REQUEST FOR PROPOSALS
COUNTY OF GLENN
PUBLIC WORKS AGENCY

NON-AERONAUTICAL LEASE AND DEVELOPMENT ON AIRPORT PROPERTY LOCATED AT THE ORLAND HAIGH FIELD AIRPORT

(O37) ORLAND HAIGH FIELD AIRPORT - ORLAND, CA

Date Issued: January 22, 2025

Proposal Submission Deadline:
Date: February 26, 2025

Glenn County Public Works Agency
Airport Manager
777 N. Colusa Street
Willows, CA 95988

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ATTACHMENTS

A. SITE MAP
B. SAMPLE LEASE AGREEMENT
C. O37 MASTER PLAN
D. TITLE 15 OF THE GLENN COUNTY CODE
E. GLENN COUNTY GENERAL PLAN

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CONTACT INFORMATION

Interested firms shall submit One (1) hard copy and one (1) electronic version, either in PDF or Word format (Proposal) no later than 12:00 PM February 26, 2025 to:

County of Glenn
Public Works Agency
777 N. Colusa Street
Willows, CA 95988

Or if by U.S. Mail, to:
County of Glenn
Public Works Agency
PO BOX 1070
Willows, CA 95988

The Proposal shall be in the format identified herein. Any questions regarding this RFP shall be directed to Airport Manager, via phone at (530) 934-6530, or email at airports@countyofglenn.net.

To be on the document holder list and to be assured of receiving all addenda and Requests for Information responses (RFIs), the following information must be submitted to Glenn County via email at: airports@countyofglenn.net.

Company Name: _____
Mailing Address: _____
_____

Primary Contact Name: _____
Primary Contact email address: _____
Primary Contact phone number: _____

Addenda and RFP responses will be sent via email only to the primary contact submitted above.

1. OVERVIEW OF THE OPPORTUNITY

1.1 Introduction

The County of Glenn (County) is the owner, operator, and airport sponsor of the Orland Haigh Field Airport (Airport) which is managed by the Glenn County Public Works Agency. The County is seeking proposals from qualified and experienced entities interested in developing a non-aeronautical parcel located off County Road 200 adjacent to the Airport. Specifically, access to this parcel is located south of County Road 200 and west of County Road P, Orland, CA 95963 (see attached site map). The parcel is located on the west side of the Airport, is approximately 127.27 acres, and is undeveloped tarmac and available for future development. The parcel does not have access to the aircraft operating areas of the Airport. Utility connection points should be confirmed with the applicable County department.

1.2 General Airport Background

The Airport was built in the 1940's and encompasses rough 390 acres with one runway. The Airport is a general aviation airport with no commercial passenger air service. The Airport is surrounded by the Orland Airport Industrial Park, a 65-acre industrial park located directly east of the Orland Haigh Field Airport and close to major transportation routes. It is located only 3.5 miles east of Interstate 5 and provides excellent access to California markets and the Northwest.

The infrastructure for the industrial park consists of paved streets which include curbs, gutters, storm drainage improvements, streetlights, and fire hydrants. There is access to utilities including sewer, water, power, and communication facilities. Infrastructure for most of the parcels has already been developed.

The County sees the Airport and Industrial Park as an economic generator and recognizes the need for additional development.

1.3 Submittal Requirements

Due Date	**February 26, 2025, 12:00 pm**
Required Copies	One (1) hard copy and one (1) electronic version, either in PDF or Word format
Submit To	County of Glenn Public Works Agency Attention: Airport Manager airports@countyofglenn.net **or if by U.S. Mail, to:** County of Glenn Public Works Agency PO BOX 1070 Willows, CA 95988
Submittal Identification	The submittal package shall be clearly marked "Non-Aeronautical Lease and Development on Airport Property"

2. PROPOSAL INSTRUCTIONS

2.1 Introduction
Proposer is responsible for undertaking such investigation as necessary to formulate the basis of its proposal and determine Proposer's ability to comply with this RFP.

