



COUNTY OF COLUSA

Community Development Department
220 12th Street, Colusa, CA 95932
Phone: (530)458-0480
Fax: (530)458-0482

Commissioners

David McCullough – District 1
Barry Morrell, Chair, District 2 Don Parsons, Vice-Chair, District 3
Vacant, District 4 Gail Beduhn – District 5

PLANNING COMMISSION AGENDA

Wednesday, July 10, 2019
9:00 a.m.
Board Chambers
546 Jay Street, Suite 108
Colusa, CA 95932

9:00 a.m. CALL TO ORDER/ROLL CALL

- Pledge of Allegiance

I. APPROVAL OF MINUTES

1. Minutes Approval
 Planning Commission – Special Meeting – June 19, 2019.

II. PUBLIC COMMENT

III. PUBLIC HEARINGS

GENERAL PLAN AMENDMENT-ZONING AMENDMENT

1. Public Hearing and adoption of a Resolution of the Colusa County Planning Commission recommending that the Board of Supervisors adopt statutory exemptions and approve a General Plan Amendment (GPA #19-5-1) amending the County Land Use Designation Maps and General Plan Table "LU-2" and Zoning Amendment (ZA #19-5-1) amending the County Zoning Maps.

RENEWABLE FIBER

2. Public Hearing and approval of a Resolution of the Colusa County Planning Commission adopting a Categorical Exemption and approving Use Permit No.19-4-1 for the continued operation of a landscaping material supply facility (bark plant).

IV. PLANNING DIRECTOR COMMENTS/REPORTS

V. PLANNING COMMISSIONER'S COMMENTS/REPORTS

ADJOURN

PERIOD OF PUBLIC COMMENT: Any person may speak about any subject of concern, provided it is within the jurisdiction of the Planning Commission and is not already on today's agenda. The total amount of time allotted for receiving such public communication shall be limited to a total

of 15 minutes per issue and each individual or group will be limited to no more than 5 minutes each within the 15 minutes allocated per issue. **Note:** No action shall be taken on comments made under this comment period.

ADA COMPLIANCE: Upon request, Agendas will be made available in alternative formats to accommodate persons with disabilities. In addition, any person with a disability who requires a modification or accommodation to participate or attend this meeting may request necessary accommodation. Please make your request to the County Board Clerk, specifying your disability, the format in which you would like to receive this Agenda, and any other accommodation required no later than 24 hours prior to the start of the meeting.

Anyone wishing to appeal a decision of the Planning Commission may do so within 10 calendar days after the decision. Anyone wishing to appeal a decision must submit a letter of appeal and pay the required fee of \$750.00 to the Clerk of the Board of Supervisors at 547 Market Street, Ste. 102, Colusa, CA, 95932

All supporting documentation is available for public inspection and review in the Office of the Board Clerk, 547 Market Street, Suite 102, Colusa, CA 95932 during regular business hours 8:30 a.m. to 5:00 p.m., Monday through Friday.
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Commissioners

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Barry Morrell, Chair, District 2 Don Parson, Vice-Chair, District 3
Vacant, District 4 Gail Beduhn – District 5

PLANNING COMMISSION SPECIAL MEETING MINUTES

Wednesday, June 19, 2019
9:00 a.m.
Board Chambers
546 Jay Street, Suite 108
Colusa, CA 95932

The Colusa County Planning Commission meets in Regular Session this 19th day of June 2019 at the hour of 9:00 a.m. Present: Commissioners Dave Mccullough, Gail Beduhn, and Barry Morell. Absent: Commissioner Don Parsons.

Present: Kent Johanns, Community Development Department.
 Melissa Kitts, Board Clerk.

Pledge of Allegiance

I. PUBLIC COMMENT None.

II. PUBLIC HEARING Chair Morrell makes time for a Public Hearing and adoption of a Resolution recommending that the Board of Supervisors adopt statutory exemptions and approve a General Plan Amendment (GPA #19-3-1) and Zoning Amendment (ZA #19-3-1) on approximately 0.5 acre portion of APN 012-013-004.

Comments received by Mr. Johannes.

9:06 a.m. Chair Morrell opens the Public Hearing and calls for public comment.
Hearing none, Chair Morrell closes the Public Hearing.

PLANNING COMMISSION/CLINTON WILLS

1. Adopt Resolution No. **19-006** of the County of Colusa Planning Commission recommending that the Board of Supervisors adopt statutory exemptions and approve a General Plan Amendment (GPA #19-3-1) and Zoning Amendment (ZA #19-3-1) on approximately 0.5 acre portion of APN 012-013-004.

Minutes Acceptance: Minutes of Jun 19, 2019 9:00 AM (APPROVAL OF MINUTES)

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Gail Beduhn, Planning Commissioner
SECONDER:	David Mccullough, Commissioner
AYES:	Barry Morrell, Gail Beduhn, David Mccullough
ABSENT:	Don Parsons

III. PLANNING DIRECTOR COMMENTS/REPORTS

None.

IV. PLANNING COMMISSIONER'S COMMENTS/REPORTS

Chair Morrell inquires as to who to notify if a property is vacant and not being properly maintained.

Mr. Johannes states that citizens may contact the Code Compliance Officer at the Community Development Department or the Fire Chief within their jurisdiction.

Chair Morrell adjourned the meeting at 9:12 a.m. to reconvene in Regular Session on July 10, 2019 at the hour of 9:00 a.m.

Respectfully submitted,
Greg Plucker, Secretary to the
Planning Commission

Barry Morrell, Chair

By: _____
Melissa Kitts, Deputy Clerk

Minutes Acceptance: Minutes of Jun 19, 2019 9:00 AM (APPROVAL OF MINUTES)



Planning Commission

546 Jay Street, Suite 108
Colusa, CA 95932

SCHEDULED

Meeting: 07/10/19 09:00 AM
Department: Planning Commission
Category: Public Hearing
Prepared By: Kent Johanns

Initiator: Kent Johanns

Sponsors:

PLANNING COMMISSION (ID # 5204)

DOC ID: 5204 B

Detail

Applicant: Colusa County
General Plan: Agriculture Upland (AU)

File: GPA #19-5-1, ZA #19-5-1
Zoning: Foothill Agriculture (F-A),
Upland Conservation (U-C)

Formal Title / Summary

Resolution Recommending the Board of Supervisors adopt CEQA Exemptions and Approve a General Plan Amendment and Zoning Amendment

Action Requested

Public Hearing and adoption of a Resolution of the Colusa County Planning Commission recommending that the Board of Supervisors adopt statutory exemptions and approve a General Plan Amendment (GPA #19-5-1) amending the County Land Use Designation Maps and General Plan Table "LU-2" and Zoning Amendment (ZA #19-5-1) amending the County Zoning Maps.

DETAILED DESCRIPTION/BACKGROUND OF REQUEST

The project application is a request for a General Plan Amendment (GPA) and a Zoning Amendment (ZA) by Colusa County Planning staff to correct mapping errors which occurred during the 2012 General Plan and the 2014 Zoning Code updates. Planning staff recently researched the General Plan and Zoning land use designations that were established in the Century Ranch and Stonyford areas during the 2012 General Plan and 2014 Zoning Code updates. Based on this research, staff determined that several inadvertent errors occurred with respect to the General Plan and Zoning land use designations. The proposed project is to correct these errors and allow the General Plan and Zoning Ordinance to function as originally intended.

APNs:

010-250-002, 010-250-004, 010-25-010, 010-270-006, 010-270-031, 010-29-001, 010-290-029, 010-300-003, 010-300-004, 010-300-007, 010-300-008, 010-300-026, 010-300-039, 010-300-057, 010-300-058, and 010-300-060

LOCATION

Areas that will be affected by the project are properties located west of Lodoga - Stonyford Road adjacent to the Mendocino National Forest and properties south of Lodoga - Stonyford Road and the community of Century Ranch and the areas

PROJECT AND SITE DESCRIPTION:

As noted above, there are two areas that are affected by the proposed project. The first area includes properties located west of Lodoga - Stonyford Road and adjacent to the Mendocino National Forest where the General Plan land use designation would be amended from Agricultural Upland (A-U) to Resource Conservation (R-C) and the Zoning land use designation would be amended from Upland Conservation (UC) to Resource Management (RM). These properties are owned by the federal government and managed by the Bureau of Land Management (BLM). This area is essentially in its natural state, which consists of hilly terrain with grassland, scrub oak savannah, and chaparral vegetation. The property is utilized for wildlife habitat and recreational activities. The change would impact approximately 1,682-acres of land. In order to be consistent with how the land use designations in 2012 and 2014 were established for these types of public lands, this change has been proposed.

The second area includes properties located south of Lodoga - Stonyford Road and the community of Century Ranch. In this area, the General Plan land use designation would be amended from Agriculture Upland (A-U) to Agricultural Transition (A-T) and the Zoning land use designations would be amended from Foothill Agriculture (FA) and Upland Conservation (UC) to Upland Transition (UT). These properties are privately owned and some of them have been developed with agricultural (grazing) and/or residential uses. The project site south of Lodoga - Stonyford Road is primarily grassland and relatively flat and begins to rise as it continues further south into low plateau with oaks and other vegetation common to the area. Based on the geographical characteristics of the area in question and the fact the majority of the project properties are already less than the minimum 80-acre requirement of the Agriculture Transition (A-T) land use designation, the Upland Transition (UT) land use designation, which has a 10-acre minimum, should have been selected in 2014 for the zoning designation. The change would impact approximately 353-acres of land.

In addition to these mapping changes, in order to achieve consistency between the General Plan and Zoning Ordinance it is also necessary to amend General Plan Table LU-2 to include the Upland Transition (UT) zone as an allowed zoning designation in the Agriculture Transition (A-T) General Plan land use designation table. This was previously omitted.

The final correction is to amend the Zoning land use map table of contents by changing the "UC-10: Upland Conservation < 20ac" and the "UC-80: Upland Conservation > 20ac" to "UC: Upland Conservation". The UC-10: Upland Conservation zoning designation with a 10-acre minimum was eliminated late in the 2014 Zoning Code update process because it was essentially the same as the Upland Transition (UT) zoning designation with its 10-acre minimum.

