materials, and hunting seasonal game. Historically, Euro-Americans possibly utilized the region for farming, mining, and transportation opportunities.

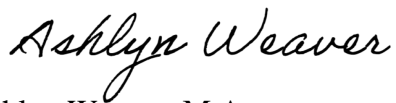
Therefore, because portions of the project area have not been previously surveyed, and because the previous surveys are more than ten years old, we recommend that a professional archaeologist be contacted to conduct a cultural resources review of the project area. The consultant can offer recommendations for avoidance and protection of previously recorded as well as any newly identified resources. In addition, any existing structures should be evaluated for potential historical significance. The project archaeologist will be able to offer recommendations for the preservation of or mitigation of effects on any cultural resources encountered as a result of field survey. A list of qualified consultants is available online at www.chrisinfo.org.

The project archaeologist should also contact the appropriate local Native American representatives for information regarding traditional cultural properties that may be located within project boundaries for which we have no records. The Native American Heritage Commission should be contacted at (916) 373-3710 for information regarding Native American representatives in the vicinity of the project.

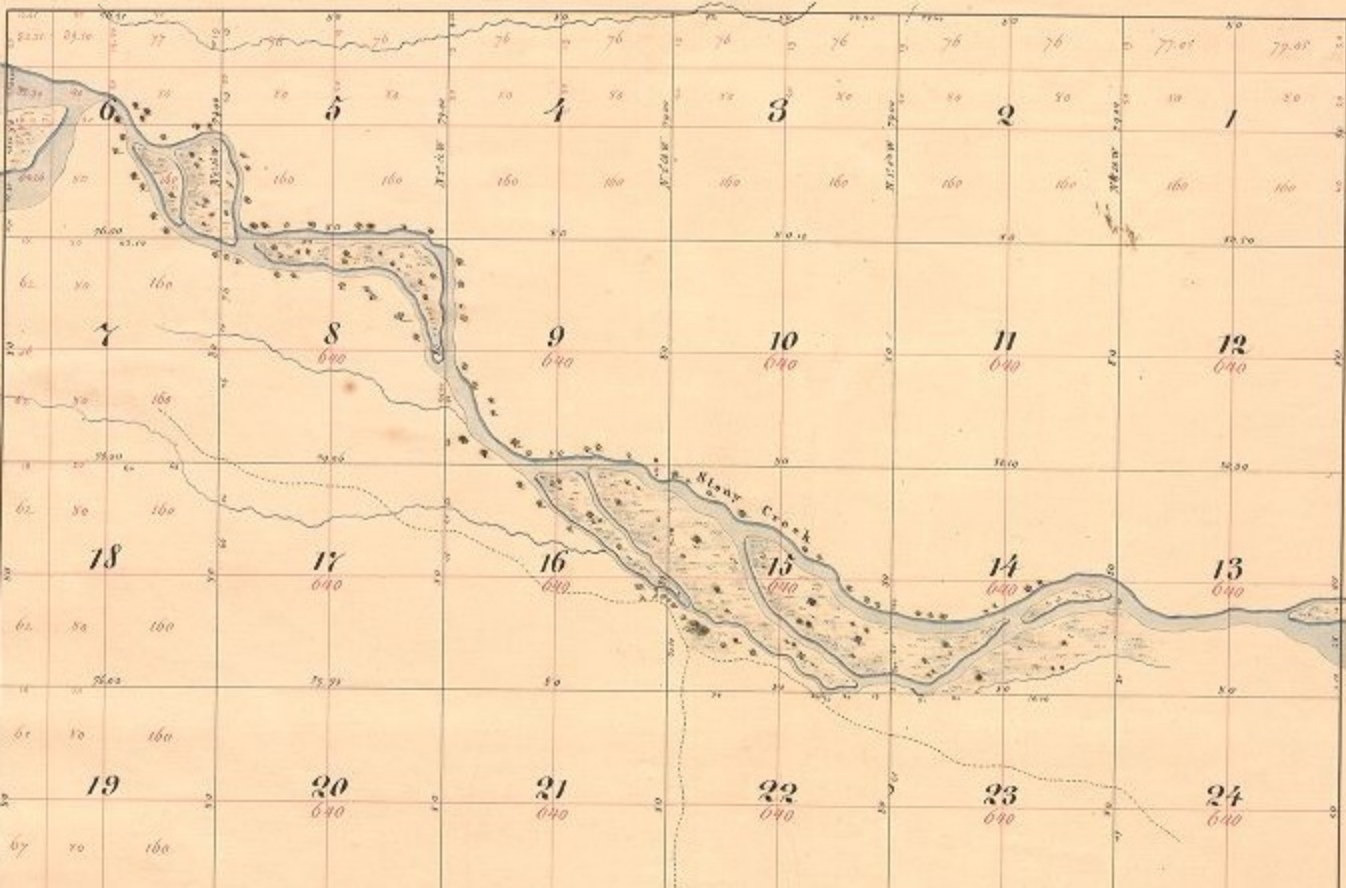
During any phase of parcel development, if any potential prehistoric, protohistoric, and/or historic cultural resources are encountered, all work should cease in the area of the find pending an examination of the site and materials by the project archaeologist. This request to cease work in the area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