2.2 Investigation of Conditions and Circumstances
The submission of a proposal shall be considered conclusive evidence that the Proposer: (i) is thoroughly familiar with all terms, conditions, and provisions set forth in the RFP and all related materials; (ii) is fully qualified, experienced, and competent to successfully develop, occupy and use the parcel and engage in the proposed activities and completely understands, and will fully comply with all the requirements associated with doing so; (iii) has thoroughly, investigated all aspects of the opportunity and all related conditions or circumstances and has not relied on any information or other material conveyed in this RFP or otherwise provided by the County; and (iv) fully understands the conditions and/or circumstances that exist in the community and in the marketplace at and around the Airport.

The successful Proposer shall lease the parcel in an "as is" condition without representations or warranties from the County for the proposed development of the property or engaging in any proposed activity. Proposers shall conduct their own independent investigation and due diligence regarding the suitability of the parcel to accommodate their proposed development/operation including, but not limited to, environmental assessment, capacity of existing utilities, permitting requirements, assessments, judgments, and decisions regarding this opportunity.

2.3 Preparation of Proposals
Proposals must be complete, accurate, and free from ambiguity or irregularities of any kind. In case of conflict between words and numerals, the words shall govern. The Proposer is cautioned to verify and confirm all aspects of its proposal prior to submittal. Negligence or omission on the part of the Proposer or any party preparing any portion of the proposal will not create the right to withdraw or amend the proposal after the proposal submission deadline.

No claim for adjustment of any of the provision of the proposal shall be honored after the proposal has been submitted by the Proposer on the grounds that the Proposer was not fully informed and/or did not fully understand this document or any other documents or any related data, information, and other material.

The County shall not, under any circumstances, be responsible for any costs or expenses associated with the proposal submitted including, research, investigation, development, preparation, duplication, production, collation, packaging, delivery, transmittal, or presentation of the proposal or any other related information and other material. All costs and expenses incurred by the Proposer in connection with the proposal submitted shall be the sole responsibility of the Proposer. The final agreement between the future Lessee and the County will incorporate the successful Proposer's proposal submitted in response to this RFP and all related materials including all attachments, exhibits, etc.

2.4 Required Submittal Documents and Information
Proposals shall contain the following information in the order listed:

Introductory Letter – Include an introductory letter signed by a member of the firm having the authority to enter into a lease agreement on behalf of the organization and acknowledge receipt of all addenda (if issued).
Company Information – Include the name, address, telephone, fax, and email of the firm and describe how the firm is organized, owned, and controlled. Please include full names and a summary of company officers and/or principals.

Executive Summary - An executive summary that summarizes the key elements of the proposal in a clear and concise manner including, but not necessarily limited to, the following:

- Qualifications and experience of the Proposer as it relates specifically to the development and operation of commercial activities proposed.
- Summary of the compensation (rents, fees, and other charges) proposed to be paid to the County.
- A summary of the capital investment in the development of the parcel and other improvements to be made (including justification of need) as well as the cost of proposed improvements, source of funding, and the schedule for development and completion.
- Anticipated timeframe for initiating proposed commercial activity.
- Statement explaining why the Proposer is the best selection.
- Offered term length of lease agreement.
- Offered revenue share percentage to be paid to the Airport for any sublease agreements.

Development Plan - the proposal must address the following:

- Preliminary site plan and floor plan including an architectural rendering of proposed improvements.
- Description of and preliminary specifications for the proposed improvements by major component.
- Cost estimate of proposed improvements by major component, source of funds, and the contribution expected, if any, from the County or others. Schedule for design, site preparation, development, and completion of the proposed improvements by major component.
- Evidence of the ability to obtain a bond from a bonding company or irrevocable letter of credit from a federally regulated bank that guarantees the timely, full, and faithful performance of the Proposer’s construction obligations in the amount equal to the cost of the proposed improvements.
- Identification of the proposed amortization period for the proposed improvements.
- Other key summary information reflecting the individual's or firm's development concept and offered terms for the development and operation of the parcel.
- The types and amounts of insurance coverage to be maintained for the proposed development and use of the parcel. (Such insurance coverage shall at a minimum meet the requirements outlined in the Standard Lease Agreement. However, the County reserves the right to alter the insurance coverage depending on the proposed development).
- A current financial statement prepared or certified by an independent certified public accountant and certified by the Chief Financial Officer of the Proposer. The County shall consider financial statements in evaluating Proposer’s financial capability to develop proposed capital improvements and comply with lease terms and conditions.