ANALYSIS:

General Plan and Zoning

During the Zoning Code Update process staff and the De Novo Planning Group made an effort to apply the Resource Conservation (R-C) land use designation and Resource Management (RM) zoning designation to all properties that were owned and managed for habitat by federal and state resource agencies. Also included in this effort was an attempt to identify privately owned properties which were subject to conservation easements that had been converted to habitat uses. This effort was undertaken to quantify the amount of habitat lands within the County and to have a better understanding of the impacts of these restrictions to the County and on other land uses. The parcels that are subject to the Resource Conservation (R-C) and Resource Management (RM) land use designation changes should have been included during the previously update effort but were omitted.

With respect to the second area south of Lodoga - Stonyford Road and Century Ranch, there are several factors necessitating these changes. The zoning designations of Foothill Agriculture (FA) and Upland Conservation (UC) have an 80-acre minimum parcel size. As stated above, most of the parcels in the area which would be changed to the Agriculture Transition (A-T) and Upland Transition (UT) zoning designations are currently under 80-acres in size and are geographically suitable for smaller parcel sizes. The properties to the north of the project site currently have a General Plan land use designation of Agriculture Transition (A-T) and are zoned Upland Transition (UT) with a 10-acre minimum parcel size. To the south of the parcels in question, these properties are generally well above the 80-acre minimum parcel size and are appropriately designated with the Upland Agriculture (UA) General Plan land use designation and either the Foothill Agriculture (FA) or Upland Conservation (UC) zoning designations both of which have 80-acre minimums. The properties subject to this application should have been designated and zoned during the 2014 Zoning Code Update consistent with the properties to the north as opposed to the properties to the south due to the existing parcel sizes and geographically characteristics

The changes to the General Plan Land Use Table (LU-2) and Zoning land use map will achieve internal consistency within the General Plan and Zoning Code and consistency between the two planning documents.

Surrounding Land Use and Compatibility

The land use changes are considered minor in nature considering the current land uses and parcel sizes in the area. No compatibility issues are expected to result from the project.

Issues and Concerns

Approval of the project will correct mapping errors and inconsistencies with the County's planning documents. These changes will allow the General Plan and Zoning Ordinance to be implemented and function as originally intended. Prior to the public

hearing notice being processed, staff sent letters to all the affected property owners explaining the proposed changes. As of the writing of this staff report, staff has not received any opposition.

CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA):

The project consists of mapping corrections and eliminating inconsistencies with the County's planning documents. As such, the General Plan and Zoning Amendment are exempt from CEQA pursuant to Title 14, Article 7 of the California Code of Regulations Sections 15060(c)(2) because this project will not result in a direct or reasonably foreseeable indirect physical change in the environment, and 15061(b)(3) because there is no possibility this ordinance may have a significant effect on the environment.

SUMMARY

Staff believes that the proposed project will allow for more appropriate land use designations of the parcels in question and eliminate inconsistencies related to the County's planning documents. No significant impacts to the environment are anticipated. Based upon the totality of the record, staff is recommending the Planning Commission recommend approval of the project to the Board of Supervisors by approving the attached resolution.

RESOLUTION 19 - _____

A RESOLUTION OF THE COUNTY OF COLUSA PLANNING COMMISSION RECOMMENDING THAT THE BOARD OF SUPERVISORS ADOPT STATUTORY EXEMPTIONS AND APPROVE A GENERAL PLAN AMENDMENT (GPA #19-5-1) AND ZONING AMENDMENT (ZA #19-5-1) ON VARIOUS ASSESSOR PARCEL NUMBERS IN THE CENTURY RANCH AND STONYFORD AREA.

WHEREAS, on May 1, 2019 an application was filed by the County of Colusa requesting a General Plan Amendment (GPA) and Zoning Amendment (ZA) on Assessor's Parcel Numbers (APNs) 010-250-002, 010-250-004, 010-25-010, 010-270-006, 010-270-031, 010-29-010, 10-290-029 (southern 12-acre portion), 010-300-003, 010-300-004, 010-300-007 (northern 80-acre portion), 010-300-008, 010-300-026, 010-300-039, 010-300-057, 010-300-058, and 010-300-060 to correct mapping errors that occurred during the General Plan Update of 2012 and Zoning Code Update of 2014;

WHEREAS, the application requests changing the General Plan Amendment Assessor Parcel Numbers (APNs) 010-250-002, 010-250-004, 010-25-010, 010-270-006, 010-270-031, and 010-29-001 ("Property"), from Agricultural Upland (A-U) to Resource Conservation (R-C) and the Zoning Classification from Upland Conservation (UC) to Resource Management (RM) as shown on Exhibits "A" and "B" (the attached Board Resolution and Ordinance);

WHEREAS, the application requests changing the General Plan Amendment on Assessor Parcel Numbers (APNs) 010-290-029 (southern 12-acre portion), 010-300-003, 010-300-004 (northern 80-acre portion), 010-300-007, 010-300-008, 010-300-026, 010-300-039, 010-300-057, 010-300-058, and 010-300-060 ("Property"), from Agricultural Upland (A-U) to Agriculture Transition (A-T) and the Zoning Classification from Foothill Agriculture (FA) and Upland Conservation (UC) to Upland Transition (UT) as shown on Exhibits "A" and "B" (the attached Board Resolution and Ordinance);

WHEREAS, in order to achieve consistency between the General Plan and Zoning Ordinance it is necessary to amend the General Plan Table LU-2 to include the Upland Transition (UT) zone as an allowed zoning designation in the Agriculture Transition (A-T) land use designation as presented in Exhibit "A";

WHEREAS, in order to achieve consistency between the General Plan and Zoning to amend the Zoning land use map by changing the "UC-10: Upland Conservation < 20ac" and the "UC-80: Upland Conservation > 20ac" to "UC: Upland Conservation";

WHEREAS, Colusa County is the Lead Agency under the California Environmental Quality Act (CEQA) for the project and has determined that a statutory exemption is appropriate for the proposed project due to the fact that the change in land use regulations would result in projects that are exempt from CEQA;

WHEREAS, a Notice of Intent to adopt the proposed CEQA Exemptions and a Public Hearing Notice for the proposed GPA #19-5-1 and ZA #19-5-1 was noticed and published in accordance with all applicable requirements;

WHEREAS, in accordance with California Government Code sections 65358 and 65850 et seq., the Colusa County Planning Commission conducted a public hearing on the proposed GPA #19-5-1 and ZA #19-5-1 for the Property as shown on Exhibits “A” and Exhibit “B” attached to this resolution; and

WHEREAS, during the hearing, the Planning Commission considered the requested application, the Planning Unit staff report, and all comments and evidence submitted into evidence at the hearing and staff’s proposed environmental determination.

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission, based on its analysis of all evidence and testimony considered at the public hearing, makes the following findings:

1. The proposed project will not impair the integrity and character of the zone in which the land lies, and the use would not be injurious or detrimental to the health, safety and general welfare of the persons residing or working in the neighborhood, or to the general health, safety and welfare of the County.
2. The project would not be unreasonably incompatible with surrounding land uses.
3. Approval of this project will not be detrimental to the public health, safety and welfare, with compliance of the required conditions and mitigation measures.

BE IT FURTHER RESOLVED that the Planning Commission makes the following recommendations to the Colusa County Board of Supervisors:

1. Adopt CEQA Exemptions and in doing so:
 - A. Find the Statutory Exemption reflects the independent judgment and analysis of the County, which is the lead agency.
 - B. That the proposed project is exempt from the California Environmental Quality Act (CEQA) pursuant to Title 14, Article 7 of the Californian Code of Regulations Sections 15060(c)(2) because this project will not result in a direct or reasonably foreseeable indirect physical change in the environment, and 15061(b)(3) because there is no possibility this ordinance may have a significant effect on the environment.

2. Adopt and pass General Plan Amendment GPA #19-5-1 and Zoning Amendment ZA #19-5-1 as shown on Exhibit “A” and Exhibit “B”, prepared by the Colusa County Community Development staff, attached to the Planning Commission staff report of July 10, 2019 and on file with the Colusa County Community Development Department.

PASSED AND ADOPTED by the Colusa County Planning Commission, State of California, this 10th day of July 2019, by the following vote:

AYES:

NOES:

ABSENT:

Barry Morrell, Chair
Planning Commission

ATTEST: Greg Plucker, Secretary
to the Planning Commission

APPROVED AS TO FORM:

Melissa Kitts, Clerk

Jennifer Sutton, Deputy County Counsel

EXHIBIT “A”
GPA #19-5-1 MAP AMENDMENT BOARD OF SUPERVISORS RESOLUTION

RESOLUTION NO. _____

A RESOLUTION OF THE COLUSA COUNTY BOARD OF SUPERVISORS APPROVING STATUTORY EXEMPTIONS
AND A GENERAL PLAN (GPA #18-5-1) AMENDMENT CHANGING THE LAND USE DESIGNATIONS FOR VARIOUS
ASSESSOR PARCEL NUMBERS

WHEREAS, on May 1, 2019 an application was filed by Colusa County requesting approval to change the General Plan Land Use Designation on various existing assessor's parcels along with a concurrent rezoning application contingent upon the General Plan Amendment request; and

WHEREAS, said General Plan Amendment application requested changing Assessor Parcel Numbers (APNs) 010-250-002, 010-250-004, 010-250-010, 010-270-006, 010-270-031, and 010-29-010 (approximately 1,682-acres) from the General Plan land use designation of Upland Agriculture (U-A) to a General Plan land use designation of Resource Conservation (R-C) as shown on Exhibit “A” attached hereto and incorporated as referenced; and

WHEREAS, said General Plan Amendment application requested changing (APNs) 010-290-029 (southern 12-acre portion), 010-300-003, 010-300-004 (northern 80-acre portion), 010-300-007 010-300-008, 010-300-026, 010-300-039, 010-300-057, 010-300-058, and 010-300-060 (approximately 353-acres) from the General Plan land use designation from Agricultural Upland (A-U) to Agriculture Transition (A-T) as shown on Exhibit “A” attached hereto and incorporated as referenced; and

WHEREAS, in accordance with California Government Code Sections 65353 et seq., the Colusa County Planning Commission has conducted a public hearing on the proposed General Plan Amendment (GPA #19-5-1) and concurrent Zoning Amendment (ZA #19-5-1), on the above referenced properties as shown on Exhibit “A” and Exhibit “B” of the Planning Commission staff report; and

WHEREAS, in order to achieve consistency between the General Plan and Zoning Ordinance it is necessary to amend the General Plan Table LU-2 to include the Upland Transition (UT) zone as an allowed zoning designation in the Agriculture Transition (A-T) land use designation.

