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GLENN COUNTY

Planning & Community Development Services Agency

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



Mardy Thomas, Director

Forest & Melissa Jinks, Stillwater Ranch
P.O. Box 1063 (sent via email)
Morgan, UT 84050

RE: Pre-Application Review, Conditional Use Permit 2022-002, Stillwater Ranch

September 29, 2022

To Stillwater Ranch,

On August 03, 2022, the Glenn County Planning & Community Development Services Agency (PCDSA) received documentation for the Conditional Use Permit 2022-002, Stillwater Ranch Pre-Application Review. The Pre-Application documents were sent to agencies, as well as property owners within the project vicinity, for review and comment, with the most recent comments being received September 22, 2022.

The responses provided by the agencies, and property owners in the project vicinity, may assist in the development of a formal conditional use permit application. Should an application be submitted for the proposed project, additional comments may still be received by PCDSA as the project is noticed to the public, undergoes environmental review, is reviewed at a public hearing(s), etc. The comments received from the agencies and public are provided as a guide and not intended to be a comprehensive summary of all the codified or site-specific requirements pertaining to the proposal. The pre-application review process may also identify plausible conditions or mitigations that require attention prior to application submittal.

All responses received by PCDSA from the pre-application review are attached. The application deposit for the pre-application review is applicable toward the application fee for a Conditional Use Permit for up to six months after it was initially paid, which was February, 03, 2022. Please note that no further permit processing related to this proposal will occur unless an application and fees are submitted.

The comments received in the pre-application process should be addressed in the submittal of a Conditional Use Permit application and Environmental Information Form. If clarifications regarding the comments or the recommended application information are required, you may contact the Planning Division or corresponding commenting agency.

Sincerely,

Brandon Jennings, Assistant Planner
bjennings@countyofglenn.net

Cc:
Environmental@countyofglenn.net, Planning@countyofglenn.net, publicworks@countyofglenn.net



08/22/2022

Construction Site Well Review (CSWR) ID: 1012553

Assessor ParceNumber(s): 024210022000

Property Owner(s): Forrest Jinks

Project Location Address: 3595 County Road D Orland, California 95963

Project Title: CUP2022-002, Stillwater Ranch

Public Resources Code (PRC) § 3208.1 establishes well reabandonment responsibility when a previously plugged and abandoned well will be impacted by planned property development or construction activities. Local permitting agencies, property owners, and/or developers should be aware of, and fully understand, that significant and potentially dangerous issues may be associated with development near oil, gas, and geothermal wells.

The California Geologic Energy Management Division (CalGEM) has received and reviewed the above referenced project dated 8/19/2022. To assist local permitting agencies, property owners, and developers in making wise land use decisions regarding potential development near oil, gas, or geothermal wells, the Division provides the following well evaluation.

The project is located in Glenn County, within the boundaries of the following fields:

N/A

Our records indicate there are no known oil or gas wells located within the project boundary as identified in the application.

- Number of wells Not Abandoned to Current Division Requirements as Prescribed by Law and

Projected to Be Built Over or Have Future Access Impeded by this project: 0

- Number of wells Not Abandoned to Current Division Requirements as Prescribed by Law and Not Projected to Be Built Over or Have Future Access Impeded by this project: 0
- Number of wells Abandoned to Current Division Requirements as Prescribed by Law and Projected to Be Built Over or Have Future Access Impeded by this project: 0
- Number of wells Abandoned to Current Division Requirements as Prescribed by Law and Not Projected to Be Built Over or Have Future Access Impeded by this project: 0

As indicated in PRC § 3106, the Division has statutory authority over the drilling, operation, maintenance, and abandonment of oil, gas, and geothermal wells, and attendant facilities, to prevent, as far as possible, damage to life, health, property, and natural resources; damage to underground oil, gas, and geothermal deposits; and damage to underground and surface waters suitable for irrigation or domestic purposes. In addition to the Division's authority to order work on wells pursuant to PRC §§ 3208.1 and 3224, it has authority to issue civil and criminal penalties under PRC §§ 3236, 3236.5, and 3359 for violations within the Division's jurisdictional authority. The Division does not regulate grading, excavations, or other land use issues.