The fee for this project review is \$75.00 (1 hour of Project Review Time @ \$75.00 per hour). Thank you for your dedication preserving Glenn County's and California's irreplaceable cultural heritage, and please feel free to contact us if you have any questions or need any further information or assistance.

Sincerely,

A handwritten signature in cursive script that reads "Ashlyn Weaver".

Ashlyn Weaver, M.A.
Assistant Coordinator
Northeast Information Center





November 19, 2020

Greg Conant
County of Glenn
255 N Tehama St
Willows, CA 95988

Ref: Gas and Electric Transmission and Distribution

Dear Greg Conant,

Thank you for submitting the 6455 County Rd 7 plans for our review. PG&E will review the submitted plans in relationship to any existing Gas and Electric facilities within the project area. If the proposed project is adjacent/or within PG&E owned property and/or easements, we will be working with you to ensure compatible uses and activities near our facilities.

Attached you will find information and requirements as it relates to Gas facilities (Attachment 1) and Electric facilities (Attachment 2). Please review these in detail, as it is critical to ensure your safety and to protect PG&E's facilities and its existing rights.

Below is additional information for your review:

1. This plan review process does not replace the application process for PG&E gas or electric service your project may require. For these requests, please continue to work with PG&E Service Planning: https://www.pge.com/en_US/business/services/building-and-renovation/overview/overview.page.
2. If the project being submitted is part of a larger project, please include the entire scope of your project, and not just a portion of it. PG&E's facilities are to be incorporated within any CEQA document. PG&E needs to verify that the CEQA document will identify any required future PG&E services.
3. An engineering deposit may be required to review plans for a project depending on the size, scope, and location of the project and as it relates to any rearrangement or new installation of PG&E facilities.

Any proposed uses within the PG&E fee strip and/or easement, may include a California Public Utility Commission (CPUC) Section 851 filing. This requires the CPUC to render approval for a conveyance of rights for specific uses on PG&E's fee strip or easement. PG&E will advise if the necessity to incorporate a CPUC Section 851 filing is required.

This letter does not constitute PG&E's consent to use any portion of its easement for any purpose not previously conveyed. PG&E will provide a project specific response as required.

Sincerely,

Plan Review Team
Land Management



Attachment 1 – Gas Facilities

There could be gas transmission pipelines in this area which would be considered critical facilities for PG&E and a high priority subsurface installation under California law. Care must be taken to ensure safety and accessibility. So, please ensure that if PG&E approves work near gas transmission pipelines it is done in adherence with the below stipulations. Additionally, the following link provides additional information regarding legal requirements under California excavation laws: <https://www.usanorth811.org/images/pdfs/CA-LAW-2018.pdf>

1. **Standby Inspection:** A PG&E Gas Transmission Standby Inspector must be present during any demolition or construction activity that comes within 10 feet of the gas pipeline. This includes all grading, trenching, substructure depth verifications (potholes), asphalt or concrete demolition/removal, removal of trees, signs, light poles, etc. This inspection can be coordinated through the Underground Service Alert (USA) service at 811. A minimum notice of 48 hours is required. Ensure the USA markings and notifications are maintained throughout the duration of your work.
2. **Access:** At any time, PG&E may need to access, excavate, and perform work on the gas pipeline. Any construction equipment, materials, or spoils may need to be removed upon notice. Any temporary construction fencing installed within PG&E's easement would also need to be capable of being removed at any time upon notice. Any plans to cut temporary slopes exceeding a 1:4 grade within 10 feet of a gas transmission pipeline need to be approved by PG&E Pipeline Services in writing PRIOR to performing the work.
3. **Wheel Loads:** To prevent damage to the buried gas pipeline, there are weight limits that must be enforced whenever any equipment gets within 10 feet of traversing the pipe.

Ensure a list of the axle weights of all equipment being used is available for PG&E's Standby Inspector. To confirm the depth of cover, the pipeline may need to be potholed by hand in a few areas.

Due to the complex variability of tracked equipment, vibratory compaction equipment, and cranes, PG&E must evaluate those items on a case-by-case basis prior to use over the gas pipeline (provide a list of any proposed equipment of this type noting model numbers and specific attachments).