WHEREAS, during said hearing, the Planning Commission considered the requested applications, the Planning Unit staff report, and all public comments other evidence submitted at said hearing and staff’s proposed environmental determination; and

WHEREAS, in accordance with California Government Code Sections 65354 et seq., the Colusa County Planning Commission following its review and analysis of all evidence submitted during the public hearing adopted a resolution recommending that the Board of Supervisor approve a Statutory Exemption and the requested General Plan Amendment; and

WHEREAS, in accordance with Government Code Section 65355, the Board of Supervisors held a public hearing on June 5, 2019 which was noticed pursuant to Government Code Section 65090; and

WHEREAS, the Board of Supervisors has reviewed and considered the staff report prepared by the Colusa County Community Development Department, the Planning Commission staff report, and all comments submitted by the public at large.

NOW, THEREFORE, BE IT RESOLVED that the Board of Supervisors of the County of Colusa does hereby find the following:

- (1) That the proposed project is exempted from the California Environmental Quality Act (CEQA) pursuant to Title 14, Article 7 of the California Code of Regulations Sections 15060(c)(2) because this project will not result in a direct or reasonably foreseeable indirect physical change in the environment, and 15061(b)(3) because there is no possibility this ordinance may have a significant effect on the environment.
- (2) The General Plan Application Amendment GPA #19-5-1 as shown on Exhibit “A” prepared by the Colusa County staff attached hereto and incorporated by reference is approved.

PASSED AND ADOPTED by the Board of Supervisors, Colusa County, State of California, this ____ day of _____, 2019, by the following vote:

AYES:

NOES:

ABSENT:

Kent S. Boes, Chairperson
Colusa County Board of Supervisors

ATTEST:
Wendy G Tyler
Clerk to the Board of Supervisors

By _____
Ann Nordyke, Chief Deputy

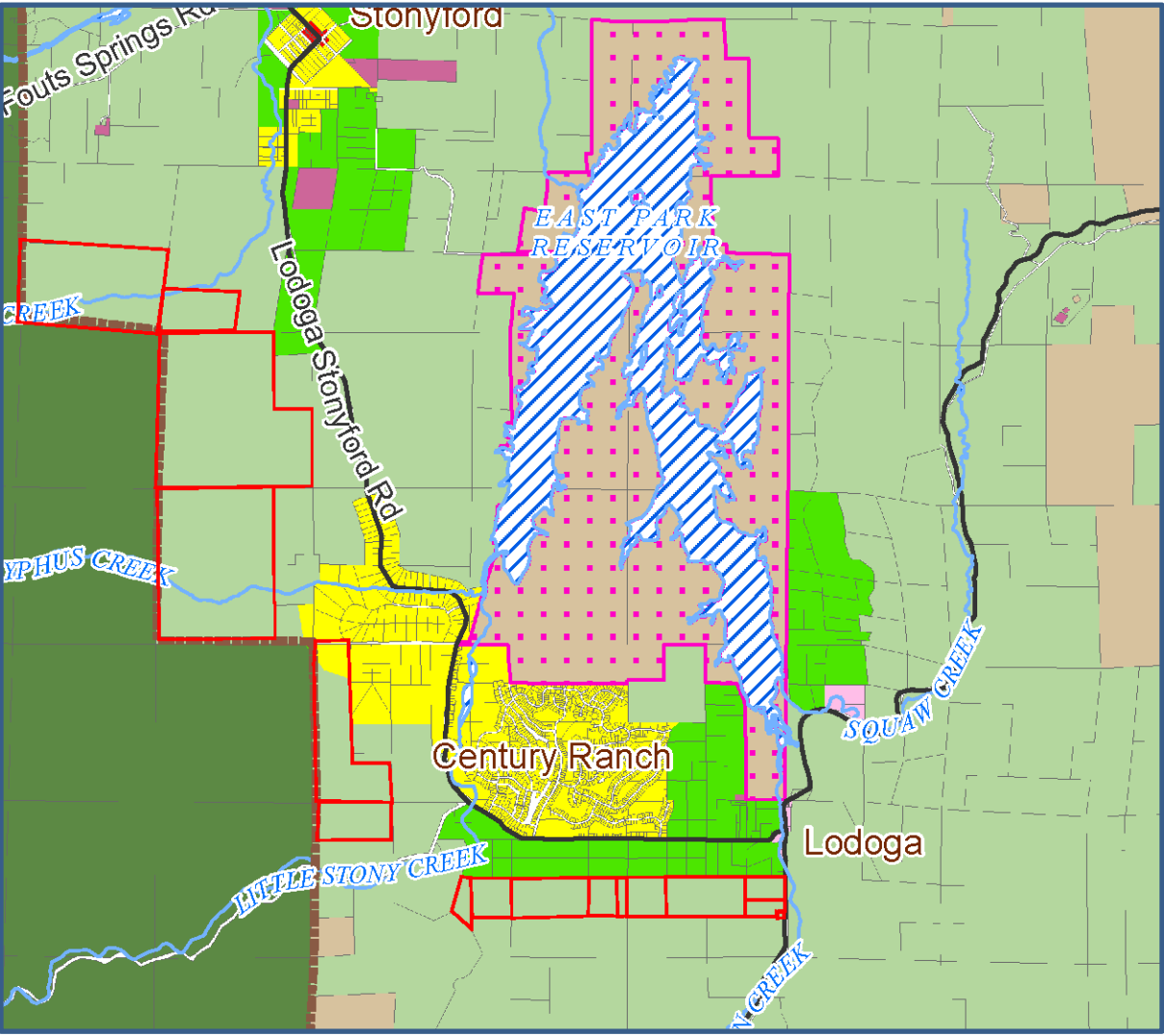
APPROVED AS TO FORM:

Marcos A. Kropf, County Counsel

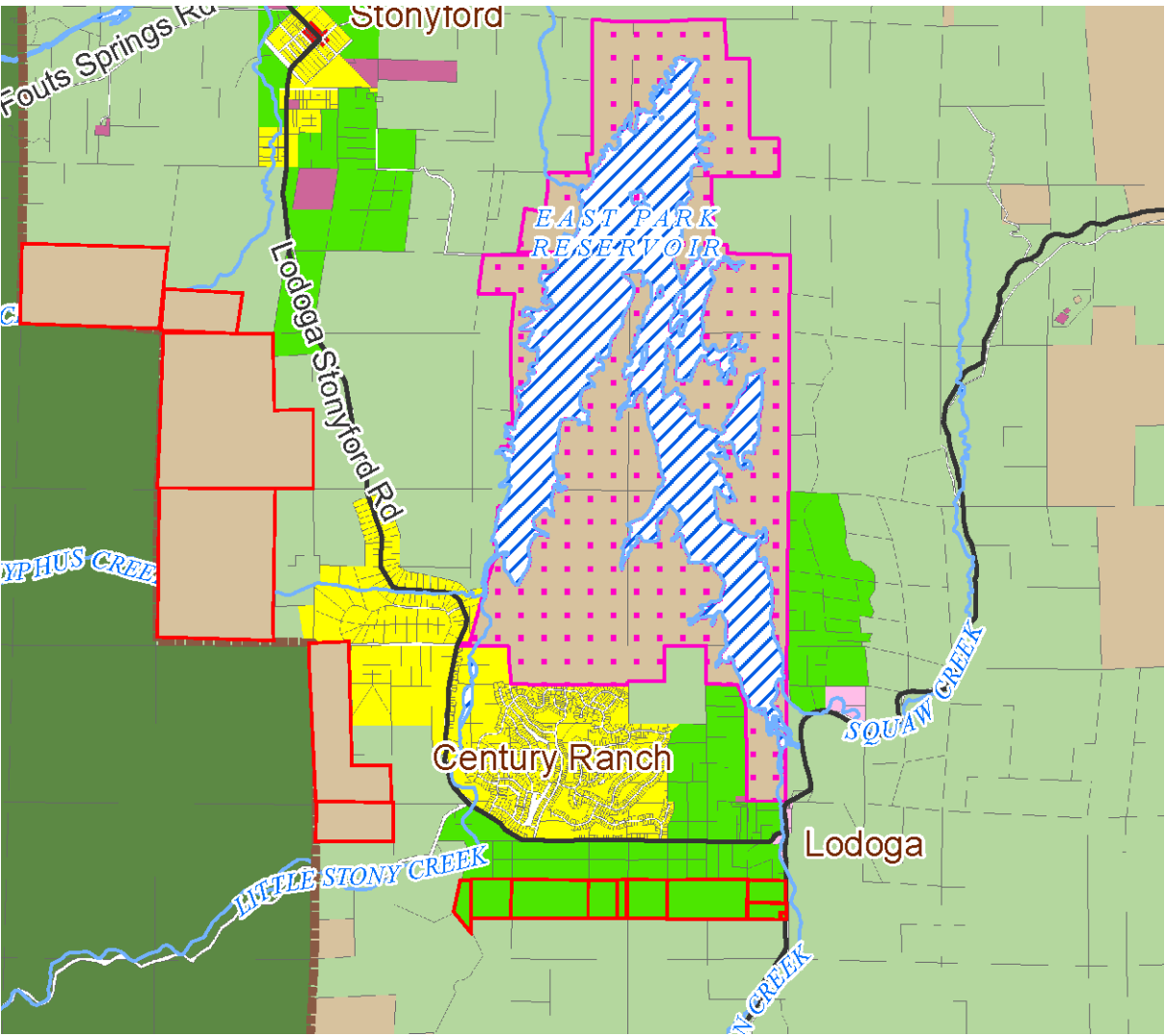
Attachment: Exhibit A Planning Commission 2019 07 10 GPA-19-5-1 BOS Resolution (5204 : Colusa County GPA #19-5-1, ZA #19-5-1)

EXHIBIT “A”
GPA #19-5-1 MAP AMENDMENT BOARD OF SUPERVISORS RESOLUTION

Existing General Plan Land Use Designation – Upland Agriculture



Proposed General Plan Land Use Designation – Agriculture Transition and Resource Conservation