If during development activities, any wells are encountered that were not part of this review, the property owner is expected to immediately notify the Division's construction site well review engineer in the Northern district office, and file for Division review an amended site plan with well casing diagrams. The District office will send a follow-up well evaluation letter to the property owner and local permitting agency.

Should you have any questions, please contact me at (805) 937-7246 or via email at Miguel.Cabrera@conservation.ca.gov.

Sincerely,

Miguel Cabrera
Northern District Deputy

cc: Colin Lawson - Submitter



Central Valley Regional Water Quality Control Board

17 August 2022

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

COMMENTS ON CONDITIONAL USE PERMIT PRE-APPLICATION 2022-002 STILLWATER RANCH, APN NUMBER 024-210-022, ORLAND, 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 10 August 2022, we received your request for comments on Conditional Use Permit Pre-Application 2022-002, Stillwater Ranch (Project).

Stillwater Ranch has applied for a pre-application review to operate a wedding and corporate retreat facility. The proposed size of the wedding/meeting barn is 7,200 sq. ft. The attached kitchen is submitted at 2,400 sq. ft. This will include laundry facilities for linens, etc. The proposal will also include fourteen small sleeping cabins, which will be 16 ft. by 16 ft. The cabins are necessary for overnight stay, for corporate retreat uses. Additionally, there will be three wedding venue sites; each site will have two bathrooms, for a total of six restrooms. There will be two hundred available parking spots. The project is located at 3595 County Road D, on the west side of County Road D, west of County Road F, south of County Road 25, east of County Road C, and north of County Road 28, in the unincorporated area of Glenn County, California.

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

Clean Water Act (CWA) Section 401, Water Quality Certification

The Central Valley Water Board has regulatory authority over wetlands and waterways under the Federal Clean Water Act (CWA) and the California Water Code, Division 7 (CWC). Discharge of dredged or fill material to waters of the United States requires a CWA Section 401 Water Quality Certification from the Central Valley Water Board. Typical activities include any modifications to these waters, such as stream crossings, stream bank modifications, filling of wetlands, etc. 401 Certifications are issued in combination with CWA Section 404 Permits issued by the Army Corps of Engineers.

MARK BRADFORD, CHAIR | PATRICK PULUPA, EXECUTIVE CHAIR

The proposed project must be evaluated for the presence of jurisdictional waters, including wetlands and other waters of the State. Steps must be taken to first avoid and minimize impacts to these waters, and then mitigate for unavoidable impacts. Both the Section 404 Permit and Section 401 Water Quality Certification must be obtained prior to site disturbance. Any person discharging dredge or fill materials to waters of the State must file a report of waste discharge pursuant to Sections 13376 and 13260 of the California Water Code. Both the requirements to submit a report of waste discharge and apply for a Water Quality Certification may be met using the same application form, found at [Water Boards 401 Water Quality Certification and/or WDRs Application](https://www.waterboards.ca.gov/water_issues/programs/cwa401/#resources) (https://www.waterboards.ca.gov/water_issues/programs/cwa401/#resources).

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).

Isolated wetlands and other waters not covered by the Federal Clean Water Act

Some wetlands and other waters are considered "geographically isolated" from navigable waters and are not within the jurisdiction of the Clean Water Act. (e.g., isolated wetlands, vernal pools, or stream banks above the ordinary high-water mark). Discharge of dredged or fill material to these waters may require either individual or general waste discharge requirements from the Central Valley Water Board. If the U.S. Army Corps of Engineers determine that isolated wetlands or other waters exist at the project site, and the project impacts or has potential to impact these non-jurisdictional waters, a Report of Waste Discharge and filing fee must be submitted to the Central Valley Water Board. The Central Valley Water Board will consider the information provided and either issue or waive Waste Discharge Requirements. Failure to obtain waste discharge requirements or a waiver may result in enforcement action.

Any person discharging dredge or fill materials to waters of the State must file a report of waste discharge pursuant to Sections 13376 and 13260 of the CWC. Both the requirements to submit a report of waste discharge and apply for a Water Quality Certification may be met using the same application form, found at [Water Boards 401 Water Quality Certification and/or WDRs Application](https://www.waterboards.ca.gov/water_issues/programs/cwa401/#resources) (https://www.waterboards.ca.gov/water_issues/programs/cwa401/#resources).