No equipment may be set up over the gas pipeline while operating. Ensure crane outriggers are at least 10 feet from the centerline of the gas pipeline. Transport trucks must not be parked over the gas pipeline while being loaded or unloaded.

4. **Grading:** PG&E requires a minimum of 36 inches of cover over gas pipelines (or existing grade if less) and a maximum of 7 feet of cover at all locations. The graded surface cannot exceed a cross slope of 1:4.
5. **Excavating:** Any digging within 2 feet of a gas pipeline must be dug by hand. Note that while the minimum clearance is only 12 inches, any excavation work within 24 inches of the edge of a pipeline must be done with hand tools. So to avoid having to dig a trench entirely with hand tools, the edge of the trench must be over 24 inches away. (Doing the math for a 24 inch



wide trench being dug along a 36 inch pipeline, the centerline of the trench would need to be at least 54 inches [$24/2 + 24 + 36/2 = 54$] away, or be entirely dug by hand.)

Water jetting to assist vacuum excavating must be limited to 1000 psig and directed at a 40° angle to the pipe. All pile driving must be kept a minimum of 3 feet away.

Any plans to expose and support a PG&E gas transmission pipeline across an open excavation need to be approved by PG&E Pipeline Services in writing PRIOR to performing the work.

6. Boring/Trenchless Installations: PG&E Pipeline Services must review and approve all plans to bore across or parallel to (within 10 feet) a gas transmission pipeline. There are stringent criteria to pothole the gas transmission facility at regular intervals for all parallel bore installations.

For bore paths that cross gas transmission pipelines perpendicularly, the pipeline must be potholed a minimum of 2 feet in the horizontal direction of the bore path and a minimum of 12 inches in the vertical direction from the bottom of the pipe with minimum clearances measured from the edge of the pipe in both directions. Standby personnel must watch the locator trace (and every ream pass) the path of the bore as it approaches the pipeline and visually monitor the pothole (with the exposed transmission pipe) as the bore traverses the pipeline to ensure adequate clearance with the pipeline. The pothole width must account for the inaccuracy of the locating equipment.

7. Substructures: All utility crossings of a gas pipeline should be made as close to perpendicular as feasible ($90^\circ \pm 15^\circ$). All utility lines crossing the gas pipeline must have a minimum of 12 inches of separation from the gas pipeline. Parallel utilities, pole bases, water line 'kicker blocks', storm drain inlets, water meters, valves, back pressure devices or other utility substructures are not allowed in the PG&E gas pipeline easement.

If previously retired PG&E facilities are in conflict with proposed substructures, PG&E must verify they are safe prior to removal. This includes verification testing of the contents of the facilities, as well as environmental testing of the coating and internal surfaces. Timelines for PG&E completion of this verification will vary depending on the type and location of facilities in conflict.

8. Structures: No structures are to be built within the PG&E gas pipeline easement. This includes buildings, retaining walls, fences, decks, patios, carports, septic tanks, storage sheds, tanks, loading ramps, or any structure that could limit PG&E's ability to access its facilities.

9. Fencing: Permanent fencing is not allowed within PG&E easements except for perpendicular crossings which must include a 16 foot wide gate for vehicular access. Gates will be secured with PG&E corporation locks.

10. Landscaping: Landscaping must be designed to allow PG&E to access the pipeline for maintenance and not interfere with pipeline coatings or other cathodic protection systems. No trees, shrubs, brush, vines, and other vegetation may be planted within the easement area. Only those plants, ground covers, grasses, flowers, and low-growing plants that grow unsupported to a maximum of four feet (4') in height at maturity may be planted within the easement area.



11. Cathodic Protection: PG&E pipelines are protected from corrosion with an “Impressed Current” cathodic protection system. Any proposed facilities, such as metal conduit, pipes, service lines, ground rods, anodes, wires, etc. that might affect the pipeline cathodic protection system must be reviewed and approved by PG&E Corrosion Engineering.

12. Pipeline Marker Signs: PG&E needs to maintain pipeline marker signs for gas transmission pipelines in order to ensure public awareness of the presence of the pipelines. With prior written approval from PG&E Pipeline Services, an existing PG&E pipeline marker sign that is in direct conflict with proposed developments may be temporarily relocated to accommodate construction work. The pipeline marker must be moved back once construction is complete.

13. PG&E is also the provider of distribution facilities throughout many of the areas within the state of California. Therefore, any plans that impact PG&E’s facilities must be reviewed and approved by PG&E to ensure that no impact occurs which may endanger the safe operation of its facilities.