Project Site



EXHIBIT “A”
GPA #19-5-1 MAP AMENDMENT BOARD OF SUPERVISORS RESOLUTION

Table LU-2 - Existing

TABLE LU-2: GENERAL PLAN LAND USE DESIGNATION AND ZONING DISTRICTS/COMBINING ZONES COMPATIBILITY		
GENERAL PLAN LAND USE DESIGNATION	EXISTING ZONING DISTRICTS AND SPECIAL OR COMBINING ZONES	FUTURE ZONING DISTRICTS AND SPECIAL OR COMBINING ZONES
Agriculture Transition (AT)	None	Agriculture Transition, 10 acre minimum (AT-10) Agriculture Transition, 20 acre minimum (AT-20) Rural Services (RS)

Table LU-2 - Proposed

TABLE LU-2: GENERAL PLAN LAND USE DESIGNATION AND ZONING DISTRICTS/COMBINING ZONES COMPATIBILITY		
GENERAL PLAN LAND USE DESIGNATION	EXISTING ZONING DISTRICTS AND SPECIAL OR COMBINING ZONES	FUTURE ZONING DISTRICTS AND SPECIAL OR COMBINING ZONES
Agriculture Transition (AT)	None	Agriculture Transition, 10 acre minimum (AT-10) Agriculture Transition, 20 acre minimum (AT-20) Rural Services (RS) Upland Transition UT, 10-acre minimum (added language)

Attachment: Exhibit A Planning Commission 2019 07 10 GPA-19-5-1 BOS Resolution (5204 : Colusa County GPA #19-5-1, ZA #19-5-1)

EXHIBIT B
 ZA #19-5-1 MAP AMENDMENT PLANNING COMMISSION
 ORDINANCE NO. _____

**AN ORDINANCE OF THE COLUSA COUNTY BOARD OF SUPERVISORS
 ADOPTING CEQA STATUTORY EXEMPTIONS AND AMENDING
 THE COUNTY ZONING MAPS AND REZONING VARIOUS ASSESSOR PARCEL NUMBERS
 IN THE CENTURY RANCH AND STONYFORD AREA.**

THE BOARD OF SUPERVISORS OF THE COUNTY OF COLUSA ORDAINS AS FOLLOWS:

SECTION 1.

The provisions of this ordinance are exempt from the California Environmental Quality Act. CEQA pursuant to Title 14, Article 7 of the California Code of Regulations Sections 15060(c)(2) because this project will not result in a direct or reasonably foreseeable indirect physical change in the environment, and 15061(b)(3) because there is no possibility this ordinance may have a significant effect on the environment.

SECTION 2.

Amends the official zoning maps of Colusa County, changing the zoning designation of Assessor Parcel Numbers (APNs) 010-250-002, 010-250-004, 010-250-010, 010-270-006, 010-270-031, and 010-29-010 (totaling approximately 1,682-acres) from Upland Conservation (UC) to Resource Management (RM) and amends the official zoning maps of Colusa County, changing the zoning designation of APNs 10-290-029 (southern 12-acre portion), 010-300-003, 010-300-004, 010-300-007 (northern 80-acre portion), 010-300-008, 010-300-026, 010-300-039, 010-300-057, 010-300-058, and 010-300-060 from Foothill Agriculture (FA) and Upland Conservation (UC) to Upland Transition (UT), totaling approximately 353-acres:

Existing Zoning – Foothill Agriculture (FA) and Upland Conservation (UC)

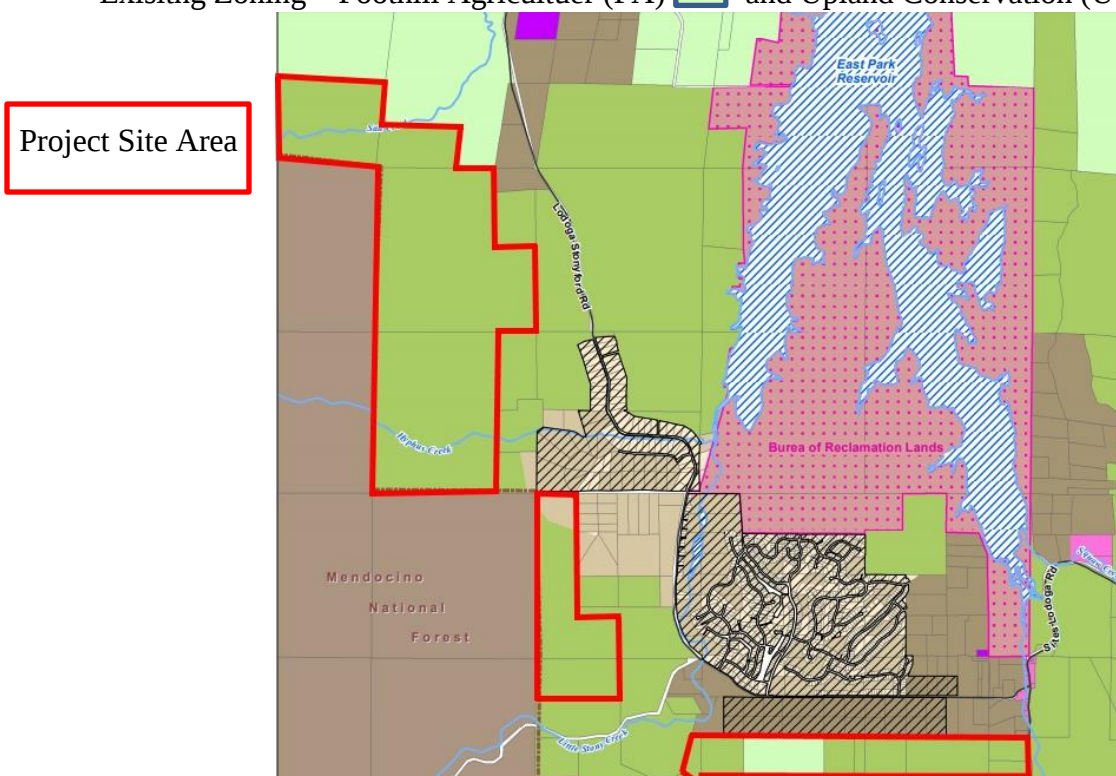
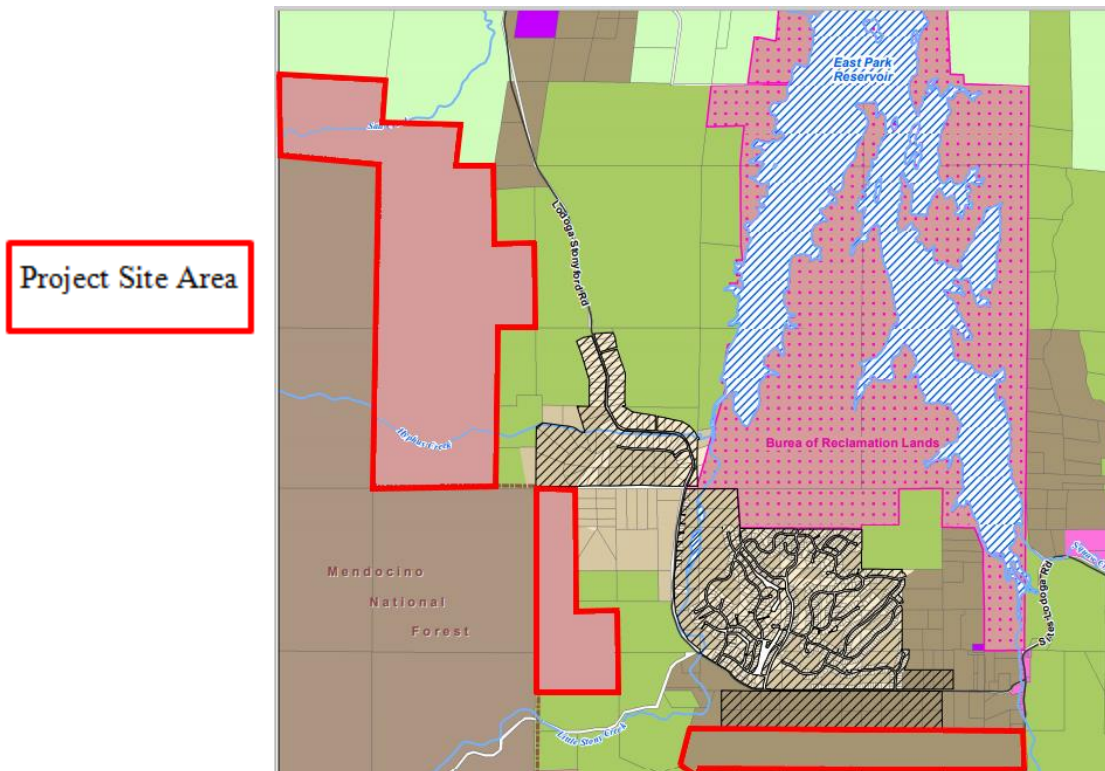


EXHIBIT B
ZA #19-5-1 MAP AMENDMENT PLANNING COMMISSION

Proposed Zoning – Resource Management and Upland Transition



SECTION 3.

Amends the Zoning land use map index by changing the label “UC-10: Upland Conservation < 20ac” and the “UC-80: Upland Conservation > 20ac” to “UC: Upland Conservation”.

SECTION 4.

The provisions of this ordinance are severable and if any of said provisions or their application in a particular circumstance is held invalid, the remainder of the ordinance amendment, including the application of such part or provision in other circumstances, shall not be affected and shall continue in full force. The Board of Supervisors declares that it would have passed each section, subsection, subdivision, paragraph, sentence, clause, or phrase in this ordinance irrespective of the fact that any one, or more sections, subsections, subdivisions, paragraphs, sentences, clauses or phrases may be held unconstitutional, invalid or unenforceable.

EXHIBIT B
ZA #19-5-1 MAP AMENDMENT PLANNING COMMISSION

SECTION 5.

This ordinance shall become effective thirty (30) days after its passage. It shall be published once with the names of the members of the Board of Supervisors voting for and against the ordinance in a newspaper of general circulation published in the County of Colusa, State of California, within fifteen (15) days after its passage.