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.

(for) Jerred Ferguson
Environmental Scientist
Storm Water & Water Quality Certification Unit

JTF: DB

cc:
via email: Forrest Jinks, Morgan Utah

Brandon Jennings

From: Dhatt, Satwinder K@DOT <satwinder.dhatt@dot.ca.gov> on behalf of D3 Local Development@DOT <D3.local.development@dot.ca.gov>
Sent: Thursday, August 25, 2022 1:58 PM
To: Brandon Jennings
Cc: Arnold, Gary S@DOT
Subject: CUP2022-002 Stillwater Ranch, Pre-Application Request for Review

Hi Brandon,

Thank you for including California Department of Transportation in the review process for Stillwater Ranch project. This project will not cause any operational issues and will not effect our State Highway System. Therefore, our office has no comments/conditions for this project.

Please provide our office with copies of any further actions regarding this proposal. We would appreciate the opportunity to review and comment on any changes related to this development.

Should you have questions please contact me, Local Development Review, Equity and System Planning Coordinator, by phone (530) 821-8261 or via email at D3.local.development@dot.ca.gov.

Thank you!

***Satwinder Dhatt
Local Development Review, Equity and System Planning
California Department of Transportation, District 3
(530) 821-8261***

Brandon Jennings

From: Eileen Worthington <eileenmworthington@yahoo.com>
Sent: Thursday, August 25, 2022 2:49 PM
To: Planning Email Group; Tom Arnold; Brandon Jennings
Subject: Pre application review Stillwater Ranch

Dear Sir

My name is Eileen Worthington my husband Rod (Rod Worthington Family Trust) own the Property 5956 County Road 28 forty acres close to the property in question.

We are concerned about this request since we are in an exclusive agricultural use zone.

Worried that if they build this large project right next to us which has nothing to do with agriculture!!

We already have a water shortage!!

They could potentially start complaining when we are harvesting our almonds and shaking trees which is dusty. Also if we have to use helicopters for frost control in the winter. They will be complaining about the noise. We lost numerous acres of almonds this past February There are so many issues that could arise. Our road is not set up for hundreds of vehicles using our road.

We already have so many pot holes.

Also we are worried about drunk drivers using our only road. Safety concerns regarding corporate retreats gun safety hunting!! We are totally against this project!!

Sincerely

Eileen and Rod Worthington

Sent from my iPhone

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



Mardy Thomas, Director

Date: August 17, 2022

To: Brandon Jennings, Assistant Planner
Glenn County Planning & Community Development Services Agency (PCDSA)
(Via Email)

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

Re: CUPA 2022-002, Stillwater Ranch, APN 024-210-022 (Wedding and Corporate Retreat Pre-Application Review)

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/requirements:

1. All sewage and graywater discharge shall be connected to onsite wastewater treatment systems (OWTS). All OWTS shall be permitted and approved by the Environmental Health Department (EHD). If existing OWTS are proposed for parts of the project the OWTS shall be evaluated by the EHD to determine if it's adequately sized to handle the proposed daily flows and meets current county OWTS regulations. The OWTS may require upgrading and EHD permits/fees to meet current county regulations.
2. Water wells used to supply water to the proposed facility shall be permitted and regulated by the EHD or the State Water Resource Control Board (SWRCB), Division of Drinking Water. Contact EHD and SWRCB to determine appropriate level of regulation.
3. Permanent food facilities shall be plan reviewed and permitted by EHD if public events are proposed at the facility.
4. All food facilities serving food at wedding and corporate retreat events shall be reviewed by the EHD to determine if permitting and inspection will be required.
5. All garbage, rubbish and refuse created, produced or accumulated at the proposed facility and on the property shall be removed by a permitted waste hauler or taken to a permitted facility at least once each week. All garbage shall be kept in a container with a close-fitting cover, without leakage or escape of odors.

Please contact Environmental Health at 530-934-6102 with any comment/requirement questions.