  - To the extent allowed by law (if any), proposed applications for Leases, and the financial terms thereof, shall initially be maintained as confidential, for discussion between staff and the Proposer, and for discussion among staff, the Proposer and the Board of Supervisors in executive session only.
- Evidence, in a form acceptable to the County, of the Proposer's financial ability to complete construction of proposed capital improvements in one of the following forms:
  - A performance bond in the amount equal to the cost for constructing the proposed improvements.
  - An irrevocable letter of credit guaranteeing funds to complete the project.
  - An escrow agreement administered by a title and escrow company; or
  - A trust administered by a commercial bank.
- Qualifications of assigned personnel (RE. Architectural License, registration as an Engineer, etc.) if applicable. Identification of available support resources as applicable.
- Identification of available support resources as applicable.

References
Provide credit, financial, or banking references, including contact names, phone numbers, and e-mail addresses. Reference information obtained for the purposes of this RFP will be kept confidential.

2.5 Receiving Addendums
It is the responsibility of each individual or firm to download and print the entire RFP for review and to verify the completeness of the RFP before submitting. Any Addenda will be posted at www.publicpurchase.com.

2.6 Questions
Any question, comment, or request concerning this RFP (and any of the attachments to this RFP) must be submitted in writing to the Airport Manager, via email to airports@countyofglenn.net, prior to **5:00 p.m. Pacific Standard Time on February 12, 2025** (Proposer's Question Submission Deadline). Proposers are strongly encouraged to submit questions, comments, or requests as early as possible in the process. Oral communications from the County or its representatives shall not be binding on the County and shall in no way modify any provision of the RFP document. Only written responses in the form of a written addendum to the RFP issued by the County shall be binding on the County.

2.7 Anticipated Schedule
An anticipated selection process schedule is shown below.

No.	Item of Work	Date
1	Pre-Submittal Conference and Site Visit	February 5, 2025 at 9:00 a.m.
2	RFP Release	January 22, 2025
3	Proposers' Question Submission Deadline	February 12, 2025 at 5:00 p.m.
5	County's Response Deadline for Answering Questions	February 14, 2025
6	Proposal Submission Deadline	February 26, 2025 at 12:00 p.m.

2.8 Delivery of Proposals
Interested parties are invited to submit proposals in conformance with this RFP. Proposers are

required to submit One (1) hard copy and one (1) electronic version, either in PDF or Word format to the Airport Manager prior to **12:00 p.m. Pacific Standard Time on February 26, 2025** (Proposal Submission Deadline) to the Glenn County Public Works Agency 777 N. Colusa St., Willows, CA 95988.

Any proposal and all additional supporting information received after the Proposal Submission Deadline, regardless of the reason for the delay, will not be accepted and will be returned to the Proposer.

Proposals must conform to the requirements stipulated in the RFP. By submitting a proposal, Proposer agrees the proposal represents genuine interest in this opportunity. Further, Proposer agrees that all materials submitted in response to this RFP will become the property of the County and shall not be returned to the Proposer. The County shall have the right to copy, disclose, publicize, and dispose of the proposal and all other material. In addition, the County shall be free to use as its own ideas, concepts, recommendations, techniques, or plans provided by the Proposer without obligation for compensation or liability of any kind.

Proposer understands and agrees that all documents submitted in connection with this RFP are subject to disclosure in accordance with the California Public Records Act (Cal. Gov. Code §6250, et seq.)