Introduced and passed and adopted by the Board of Supervisors of the County of Colusa, State of California, on the ____ day of _____, 2018, by the following roll call vote:

AYES:

NOES:

ABSENT:

Kent S Boes, Chairperson
Board of Supervisors

ATTEST:

Wendy G. Tyler,
Clerk to the Board of Supervisors

APPROVED AS TO FORM:

By:_____,
Ann Nordyke, Chief Deputy

Marcos A. Kropf, County Counsel

Attachment: Exhibit B Planning Commission 2019 07 010 ZA-19-5-1 BOS Ordinance (5204 : Colusa County GPA #19-5-1, ZA #19-5-1)

PIONEER REVIEW: Please publish on
Wednesday, June 26, 2019.
POSTED: At the Colusa Courthouse on June 26, 2019.

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN THAT the Colusa County Planning Commission will conduct a Public Hearing on **July 10, 2019** at 9:00 a.m. in the County Board of Supervisors Chambers at 546 Jay Street, Suite 108, Colusa, CA, 95932 to consider a proposed Resolution recommending to the Board of Supervisors the adoption of a **General Plan Amendment #19-5-1, Zoning Amendment #19-5-1, and Environmental Determination ED #19-9** to:

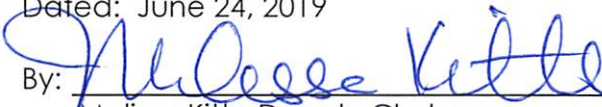
- 1.) Amend the General Plan land use designation from Agricultural Upland (A-U) to Resource Conservation (R-C) and amend the Zoning land use designation from Upland Conservation (UC) to Resource Management (RM) on properties located west of Lodoga - Stonyford Road and adjacent to the Mendocino National Forest, identified as APNs 010-250-002, 010-250-004, 010-25-010, 010-270-006, 010-270-031, and 010-29-001.
- 2.) Amend the General Plan land use designation from Agriculture Upland (A-U) to Agricultural Transition (A-T) and amend the Zoning land use designation from Foothill Agriculture (FA) and Upland Conservation (UC) to Upland Transition (UT) on properties located south of Lodoga - Stonyford Road and the community of Century Ranch identified as APNs 010-290-029, 010-300-003, 010-300-004, 010-300-007, 010-300-008, 010-300-026, 010-300-039, 010-300-057, 010-300-058, and 010-300-060.
- 3.) Amend the General Plan Table LU-2 to include the Upland Transition (UT) zone as an allowed zoning designation in the Agriculture Transition (A-T) land use designation.
- 4.) Amend the Zoning land use map by changing the "UC-10: Upland Conservation < 20ac" and the "UC-80: Upland Conservation > 20ac" to "UC: Upland Conservation".

The Colusa County Board of Supervisors will hold a duly noticed Public Hearing to consider this recommendation and approval/adoption at a later date.

All documentation is available for review in accordance with Agenda Scheduling Deadlines at the Office of the Clerk of the Board, 547 Market Street, Ste. 102, Colusa, CA (530) 458-0508 and at the Community Development Department, 220 12th Street, Colusa, CA (530)-458-0480. If you have questions or concerns regarding this matter, or would like to submit comments you may do so to the following: Secretary to the Planning Commission, 220 12th Street, Colusa, CA (530) 458-0480, or by e-mail at tloudon@countyofcolusa.org. All persons are invited to attend and be heard.

If you challenge the proposed project or environmental determination in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered at, or prior to, the public hearing.

Dated: June 24, 2019

By: 
 Melissa Kitts, Deputy Clerk

Attachment: Proof of Publication - General Plan Amendment No 19-5-1 (5204 : Colusa County GPA #19-5-1, ZA #19-5-1)

LEGAL NOTICE

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Dated: June 24, 2019

/s/ Melissa Kitts, Deputy Clerk

WPR 06/26/2019 • #2019-0941



Planning Commission

546 Jay Street, Suite 108
Colusa, CA 95932

SCHEDULED

Meeting: 07/10/19 09:00 AM
Department: Planning Commission
Category: Public Hearing
Prepared By: Kent Johanns
Initiator: Kent Johanns
Sponsors:

PLANNING COMMISSION (ID # 5211)

DOC ID: 5211 A

Detail

Applicant: Renewable Fiber
General Plan: Industrial (I)

File: UP #19-4-1
Zoning: Heavy Industrial (M-2)

Formal Title / Summary

Resolution Adopting a CEQA Exemption and Approving a Minor Use Permit for Renewable Fiber

Action Requested

Public Hearing and approval of a Resolution of the Colusa County Planning Commission adopting a Categorical Exemption and approving Use Permit No.19-4-1 for the continued operation of a landscaping material supply facility (bark plant).

DETAILED DESCRIPTION/BACKGROUND OF REQUEST

The proposed application is for a Minor Use Permit to allow the continued operation of an existing landscaping supply facility. Renewable Fiber began operations on the site in late 2017 and earlier 2018. In late 2017, complaints were received regarding re-occurring fires in the material piles. During the summer of 2018, complaints were also received regarding airborne dust migration impacting adjacent agricultural operations. Based on the complaints staff initiated a nuisance investigation under the Colusa County Code Compliance provisions. Based on this investigation, staff determined that the existing operation was violating performance standards in the Heavy Industrial (M-2) zone and these violations were creating a public nuisance. Section 44-2.50.20 (b) of the County Code requires the approval of a Minor Use Permit for projects in industrial zones that cannot meet the Industrial Zoning performance standards.

LOCATION:

The project site is located at 7085 Eddy Road in Arbuckle, CA 95912 and utilizes portions of Assessor's Parcel Numbers 022-150-052 and 053.

PROJECT AND SITE DESCRIPTION:

The proposed project consists of establishing the necessary conditions to mitigate the operational impacts of the existing landscaping materials supply facility to ensure that the industrial zoning performance standards are met. Conditions of approval are proposed under MUP #19-4-1 and are designed to prevent violations of the zoning code performance standards and impacts to neighboring properties.

The facility's general operational characteristics are as follows:

- Twelve (12) full time employees with a seasonal decrease to 8 employees during winter months.
- Hours of operation are 6am - 1 am. Duties fluctuate but hours don't.
- Current on site equipment includes:
 - 3 Wheel Loaders - Volvo
 - 3 Portable Deck Screens - Powerscreen
 - 1 Trommel Screen - Powerscreen
 - 1 Grinder - CBI
 - 1 Log Chipper - Bandit
 - 1 Water Truck 4000gal - Holt
 - 1 Coloring Plant - Colorbiotics/BASF
- On - Site Water is provided through a bottled water dispenser (Alhambra.
- Restroom facilities are provided and maintained by 3BT, with a toilet and hand washing station.
- There is an on-site manager Mondays through Friday from 9am to 6pm and alternating weekends.

Daily operations include deliveries, processing and exports:Delivery Activities:

- Material comes from surrounding Northern California sawmills or land clearing projects. Currently raw materials come from Sacramento, Ukiah, Paradise, Oroville, and Eureka.
- The imported material arrives as chunk bark, chips or in a log form.
- Material is delivered to the site in commodity trailers (walking floors or belt) or high sided end dump trailers.
- Renewable Fiber receives approximately 6 loads per day of mixed products. From Nov - March we receive approximately 2 loads per day.
- Trucks arrive randomly throughout the week generally from 9am - 6pm with an occasional truck arrival after 6pm.

- The trucks deliver the material and then leave with total time on site 30 - 45 minutes.
- Material inbound is staged by product type throughout the yard.
- Trailers are self - unloading.

Processing Activities:

- From the raw products, Renewable Fiber makes decorative bark nuggets, colored mulches, certified playground chips, and soil amendment products.
- Products are screened into specified saleable sized products and colored if necessary. Most of the material is made into finished product using sorting screens. Oversized or log products are first processed using a grinder or a log chipper.
- Products are fed into screens, grinder, or chipper using wheel loaders.
- Products are stored throughout the site in static piles which are approximately 12 feet high.
- Product is moved from the manufacturing locations to the inventory piles by wheel loaders.

Export Activities:

- Finished products are transported to respective destinations using semi-trucks with commodity trailers (walking floors and belt) or by rail car.
- Purchasers (Customers) of our products include:
 - Bagging Companies (Scott's Miracle Gro, EB Stone)
 - Retail Landscape Yards
 - Landscape Contractors
 - Wholesale Nursery Companies
 - Municipal Park & Recreation Districts
 - School Districts
- Material is loaded into trailers using Wheel Loaders
- Product is usually loaded within 20 to 30 minutes of a truck arrival. Trucks are

then tarped to cover the loads and leave.

- Renewable Fiber attempts to load outbound material from its designated inventory point decreasing loader time.
- Renewable Fiber is currently moving about 40 loads per week.
- Trucks typically load from 7am - 10pm.

The project site has had an industrial zoning designation for many years. The portion of the site now occupied by Renewable Fiber was previously occupied by Northern Crane, Inc. In late 2017 Renewable Fiber began to lease the property from Northern Crane, Inc. Renewable Fiber's operation totals approximately 17 acres of an 80-acre site and includes two metal buildings which are utilized for office space and storage. A large gravel area extends from the project site entrance towards the northern end of the property. The balance of the property is unimproved. The remaining 63-acres of the Northern Crane property is leased to Conrad Forest Products for their wood treatment plant to the east.

ANALYSIS:

General Plan and Zoning

The project site has a General Plan Land Use Designation of Industrial (I). Table LU-1 describes wood processing yards as an allowable use in the Industrial (I) land use designation. In addition, Section 44-2.50.30 of the Colusa County zoning ordinance allows for heavy manufacturing and warehousing, wholesaling and distribution facilities as a permitted use in the Heavy Industrial (M-2).

The processing of raw materials into salable products and storage and distribution of the finished products for both wholesale and retail sales is consistent with both the property's General Plan and Zoning land use designations. However, Section 44-2.50.20 (b) of the County Code requires that all uses, including permitted uses in Industrial Zones, comply with specific performance standards. The performance standards address adverse impacts which result from industrial activities such as dust, smoke, and water quality. In the subject case, Renewable Fiber has not always complied with all the performance standards. County Code Section 44-2.50.20 (b) specifies that uses that do not comply with the required performance standards shall be required to obtain a minor use permit or a use permit. The application was filed as a minor use permit. However, upon additional review of the project the Planning Director elevated this permit review to a full use permit requiring Planning Commission review pursuant to Section 44-1.80.030.A of the Colusa County Code.