From: [Donald Rust](#)
Sent: Thursday, September 15, 2022 3:10 PM
To: [Andy Popper](#)
Cc: [Talia Richardson](#); [Kevin Cook-Guteriez](#); [Michael Biggs](#)
Subject: FW: Last Image

Andy,

With regards to Stillwater Ranch land development project, the PWA offers the following comments related to the pre-application:

- The applicant will need to provide detailed site improvement plans to demonstrate that the proposed land development project will comply with all applicable performance and development standards prior to issuance of any ministerial or discretionary approval(s)/permit(s). The applicant should review the Glenn County Code, specifically, Title 15, Unified Development Code: Divisions 1 through 4. The information should consist of drawings and/or reports prepared by a qualified professional and shall be accurate and representative of the proposed project according to accepted engineering practices.
- Once the applicant provides detailed improvement plans, the PWA staff will review the improvement plans to provide comments regarding the proposed land development project.
- Prior to any work done in the County right-of-way related to the proposed land development project, an encroachment permit shall be applied for and received from the PWA.
- In addition to the above, our land development engineering consultant (Robert Hunter) has provided comments that are highlighted below.

Thanks, Don

Donald L. Rust, Director

Public Works Agency

777 North Colusa Street
PO Box 1070
Willows, CA 95988
530-934-6530
www.countyofglenn.net

From: Michael Biggs <MBiggs@countyofglenn.net>
Sent: Thursday, September 15, 2022 2:42 PM

To: Donald Rust <DRust@countyofglenn.net>
Subject: FW: Last Image

From: Robert Hunter
Sent: Wednesday, September 14, 2022 2:15 PM
To: Michael Biggs
Subject: Re: Last Image

Mike, I have reviewed the information for the Stillwater Ranch proposal and offer the following comments:

Drainage:

The lake was apparently constructed prior to 2010 per the aerials. Has the Road Crew experienced any runoff problems since the lake was installed?

The application state that there will be minimal increased runoff. With all of the proposed improvements (walkways, buildings, roads and parking areas), I would questions this statement. I would suggest that a drainage plan be required as a condition of this application.

Title:

The title report has three exceptions noted (4,5,8 &9) that should be reviewed to see what affects these may have on the proposal.

If you have any questions regarding these comments, please contact me.
Tom

On Thursday, September 8, 2022 at 09:44:47 AM PDT, Michael Biggs <mbiggs@countyofglenn.net> wrote:

From: Donald Rust <DRust@countyofglenn.net>
Sent: Wednesday, August 31, 2022 3:11 PM
To: Michael Biggs <MBiggs@countyofglenn.net>
Subject: FW: Last Image

Email 4 of 4

Donald L. Rust, Director

Public Works Agency

777 North Colusa Street

PO Box 1070

Willows, CA 95988

530-934-6530

www.countyofglenn.net

From: Mardy Thomas <mthomas@countyofglenn.net>

Sent: Wednesday, August 31, 2022 2:27 PM

To: Donald Rust <DRust@countyofglenn.net>

Subject: Last Image

Mardy Thomas

Director

Glenn County Planning & Community Development Services

225 N. Tehama St.

Willows, CA 95988

Phone: 530.934.6540

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From: Donald Rust <DRust@countyofglenn.net>
Sent: Thursday, September 15, 2022 3:10 PM
To: Andy Popper <APopper@countyofglenn.net>
Cc: Talia Richardson <TRichardson@countyofglenn.net>; Kevin Cook-Guteriez <kcguteriez@countyofglenn.net>; Michael Biggs <MBiggs@countyofglenn.net>
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Email 4 of 4

Donald L. Rust, Director

Public Works Agency

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PO Box 1070

Willows, CA 95988

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www.countyofglenn.net

From: Mardy Thomas <mthomas@countyofglenn.net>

Sent: Wednesday, August 31, 2022 2:27 PM

To: Donald Rust <DRust@countyofglenn.net>

Subject: Last Image

Mardy Thomas

Director

Glenn County Planning & Community Development Services

225 N. Tehama St.

Willows, CA 95988
Phone: 530.934.6540

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Brandon Jennings

From: Jeanna Kilmer <jeannakilmer77@gmail.com>
Sent: Thursday, August 25, 2022 8:42 AM
To: Brandon Jennings
Subject: Pre-Application Review Conditional Use Permit 2022-002 Still Water Ranch

To whom it may concern,

I am writing in opposition to the Pre-Application Review Conditional Use Permit 2022-002 Still Water Ranch. I oppose this proposal based on the following, but not limited to, safety concerns.