Attachment 2 – Electric Facilities

It is PG&E's policy to permit certain uses on a case by case basis within its electric transmission fee strip(s) and/or easement(s) provided such uses and manner in which they are exercised, will not interfere with PG&E's rights or endanger its facilities. Some examples/restrictions are as follows:

1. Buildings and Other Structures: No buildings or other structures including the foot print and eave of any buildings, swimming pools, wells or similar structures will be permitted within fee strip(s) and/or easement(s) areas. PG&E's transmission easement shall be designated on subdivision/parcel maps as **"RESTRICTED USE AREA – NO BUILDING."**
2. Grading: Cuts, trenches or excavations may not be made within 25 feet of our towers. Developers must submit grading plans and site development plans (including geotechnical reports if applicable), signed and dated, for PG&E's review. PG&E engineers must review grade changes in the vicinity of our towers. No fills will be allowed which would impair ground-to-conductor clearances. Towers shall not be left on mounds without adequate road access to base of tower or structure.
3. Fences: Walls, fences, and other structures must be installed at locations that do not affect the safe operation of PG&E's facilities. Heavy equipment access to our facilities must be maintained at all times. Metal fences are to be grounded to PG&E specifications. No wall, fence or other like structure is to be installed within 10 feet of tower footings and unrestricted access must be maintained from a tower structure to the nearest street. Walls, fences and other structures proposed along or within the fee strip(s) and/or easement(s) will require PG&E review; submit plans to PG&E Centralized Review Team for review and comment.
4. Landscaping: Vegetation may be allowed; subject to review of plans. On overhead electric transmission fee strip(s) and/or easement(s), trees and shrubs are limited to those varieties that do not exceed 15 feet in height at maturity. PG&E must have access to its facilities at all times, including access by heavy equipment. No planting is to occur within the footprint of the tower legs. Greenbelts are encouraged.
5. Reservoirs, Sumps, Drainage Basins, and Ponds: Prohibited within PG&E's fee strip(s) and/or easement(s) for electric transmission lines.
6. Automobile Parking: Short term parking of movable passenger vehicles and light trucks (pickups, vans, etc.) is allowed. The lighting within these parking areas will need to be reviewed by PG&E; approval will be on a case by case basis. Heavy equipment access to PG&E facilities is to be maintained at all times. Parking is to clear PG&E structures by at least 10 feet. Protection of PG&E facilities from vehicular traffic is to be provided at developer's expense AND to PG&E specifications. Blocked-up vehicles are not allowed. Carports, canopies, or awnings are not allowed.
7. Storage of Flammable, Explosive or Corrosive Materials: There shall be no storage of fuel or combustibles and no fueling of vehicles within PG&E's easement. No trash bins or incinerators are allowed.



8. Streets and Roads: Access to facilities must be maintained at all times. Street lights may be allowed in the fee strip(s) and/or easement(s) but in all cases must be reviewed by PG&E for proper clearance. Roads and utilities should cross the transmission easement as nearly at right angles as possible. Road intersections will not be allowed within the transmission easement.

9. Pipelines: Pipelines may be allowed provided crossings are held to a minimum and to be as nearly perpendicular as possible. Pipelines within 25 feet of PG&E structures require review by PG&E. Sprinklers systems may be allowed; subject to review. Leach fields and septic tanks are not allowed. Construction plans must be submitted to PG&E for review and approval prior to the commencement of any construction.

10. Signs: Signs are not allowed except in rare cases subject to individual review by PG&E.

11. Recreation Areas: Playgrounds, parks, tennis courts, basketball courts, barbecue and light trucks (pickups, vans, etc.) may be allowed; subject to review of plans. Heavy equipment access to PG&E facilities is to be maintained at all times. Parking is to clear PG&E structures by at least 10 feet. Protection of PG&E facilities from vehicular traffic is to be provided at developer's expense AND to PG&E specifications.

12. Construction Activity: Since construction activity will take place near PG&E's overhead electric lines, please be advised it is the contractor's responsibility to be aware of, and observe the minimum clearances for both workers and equipment operating near high voltage electric lines set out in the High-Voltage Electrical Safety Orders of the California Division of Industrial Safety (<https://www.dir.ca.gov/Title8/sb5g2.html>), as well as any other safety regulations. Contractors shall comply with California Public Utilities Commission General Order 95 (http://www.cpuc.ca.gov/gos/GO95/go_95_startup_page.html) and all other safety rules. No construction may occur within 25 feet of PG&E's towers. All excavation activities may only commence after 811 protocols has been followed.

Contractor shall ensure the protection of PG&E's towers and poles from vehicular damage by (installing protective barriers) Plans for protection barriers must be approved by PG&E prior to construction.

13. PG&E is also the owner of distribution facilities throughout many of the areas within the state of California. Therefore, any plans that impact PG&E's facilities must be reviewed and approved by PG&E to ensure that no impact occurs that may endanger the safe and reliable operation of its facilities.