Issues and Concerns

Overview

The Renewable Fiber facility first generated complaints from the Arbuckle - College City Fire Protection District in December of 2017. Organic materials can ignite when temperature and moisture conditions reach a certain point within large piles of wood chips, bark and other organic materials. This occurred on at least five occasions in 2017 and 2018 according to fire district records. The fire issues were brought to Renewable Fiber's attention by the fire district and community development staff. In order to prevent fires and minimize fire hazards, the materials need to be monitored on a daily basis for moisture and temperature conditions and the materials need to be watered and spread or turned regularly. Over the past year, Renewable Fiber has increased staffing, staff education and inventory management in an attempt to address the fire issues. Staff has seen improvement in fire prevention and management and is unaware of any significant fire issues being reported in 2019.

In July of 2018 a crop damage complaint was received from an adjacent property owner, which is located directly to the west of the project site. Staff conducted a site investigation of the Renewable Fiber facility on July 25, 2018. During the site investigation, residual hot spots from a recent fire could be observed. Also observed were particulate matter dust plumes approximately 75 feet in height being produced by on-site equipment operating during the investigation. These plumes appeared to be migrating off-site during the site investigation.

After the site visit, staff visited adjacent peach and almond orchards to view any impacts to the orchards from the Renewable Fiber use. Fine particulate matter was seen on the peaches and almonds and on their leaves. The dust was also visually prevalent on the ground and in floating on the residual irrigation water. The dust accumulation appeared to be heaviest in the first four to five rows closest to the Renewable Fiber site, but also penetrated throughout most of the orchards' rows located adjacent to the Renewable Fiber site. The peach crop was later to be reported as a total loss.

Based upon observations during the July 25, 2018 site investigation and testimony from adjacent agricultural workers staff determined the particulate matter exposure was from Renewable Fiber and it had negatively impacted the adjacent farming operations (as was verified by video evidence observed by staff at a later date). Staff then initiated compliance discussions with Renewable Fiber. These compliance discussions resulted in operational changes to minimize impacts and the submittal of the use permit application.

Dust Migration

Off-site dust migration is the primary concern with the continued use of the property by Renewable Fiber due to the significance of the off-site impacts last year. The facility currently utilizes temporary equipment for screening the raw materials into finished products. This equipment includes three portable deck screens and one trommel screen which are feed by a conveyor. These temporary facilities have minimal dust containment capabilities. The applicant has indicated that this equipment is an improvement to the equipment that created the large amounts of dust plumes during the summer of 2018. Staff visited the site on June 4, 2019 and observed the temporary screening equipment in operation. While no serious dust emissions were observed there was little to no wind and it had recently rained.

The applicant is proposing to install a permanent plant on a concrete slab should MUP #19-4-1 be approved. Staff and the neighboring property owner were given a walk-through of the equipment (which is on site, but not installed) and verbal description of how the processing equipment and its dust containment features function. The applicant estimated that the new plant will function with 80% dust containment. Containment features include a fully enclosed trommel screen, covered conveyor belts and hoods to direct products and associated dust downwards after screening. The new plant also has misting capabilities to keep materials damp while processing to minimize airborne particulate matter.

In order to gain an even better understanding of the how the proposed equipment functions, staff toured the Sierra Pacific bark plant in Oroville California on June 14, 2019. The Sierra Pacific plant is larger in size than the Renewable Fiber plant and is entirely contained on a large asphalt pad. As far as the operational processes and dust containment capabilities the plants are essentially the same. Staff discussed off site dust containment with Sierra Pacific staff. Their biggest concern is dust migration occurring at ground level. This is due in a large part to the asphalt surface and the dust containment capabilities of the equipment and product management by the operator to control airborne dust. The only appreciable airborne dust that was observed during the tour was generated by front end loader activity and the input trough of the plant.

Regularly monitoring the raw materials and finished products for temperature and moisture helps to prevent airborne particulate matter from migrating off-site and control fires. In staff's opinion the equipment does have 80% dust containment capabilities, possibly more with additional containment measures such as rubber flap extensions of down facing hoods at product release points and misting capabilities at every transition point of the plant equipment. With the proposed construction of the new plant in conjunction with proper management of materials off site dust migration can be eliminated to the point where neighboring properties should not be impacted.

adversely.

As indicated earlier, Renewable Fiber has implemented the following management measure to prevent off-site impacts:

- Renewable Fiber has hired additional employees to continuously visually inspect production from 6:00 a.m. to 1:00 a.m. seven days a week in order to prevent combustion of materials.
- The on-site storage of raw material in advance of production has been reduced by approximately 60%. Materials are now windrowed to allow for less heat buildup within the center of the piles.
- An aggressive sale's plan was implemented to minimize the storage of materials on-site.
- Staff training has been increased to identify and make adjustments or stop daily production when wind conditions cause dust control issues.
- Utilizing an on-site water truck for dust control based on daily needs.
- Fifteen additional Redwood trees have been planted along the property line (in conjunction with existing trees and Oleanders) to provide additional future screening.
- Additional plans include installing 1,200 feet of green 85% opacity shade cloth on top of 40 foot high telephone poles at 50 foot spacing on the west side of the property to create a visual and additional dust barrier.

Since the implementation of these management/operational strategies staff has not received additional complaints from the fire district or neighboring property to date.

Staff has developed conditions of approval which will document and formalize the management and operational strategies that have been developed to date.

In staff's opinion the additional Redwood trees, existing Oleanders and earth berm (secured by pant roots) between Renewable Fiber and the adjacent property are sufficient to prevent dust migration along the ground. However, maintenance of the vegetative barrier has been an issue in the past and responsibility should be the responsibility of Renewable I Fiber as conditioned.

After discussing the shade cloth screening proposal with Sierra Pacific staff, staff believes that this form of dust control can be effective. However, staff believes that the

shade cloth screening would be more effective if it were placed closer to the raw material and product piles. In conjunction to this screen, staff believes that additional screening should be installed at strategic locations to further prevent possible off-site dust migration. One of locations that should be included is the fine particulate matter (soil amendment product) piles which are located on the eastern portion of the Renewable Fiber site, but can become airborne during turning. The other locations where additional screen would be appropriate are at the new plant loading trough and any location where the existing equipment may be utilized in the future.

In order to achieve the highest level of the airborne particulate containment with the proposed plant, an additional condition of approval is proposed for the installation of rubber flaps on all down facing hoods and misting at all transition points of the new plant.

CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA):

The application, MUP #19-4-1 is an effort to obtain zoning compliance for the continued use of an existing landscaping materials supply facility (bark plant). The facility has been operated for approximately 18-months, baseline conditions for the project site and adjacent land uses have not changed significantly since in that time so no new environmental impacts will occur. As such, the project is considered exempt from CEQA under Section 15301, Existing Facilities,

SUMMARY

As stated earlier, while the proposed use is allowed by the M-2 zoning district, the use permit requirement was triggered due to the past nuisance impacts. The Planning Director referred this use permit to the Planning Commission in order to increase the level of review and ensure that the required findings were met.

Staff believes that the proposed use can function with no significant impacts to the surrounding properties with the implementation of the proposed conditions of approval. Staff has included an over-arching condition that states that there shall be no negative off-site dust migration and should off-site dust migration be observed, the activity causing the off-site dust migration shall immediately stop. Staff has also included a condition that requires that Planning staff conduct a formal review of the operations in April 2020. This condition requires that should Planning staff determine that additional mitigation measures be required, the applicant shall implement these directed measures. In addition, if at any time Planning staff determines that the on-site operations are violating the conditions of approval or the County Code, Planning staff can refer the matter back to the Planning Commission for review and possible permit revocation.

Based on the totality of the record, staff is recommending the Planning Commission approve the project by making the motion previously listed.

RESOLUTION NO. 19-____**RESOLUTION OF THE COLUSA COUNTY PLANNING COMMISSION
ADOPTING A CATEGORICAL EXEMPTION (ED# 19-7) AND
APPROVING MINOR USE PERMIT #19-4-1 FOR RENEWABLE FIBER, INC.**

WHEREAS, Renewable Fiber has applied for the required Minor Use Permit to obtain zoning compliance for the project described in Exhibit “A” attached hereto;

WHEREAS, the County of Colusa is considered a Lead Agency under the California Environmental Quality Act (CEQA) for this proposed project and has determined that a Categorical Exemption is appropriate and was prepared and processed pursuant to CEQA for the proposed Use Permit;

WHEREAS, a Notice of Public Hearing for consideration of the proposed project was published in accordance with all applicable requirements; and

WHEREAS, the Planning Commission held a Public Hearing regarding the proposed Environmental Document and Use Permit application on July 10, 2019,

NOW, THEREFORE, BE IT RESOLVED that the Colusa County Planning Commission based on facts in the Staff Report, and the written and oral testimony, and exhibits presented at the public hearing takes the following action:

- I. Adopts a Categorical Exemption, specifically, Sec. 15301, Class 1, Existing Facilities: Class 1 consists of the operation, repair, maintenance, permitting leasing and licensing, or minor alteration of existing or private structures, mechanical equipment, or topographical features involving negligible or no expansion of the use beyond that of the lead agency’s determination.
 - A. Find that the proposed Categorical Exemption is adequate and reflects the independent judgment and analysis of the County, which is the lead agency
- II. Approves the Use Permit as attached in Exhibits “A” and “B” incorporated herein by reference subject to the following Findings:
 - A. The proposed project as conditioned will not impair the integrity and character of the zone in which the land lies, and that the use would not be injurious or detrimental to the health, safety and general welfare of the persons residing or working in the neighborhood, or to the general health, welfare and safety of the County.
 1. The project would not be incompatible with surrounding land uses with the incorporation of conditions identified in Agenda Report.

2. The project is in a zoning classification conditionally, suitable for the proposed use.
 3. The configuration of the parcels and improvement of the property will not conflict with easements, access through or use of the property.
 4. Approval of this project will not be detrimental to the public health, safety and welfare with compliance of the required conditions.
- B. The project is consistent with the Colusa County General Plan Land Use Element goals and policies for the Industrial (I) land use designation.
 - C. The project is consistent with the Colusa County Zoning Ordinance Heavy Industrial (M-2) zoning designation

PASSED AND ADOPTED this 10th day of July, 2019 by the following vote:

AYES:

NOES:

ABSENT:

Barry Morrell, Chair, Planning Commission

ATTEST: Greg Plucker, Secretary to the
Colusa County Planning Commission

Melissa Kitts, Deputy Clerk

APPROVED AS TO FORM

Jennifer Sutton, Deputy County Counsel

**EXHIBIT “A”
USE PERMIT #19-4-1
COLUSA COUNTY PLANNING COMMISSION**

Pursuant to the provisions of the Zoning Ordinance of the County of Colusa and the special conditions set forth below, Renewable Fiber, Inc. is hereby granted Minor Use Permit #19-4-1 in accordance with the application filed to continue to operate a landscape materials supply facility in compliance with M-2 zoning district performance standards on APNs 022-100-052 & 53 subject to the following conditions.