ROADS

The access roads and surrounding roads have not been maintained are in poor and dangerous condition. These roads have not been maintained before, during or after the operation of Land 'O Lakes processing facility and this poses a very large safety risk.

These damaged roads cannot currently handle the current resident traffic, let alone an additional 100-200 cars per week. Keep in mind that current residents who are familiar with the roads try to avoid damage but this is not always the case even with experienced drivers. The current road "Fix-it's" will not be sufficient.

WATER

Currently, we are facing a severe drought and risk having no available water required to irrigate our orchards and to raise our families. Significant amounts of water will be needed in order to ensure food safety, avoid cross contamination and necessary guest hygiene in wake of COVID-19. Toilets, restrooms, hand washing and effective sanitation require considerable amounts of water.

PRIVATE PROPERTY DISTURBANCES and DAMAGE

Speeding, driving under the influence, unlawful hunting and trespassing are already been a concern for local residents. These occurrences are very likely to increase with the weekly traffic.

From experience, not only are the local residents more vigilant in recent times to protect their properties, oft-times, events proposed will also increase the need for law enforcement.

Thank you in advance for allowing me to address some very serious concerns that the planning division should be considering.

Regards,

Concerned neighbor
Jeanna

Brandon Jennings

From: Judy Timinsky <jmtdairy@gmail.com>
Sent: Thursday, August 25, 2022 3:29 PM
To: Brandon Jennings
Subject: Stillwater Ranch Pre-Application Review

Mr. Jennings,

We have just been made aware of a possible conditional use permit at 3595 County Road D, Orland. They propose to build several structures, hold weddings, plan for 200 parking spaces, etc.

The property owner previous to this one did something similar to this (I don't know if it was permitted or not) and the noise and traffic on the weekends was terrible. Is there any kind of noise ordinance in an ag zone? Has anyone considered the road maintenance? I understand our neighbors have legitimate issues with this project as well. I hope the county will look into this thoroughly before they approve something like this in our area.

J. Timinsky

Brandon Jennings

From: Karen Waltman <kwwatrspk@gmail.com>
Sent: Thursday, August 25, 2022 4:01 PM
To: Planning Email Group
Subject: "Stillwater Ranch- Wedding and Party Venue"

Hello,

My name is Karen Waltman. I am a 25 year resident at 6331 County Road 28.

I have ran and operated a dog training and boarding kennel here for the whole time.

I am writing with my concerns regarding a proposed Conditional Use Permt for " Stillwater Ranch, Forrest Jinks";, located at 3595 County Rd D , Orland.

The parcel # is 024-210-022

As a long time resident here, I have several concerns with this business opening up in our area.

- 1) **WATER**..... it is no secret that Glenn County has been in trouble the past few years, with wells drying up, and people's homes and livelihoods being drained DRY. How is it possible that this Stillwater Ranch be considered for build and operation.....Bathrooms, Cooking facilities,lodging/? Current residents are concerned daily for our wells , WHERE is the water going to come from to sustain this new business?
- 2) **TRAFFIC**..... Road 28,is in poor condition already. Many potholes erupt ,and are not repaired. This road carries a great deal of traffic already, ;Its an agricultural area,; and large trucks are often using this road. ;Thus; Beating it up further. This road does not need,nor can it handle any extra traffic
- 3). **SAFETY** This is generally a quiet rural area, people all have pets and/or children. With a Wedding and party venue, there will be people undoubtedly driving home after consuming alcohol. This will endanger everyone that lives and travels on this road. Our law enforcement is already severely taxed, where are the extra patrols going to come from?
- 4.) **"INTENSIVE AGRICULTURE"**....The general plan states "Intensive Agriculture". It is in a Exlusive Agriculture Zone- what about this venue is AGRICULTURE????

