

ILLINOIS POLLUTION CONTROL BOARD  
December 6, 2018

RANCHO CANTERA, LLC (Property	)	
Identification Number 10-11-15-200-002),	)	
	)	
Petitioner,	)	
	)	
v.	)	PCB 19-76
	)	(Tax Certification - Water)
ILLINOIS ENVIRONMENTAL	)	
PROTECTION AGENCY,	)	
	)	
Respondent.	)	

ORDER OF THE BOARD (by C.M. Santos):

On November 15, 2018, the Illinois Environmental Protection Agency (IEPA) filed a recommendation that the Board certify certain facilities of Rancho Cantera, LLC (Rancho Cantera) as “pollution control facilities” for preferential tax treatment under the Property Tax Code. *See* 35 ILCS 200/11-5 *et seq.* (2016); 35 Ill. Adm. Code 125. Rancho Canteras’s dairy cow facility is located at 2745 N. Sunnyside Road in Kent, Stephenson County. In this order, the Board describes the legal framework for tax certifications, discusses IEPA’s recommendation, and certifies that Rancho Cantera’s identified livestock waste handling facilities are pollution control facilities.

**LEGAL FRAMEWORK**

Under the Property Tax Code, “[i]t is the policy of this State that pollution control facilities should be valued, at 33 1/3% of the fair cash value of their economic productivity to their owners.” 35 ILCS 200/11-5 (2016); *see also* 35 Ill. Adm. Code 125.200(a)(2). “For tax purposes, pollution control facilities shall be certified as such by the Pollution Control Board and shall be assessed by the Department [of Revenue].” 35 ILCS 200/11-20 (2016); *see also* 35 Ill. Adm. Code 125.200(a). Under the statute, the Board determines if the facilities are pollution control facilities; however, the Board is not authorized to assess a value of those facilities.

Under Section 125.202 of the Board’s procedural rules, a person may submit an application for tax certification to IEPA. *See* 35 Ill. Adm. Code 125.202. If IEPA receives a tax certification application, IEPA must file with the Board a recommendation on the application, unless the applicant withdraws the application. *See* 35 Ill. Adm. Code 125.204(a). Among other things, IEPA’s filing must recommend that the Board issue or deny tax certification. *See* 35 Ill. Adm. Code 125.204(a)(4). If the Board finds “that the claimed facility or relevant portion thereof is a pollution control facility . . . , the Pollution Control Board . . . shall enter a finding and issue a certificate to that effect.” 35 ILCS 200/11-25 (2016); *see also* 35 Ill. Adm. Code 125.216(a).

### IEPA RECOMMENDATION

IEPA states that it received a tax certification application from Rancho Cantera on March 12, 2018.<sup>1</sup> Rec. at 1. On November 15, 2018, IEPA filed a recommendation with the Board, attaching Rancho Cantera's application (Rec. Exh. A). IEPA's recommendation identifies the facilities at issue:

[l]ivestock waste handling facilities consisting of two (2) earthen manure holding ponds (approximately 456 ft. x 257 ft. x 17 ft. and 743 ft. x 317 ft. x 17 ft.), one (1) concrete reception pit (approximately 90 ft. x 25 ft. x 10 ft.), and manure collection pipes (approximately 589 ft. x 24 in. ADS N-12 dual-walled polyethylene, and 615 ft. x 8 in. SDR 21 PVC) that transfer manure from freestall barns to the holding ponds. *Id.* at 1.

IEPA further describes the facilities as being "used to collect, store, and transport livestock waste prior to cropland application." *Id.* at 2.

IEPA recommends that the Board certify that the livestock waste handling facilities are pollution control facilities as defined in Section 11-10 of the Property Tax Code (35 ILCS 200/11-10 (2016)) with the "primary purpose of eliminating, preventing, or reducing water pollution." Rec. at 2-3; *see also* Rec. Exh. A at 1 (IEPA memorandum), 2 (IEPA review sheet).

### TAX CERTIFICATE

Based upon IEPA's recommendation, Rancho Cantera's application, and the Board's technical review, the Board finds and certifies that Rancho Cantera's livestock waste handling facilities identified in this order are pollution control facilities under the Property Tax Code (35 ILCS 200/11-10 (2016)). The Board makes no finding regarding the assessed value of those facilities. Under Section 11-25 of the Property Tax Code, the effective date of this certificate is "the date of application for the certificate or the date of the construction of the facility, which ever is later." 35 ILCS 200/11-25 (2016); *see also* 35 Ill. Adm. Code 125.216(a). Section 125.216(d) of the Board's procedural rules states that the Clerk "will provide the applicant and the Agency with a copy of the Board's order setting forth *the Board's findings and certificate, if any.*" 35 Ill. Adm. Code 125.216(d) (quoting in italics 35 ILCS 200/11-30 (2016)). The Clerk therefore will provide Rancho Cantera and IEPA with a copy of this order.

IT IS SO ORDERED.


Section 11-60 of the Property Tax Code provides that any applicant or holder aggrieved by the issuance, refusal to issue, denial, revocation, modification or restriction of a pollution control certificate or a low sulfur dioxide emission coal fueled device certificate may appeal the Board's finding and order to the Circuit Court under the Administrative Review Law (735 ILCS 5/3-101 *et seq.* (2016)). *See* 35 ILCS 200/11-60 (2016). Filing a motion asking that the Board reconsider this final order is not a prerequisite to appealing the order. 35 Ill. Adm. Code 101.902.

---

<sup>1</sup> IEPA's recommendation is cited as "Rec. at \_."

<b>Names and Addresses for Receiving Service of Any Appeal Filed with the Circuit Court</b>	
<b>Parties</b>	<b>Board</b>
Rancho Cantera, LLC Attn: Jake Bosma 13805 Tipton Ave Tipton, California 93272	Illinois Pollution Control Board Attn: Don A. Brown, Clerk James R. Thompson Center 100 West Randolph Street, Suite 11-500 Chicago, Illinois 60601
Illinois Environmental Protection Agency Attn: Christine M. Zeivel, Assistant Counsel 1021 N. Grand Avenue E. PO Box 9276 Springfield, Illinois 62794-9276	

I, Don A. Brown, Clerk of the Illinois Pollution Control Board, certify that the Board adopted the above order on December 6, 2018, by a vote of 5-0.



Don A. Brown, Clerk  
Illinois Pollution Control Board