CONDITIONS OF APPROVAL

I. General

- A. Failure to comply with the conditions specified herein as the basis for approval of application and issuance of the Permit constitutes cause for the revocation of said permit in accordance with the procedures set forth in the Colusa County Zoning Ordinance, including Colusa County Code Sec. 7.29.
- B. Unless otherwise provided for in a special condition to this use permit, all conditions must be completed prior to or concurrently with the establishment of the granted use.
- C. The use shall be limited to the project described in Exhibit “B” attached hereto by reference as approved by the Planning Commission. Minor changes may be approved by the Planning Director/Zoning Administrator pursuant to Section 44-1.080.030 of the County Code. Changes deemed to be major or significant in nature shall require a formal application or amendment as determined by the Planning Director.
- D. The use granted by this permit must be established within 24 months per the County Code. Upon written request by the applicant, the original review authority for the permit may extend the time limit for the permit per the County Code.
- E. The terms and conditions of this permit shall run with the land and shall be binding upon and be to the benefit of the heirs, legal representatives, successors and assigns of the Permittee.
- F. This use permit becomes effective 10-days after permit approval unless appealed pursuant to Zoning Code Section 44-1.80.080.

II. Community Development

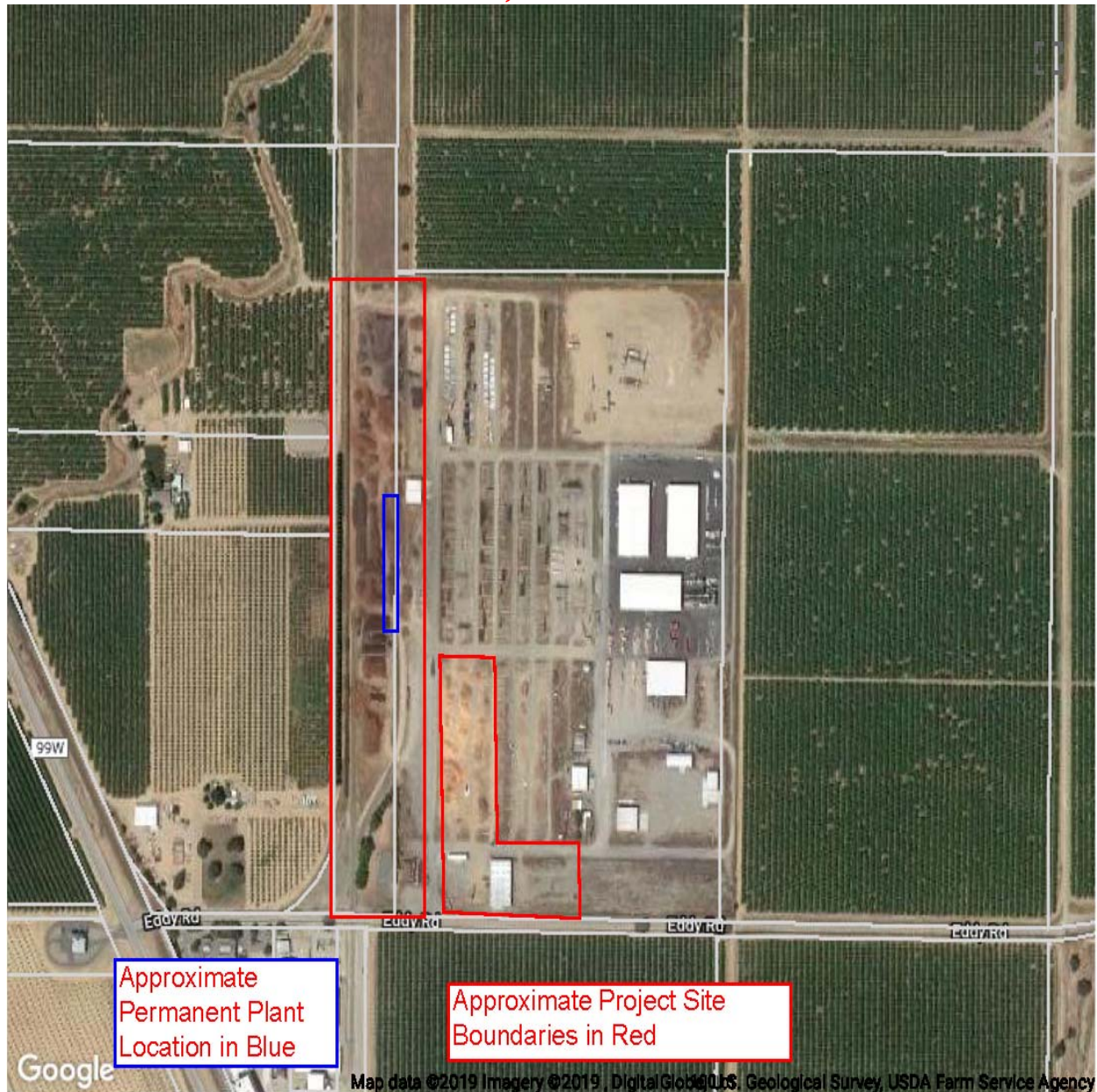
- A. The applicant agrees, as a condition of issuance and use of this entitlement, to indemnify and defend the County, at applicant's sole cost and expense, in any claim, action, or proceeding brought against the County within 180-days after the issuance of this entitlement because of, or resulting from, any preliminary approval or actual issuance of this entitlement, or, in the alternative, to relinquish such entitlement. Applicant will reimburse the County for any damages, court costs and attorney fees which the County may be required by a court to pay as a result of such claim, action or proceeding. The County shall promptly notify the applicant of any such claim, action, or proceeding and will cooperate in its defense. The County may also, at its sole discretion, participate in the defense of any such claim, action, or proceeding but such participation shall not relieve applicant of its obligations under this condition.
- B. The applicant shall comply with all other applicable federal, state, and local laws, statutes, ordinances and regulations.
- C. Renewable Fiber shall maintain a sufficient number of employees to visual inspect all activities to prevent combustion of materials and off-site dust migration.
- D. Renewable Fiber shall not create stock piles that cannot be monitored and maintained in a manner that prevents the creation of fires and off-site dust migration. Material shall continue to be windrowed to allow for less heat buildup within the center of the piles.
- E. Staff training shall be conducted to ensure that staff can identify fire and dust control issues and make adjustments to daily operations when wind conditions create fire and dust control issues.
- F. Renewable Fiber shall immediately suspend all operations which are causing negative off-site dust migration as determined by the Planning Director until said operations are no longer causing said negative off-site dust migration.
- G. Renewable Fiber shall utilize on site water truck(s) for dust control on a daily as-needed basis to optimize dust control. As an alternative an on-site sprinkler system plan can be submitted for review and approval by the Director of the Community Development.
- H. Renewable Fiber shall maintain the vegetative barrier in a state of good health at all times in cooperation with the adjacent property owner.

- I. Renewable Fiber shall install 1,200 feet of green 85% opacity shade cloth attached to the 40 foot high telephone poles at 50 foot spacing along the west side of the property to create a visual and dust barrier. The placement of the barrier on the west side of the project site shall be positioned as close as possible to stock piles to prevent off-site dust migration during unloading, loading and turning. Additional screening of the same type shall be placed as close as possible and to the west of the finer particulate matter stock piles (soil amendments) and the screening plants input trough of the new equipment to help prevent off site dust migration.
 - J. Renewable Fiber shall incorporate misting capabilities at every transition point of the new plant in the material flow and install rubber flap extensions on all downward directed hoods at all product release points. All product release points shall direct to face the east.
 - K. Renewable Fiber shall install all dust containment improvements within 90 days of MUP #19-4-1 approval under building permits from the Community Development Department.
 - L. County staff shall periodically monitor the effectiveness of all dust control measures, both management activities and physical improvements once installed. During April of 2020, County staff shall conduct a formal on-site inspection of the operations. At any time, should the Planning Director determine that the dust control or fire prevention measures are ineffective, the applicant shall install additional dust control measures to the satisfaction of the Planning Director. Should the Planning Director determine that project related issues remain unresolved, the project shall be referred to the Planning Commission for review, the possible implementation of additional conditions (including the possible enclosure of portions of the plant), or the revocation of the MUP #19-4-1.
- III. Air Pollution Control District
- A. Prior construction of the new plant, the applicant shall apply for and receive an Authority to Construct Permit from the Colusa County Air Pollution Control District.
- IV. Fire District
- A. Renewable Fiber shall take regular temperature readings of all material piles to prevent combustion. This should occur daily during extreme heat and dryness.
 - B. Renewable Fiber shall maintain a maximum height of 12 feet for all material piles.
 - C. Renewable Fiber shall supply on site water supply for fire suppression.
 - D. All heavy equipment shall be operated by qualified personnel at all times.
 - E. Renewable Fiber shall manage weeds and all on-site vegetation as to no create fire hazards.

EXHIBIT "B"

The project involves the continued use of approximately 17-acres of Heavy Industrial (M-2) zoned land as a landscaping supply materials facility bark plant. The facility receives forestry industry by-products and then processes them through grinding, chipping and screening into finished products to be sold and distributed. Approval of Minor Use Permit #19-4-1 with conditions of approval to prevent off-site impacts will result in compliance with M-2 zoned performance standards and eliminate any future code compliance issues.

Site Plan for Renewable Fiber Use Permit, 4-3-19



Attachment: Exhibit "B" - Project Description and Plan (5211 : Renewable Fiber MUP #19-4-1)

The facility has the following operational characteristics:

Resolution Of The Colusa County Planning Commission
Adopting ED #19-7 and Approving Minor Use Permit #19-4-1, Renewable Fiber

- Twelve (12) full time employees with a seasonal decrease to 8 employees during winter months.
- Hours of operation are 6am - 1 am. Duties fluctuate but hours don't.
- Current on site equipment includes:
 - o 3 Wheel Loaders - Volvo
 - o 3 Portable Deck Screens - Powerscreen
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 - o 1 Log Chipper - Bandit
 - o 1 Water Truck 4000gal - Holt
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- On - Site Water is provided through a bottled water dispenser (Alhambra.
- Restroom facilities are provided and maintained by 3BT, with a toilet and hand washing station.
- There is an on-site manager Mondays through Friday from 9am to 6pm and alternating weekends.