Please reconsider the needs and thoughts of current residents and businesses in this area, and deny any further approval for this proposed venue.

Thank you,
Karen M Waltman
Waterspook Labradors

Brandon Jennings

From: Loretta Little <llittle53@gmail.com>
Sent: Thursday, August 25, 2022 5:31 PM
To: Planning Email Group; Tom Arnold
Subject: Stillwater Ranch

My husband and I would like to object to the Stillwater Ranch project.

We are very concerned about their use of precious water to fill and maintain a lake for recreational use, when Farmers are being denied water for crops. Wells are going dry in this area and all around Glenn County. The water district says there is no water for crops, yet this project wants a recreational lake.

We feel this is an agricultural zoned area and this project is not agricultural related. We are concerned about possible future complaints from the owners and guests against ag related practices such as chemical use, noise and dust issues that arise frequently, and the use of helicopters for frost protection and spraying.

We have concerns about the traffic this project will generate. Our roads do not hold up to the farm traffic. How will they be with increased traffic from these venues? Farm traffic is frequently slow moving. How will it be impacted by guests from this project? How will alcohol use by these drivers impact the farmer's safety, and that of our animals, young children, senior citizens, and farm workers driving equipment day and night? It is not unusual for the roads to be flooded and impassable during storms. Are the persons involved with this project prepared to deal with this issue?

Are the Glenn County Sheriff's department and fire departments on board with this project? We are already struggling with minimal availability and often lengthy response times due to our isolated area. Most of our community live here because of the isolation and farming atmosphere. This will be greatly impacted by the venues. Farmers usually have guns and use them for rodent and varment control. Will this cause issues for the venue attendees? How will trespassing issues on private property by guests be dealt with?

Thank you for the opportunity to voice our concerns regarding the Stillwater Ranch Project.

Dennis and Loretta Little

In regards to the proposed Conditional Use Permit 2022-002, Still Water Ranch;

Myself and other neighboring property owners have concerns regarding the proposed future use of the property in question. As stated on the notice we received, this area is zoned as an "Exclusive Agricultural Zone" and all the surrounding properties are used for farming and agricultural uses.

The proposed modifications to this property would place a new pavilion, 14 cabins and other structures in very close proximity to the almond farm directly to the north. This farm should not have to modify their farming practices at any time and in any way to accommodate the type of venue or event that may be happening on the property next to them. During the spring, summer and fall, these farms have tasks that cannot be hindered such as; spraying at night, running diesel irrigation pumps 24 hours a day, harvesting crops, mowing, disking, floating etc. These important and very necessary tasks produce loud noise and often large amounts of dust, not to mention chemicals and pesticides that are applied. Placing a "resort" in the middle of several operating farms does not seem like a good idea!

If this project was to be approved and constructed, it would potentially cause a huge increase in the amount of traffic on County Road D and adjacent roadways. Our rural roads in this area are already in a state of disrepair, and doubling or tripling the traffic would only expedite further damage to the roads.

If this project were to proceed, how will the surrounding property owners be insured that we will not have to change our farming practices? What would be done to mitigate the accelerated damages to our roads? How will this affect the renters of the residence on my property? What other unforeseen constraints will be caused by this new business?

Please consider my concerns before proceeding with an approval on this Conditional Use Permit.

Thanks,

A handwritten signature in blue ink, appearing to read "Matt Deadmond". The signature is fluid and cursive, with the first name "Matt" being more prominent than the last name "Deadmond".

Matt Deadmond

Property Owner at 3645 County Rd D, Orland (2 parcels to the north)

To Brandon Jennings

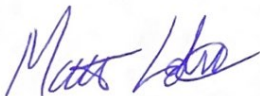
I am writing in concern of the "Conditional Use Permit 2002-002, Stillwater Ranch".