Daily operations include deliveries, processing and exports:

Delivery Activities:

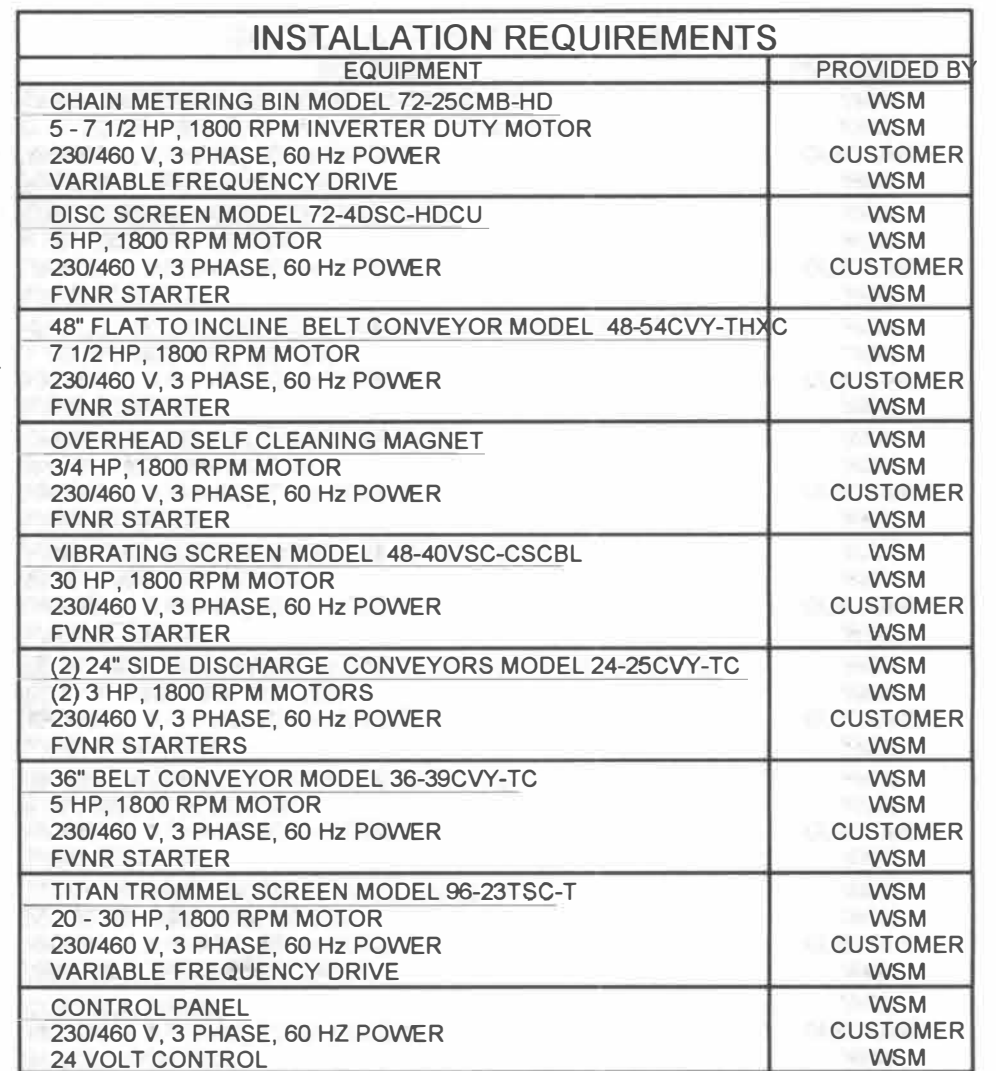
- Material comes from surrounding Northern California sawmills or land clearing projects. Currently raw materials come from Sacramento, Ukiah, Paradise, Oroville, and Eureka.
- The imported material arrives as chunk bark, chips or in a log form.
- Material is delivered to the site in commodity trailers (walking floors or belt) or high sided end dump trailers.
- Renewable Fiber receives approximately 6 loads per day of mixed products. From Nov - March we receive approximately 2 loads per day.
- Trucks arrive randomly throughout the week generally from 9am - 6pm with an occasional truck arrival after 6pm.
- The trucks deliver the material and then leave with total time on site 30 - 45 minutes.
- Material inbound is staged by product type throughout the yard.
- Trailers are self - unloading.

Processing Activities:

- From the raw products, Renewable Fiber makes decorative bark nuggets, colored mulches, certified playground chips, and soil amendment products.
- Products are screened into specified saleable sized products and colored if necessary. Most of the material is made into finished product using sorting screens. Oversized or log products are first processed using a grinder or a log chipper.
- Products are fed into screens, grinder, or chipper using wheel loaders.
- Products are stored throughout the site in static piles which are approximately 12 feet high.
- Product is moved from the manufacturing locations to the inventory piles by wheel loaders.

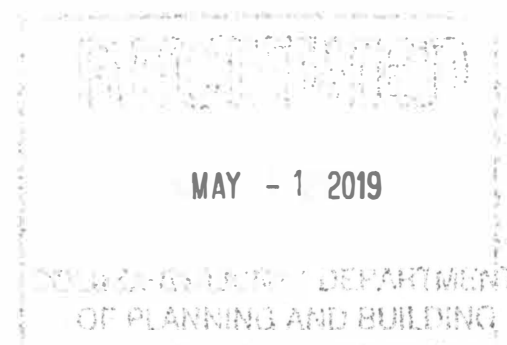
Export Activities:

- Finished products are transported to respective destinations using semi-trucks with commodity trailers (walking floors and belt) or by rail car.
- Purchasers (Customers) of our products include:
 - o Bagging Companies (Scott's Miracle Gro, EB Stone)
 - o Retail Landscape Yards
 - o Landscape Contractors
 - o Wholesale Nursery Companies
 - o Municipal Park & Recreation Districts
 - o School Districts
- Material is loaded into trailers using Wheel Loaders
- Product is usually loaded within 20 to 30 minutes of a truck arrival. Trucks are then tarped to cover the loads and leave.
- Renewable Fiber attempts to load outbound material from its designated inventory point decreasing loader time.
- Renewable Fiber is currently moving about 40 loads per week.
- Trucks typically load from 7am - 10pm.



CUSTOMER APPROVAL	
☐	APPROVED
☐	APPROVED AS NOTED
☐	DISAPPROVED
CUSTOMER SIGNATURE DATE	

PROMPT RETURN OF APPROVAL
DRAWINGS REQUIRED TO MEET
SCHEDULED SHIP DATE



A		1/28/2016		MOVED METERING BIN TO OTHER SIDE		JSA	
REV		DATE		DESCRIPTION		BY	
REVISION HISTORY							
This drawing, including all designs embodied therein, is the property of WEST SALEM MACHINERY , and may not be used or disclosed, in whole or in part, with our written permission				WEST SALEM MACHINERY 665 MURLARK AVE. N.W. SALEM OR 97304			
DRAWN BY		SJM		2/7/2018			
DESIGNED BY						TITLE	
REFERENCE NO.						RENEWABLE FIBER, ARBUCKLE, CA.	
UNLESS SPECIFIED:				GENERAL ARRANGEMENT DECORATIVE BARK PROJECT			
TOLERANCES		DIMENSIONS ARE IN					
DECIMAL .XX ± .06		INCHES (mm).					
XXX ± .010		BREAK SHARP EDGES					
FRACTIONAL 1/16		.003 - .015					
ANGULAR ± 1°		FINISH SURFACE = 125					
NEXT ASSEMBLY		QTY		BURN TEMPLATE		SHEET	
		1 OF 2		DWG NO.		D-920940-A	

WILLIAMS PIONEER REVIEW: Please publish on
 Wednesday, June 26, 2019.
 POSTED: At the Colusa Courthouse on June 26, 2019.

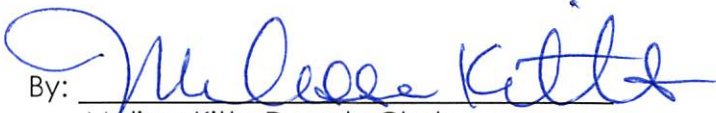
NOTICE OF PUBLIC HEARING AND NOTICE OF INTENT TO ADOPT CEQA EXEMPTIONS

NOTICE IS HEREBY GIVEN THAT the Colusa County Planning Commission will conduct a Public hearing **July 10, 2019** at 9:00 a.m. in the Board of Supervisors Chambers located at 546 Jay Street, Suite 108, Colusa, CA, to consider the adoption of a resolution to approve **Environmental Determination (ED #19-7) and Minor Use Permit (MUP #19-4-1)** which would adopt a CEQA exemption and approve a Minor Use Permit for the continued use of property as a landscaping materials supply facility (bark plant). The property has a General Plan land use designation of Industrial (I) and a Zoning land use designation as Heavy Industrial (M-2) and is located at 7085 Eddy Road south of Arbuckle on property owned by Northern Crane, Inc.; identified as APN 022-1850-052 & -053.

All documentation is available for review in accordance with Agenda Scheduling Deadlines at the Office of the Clerk of the Board, 547 Market Street, Ste. 102, Colusa, CA (530)458-0508 and at the Community Development Department, 220 12th Street, Colusa, CA (530) 458-0480. If you have questions or concerns regarding this matter, or would like to submit comments you may do so to the following: Secretary to the Planning Commission, 220 12th Street, Colusa, CA (530)458-0480, or by e-mail at tloudon@countyofcolusa.org. All persons are invited to attend and be heard.

If you challenge the proposed project or environmental determination in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered at, or prior to, the public hearing.

Dated: June 24, 2019

By: 
 Melissa Kitts, Deputy Clerk

LEGAL NOTICE

COLUSA COUNTY PLANNING COMMISSION NOTICE OF PUBLIC HEARING AND NOTICE OF INTENT TO ADOPT CEQA EXEMPTIONS

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Dated: June 24, 2019

/s/ Melissa Kitts, Deputy Clerk

WPR 06/26/2019 • #2019-0942