I am the VP of Farming for Big W Ranch that farms adjacent to the parcel in question and I was raised within a couple miles of this location. This proposal is concerning for a number of reasons:

1. The roads to and from this protentional site are were not adequate to accommodate 200 cars safely on a consistent basis. Most of road D has little to no shoulder. Road 25 has the dip as the crossing on walker creek that doesn't allow 2 cars to pass at the same time.
2. This area is an "Intensive Agriculture" zone.
3. We have farming operations (adjacent to the West, ½ mile to the North and a ¼ of a mile to the South) that include spraying and harvest. How is this going to affect our farming operation and our neighbors farming operations?
4. One of the special things about this area of the county is how rural it is and how unchanged it has been over the last 40 years of my life. It has seen Land O Lake's come and go, sheep pastures and clover fields turn to almond and olive trees, but it's still the same rural place my grandparents, parents and I were raised.
5. This site had previously been an unpermitted wedding venue before being shut down by the county. During the time of operation, it effected our employees living on the ranch and it was nowhere near the scale of what is being proposed.

Please feel free to give me a call with any questions at 530-865-1403.

Sincerely,



Matt Lohse

To: Brandon Jennings

From: Miguel Calzada

We have received a courtesy notice about a Pre-Application Review Conditional Use Permit 2022-002, Stillwater Ranch project for wedding venues and corporate retreat facility.

I have farmed around this property for the last 20 years and lived within a quarter mile of the location for the last five years. I do not agree with this planning development because of traffic issues, late noise hours, big crowds, and most important sanitation around the orchards. Sorry for the inconvenience this might cause.



September 2, 2022

Brandon Jennings
County of Glenn
225 North Tehama St
Willows, CA 95988

Ref: Gas and Electric Transmission and Distribution

Dear Brandon Jennings,

Thank you for submitting the Stillwater Ranch 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 10 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.



September 22, 2022

Brandon Jennings
County of Glenn
225 North Tehama St
Willows, CA 95988

Re: Stillwater Ranch CUP2022-002
3595 County Road D, Orland, CA 95963

Dear Brandon:

Thank you for providing PG&E the opportunity to review your proposed plans for Stillwater Ranch CUP2022-002 dated 8-11-2022. Our review indicates your proposed improvements do not appear to directly interfere with existing PG&E facilities or impact our easement rights.

Please note this is our preliminary review and PG&E reserves the right for additional future review as needed. This letter shall not in any way alter, modify, or terminate any provision of any existing easement rights. If there are subsequent modifications made to your design, we ask that you resubmit the plans to the email address listed below.

If you require PG&E gas or electrical service in the future, please continue to work with PG&E's Service Planning department: <https://www.pge.com/cco/>.

As a reminder, before any digging or excavation occurs, please contact Underground Service Alert (USA) by dialing 811 a minimum of 2 working days prior to commencing any work. This free and independent service will ensure that all existing underground utilities are identified and marked on-site.

If you have any questions regarding our response, please contact the PG&E Plan Review Team at pgeplanreview@pge.com.

Sincerely,

PG&E Plan Review Team
Land Management

Good morning,

Thank you for providing Glenn County RCD the opportunity to provide comments for the proposed Conditional Use Permit. Glenn County RCD has no comments regarding the proposal at this time.

The project site is in the vicinity of CA State Responsibility Area; Cal Fire would be the primary emergency response agency with the State Responsibility Area.

Please add me as primary contact person for future Request for Reviews and Planning Commission public hearings.

Brandon Jennings

From: Refugio Medina <mrefugio143@gmail.com>
Sent: Friday, August 26, 2022 1:41 PM
To: Brandon Jennings
Subject: Pre-Application Stillwater Ranch

To Mr. Brandon Jennings,

It's to my understanding that The Moffitts', Derrick and Sandy sold their property of County Road D, and the new owners are interested in developing a wedding and event center. This venue will be under 600 yards away from my north fence. A big reason that I chose to live in a rural area is to get away from all the noise and atmosphere that surrounds city living. Even though a wedding and event center is a setting for fun and enjoyment, that does come with some unintended consequences like: lots of vehicle traffic on county roads that don't have sufficient shoulder, or traffic lines. The occasional guest wondering off event center property, or the potential of contamination of our crops from unsanitary conditions within the event center. These are just a few that come to mind, please take in consideration my thoughts on this matter and thank you for your time.

Regards,

Cuco