Proposer must identify, in writing, all copyrighted material, trade secrets or other proprietary information that Proposer claims are exempt from disclosure pursuant to the California Public Records Act and include the specific provision in the California Public Records Act which provides an exemption. Proposer claiming such an exemption must also state in its proposal that, *"The Proposers agrees to indemnify and hold harmless the County and its elected officials, officers, officials, directors, employees, agents, and volunteers, from any claims, liability or damages, including reasonable attorney's fees and court costs, against the County and to defend any actions brought against the County for its refusal to disclose such material, trade secrets or other proprietary information to any party."* Proposer specifically waives any claims against the County related to the disclosure of the proposal and any material submitted if made under a California Public Records Act request.

The proposal evaluation committee will not disclose any part of any proposal before announcing a recommendation for award and the County will not disclose any part of any proposal before announcing an award, on the grounds that there is a substantial public interest in not disclosing submittals during the evaluation process. After the announcement of a recommended award, all proposals received in response to this RFP will be subject to public disclosure. If the Proposer believes there are portions of the proposal which are exempt from disclosure under the California Open Records Law, Respondent must identify as such and state the specific provision in the California Code which provides exemption as well as the factual basis for claiming the exemption.

2.9 Withdrawal of Proposals

Unless the Proposer makes a request for withdrawal in writing and the request is received by the County prior to the Proposal Submission Deadline, proposals may not be withdrawn for a period of 180 calendar days.

2.10 Prohibition Against Lobbying

Neither Proposer nor its representatives shall lobby, either on an individual or collective basis, either directly or indirectly, the County, its Board of Supervisors, employees, or advisors, or any

federal, state, or local elected or public officials or staff members regarding this RFP or the Proposer's anticipated or actual proposal. Neither Proposer nor its representatives shall contact the County, its Board of Supervisors, employees, or advisors, or any federal, state, or local elected or public officials or staff members or take any action to influence the outcome of the process. Violation of this provision, by or on behalf of a Proposer, intentionally or unintentionally, may result in disqualification of the Proposer and/or rejection of the proposal.

2.11 Contact with the County and Others

Except for submitting written questions concerning this RFP to the Airport Manager, who is specifically listed as the County's contact in this RFP, Proposers shall not contact the County, its Board of Supervisors, employees, or advisors, or any federal, state, or local elected or public officials or staff members regarding this RFP. Violation of this provision, by or on behalf of a Proposer, intentionally or unintentionally, may be cause for disqualification of the Proposer and/or rejection of the proposal.

2.12 Discrimination

In its evaluation of proposals, the County shall not discriminate on the grounds of race, color, national origin, religion, sex (including pregnancy and gender identity), genetic information, age, disability, or sexual orientation.

2.13 Disqualification of Proposal and/or Rejection of Proposal

A Proposer may be disqualified and/or a proposal may be rejected by the County for any of the following reasons:

1. Submission of proposal after the Proposal Submission Deadline;
2. Submission of more than one (1) proposal by any entity under the same or a different name;
3. Collusion among Proposers;
4. Existence of any unresolved claim between the Proposer and the County;
5. Proposer provides inaccurate, misleading, or false information or other material or misrepresents any material fact;
6. Proposer fails to make full disclosure;
7. Proposer (or an officer, director, agent, representative, shareholder, or employee of the Proposer) has a record of violating federal, state, or local regulatory measures including, but not limited to those established by the State of California or the County;
8. Proposer (or an officer, director, agent, representative, shareholder, or employee of the Proposer) has defaulted in the performance of any agreement at the Airport;
9. Proposer fails to demonstrate that it possesses adequate financial resources or that it can conduct the proposed development and/or activity;
10. Proposer (or an officer or director of the Proposer) has been convicted of a felony or a crime involving theft, fraud, or dishonesty;
11. Proposer's interests and/or the proposed activity, use, or improvement is inconsistent with the best interests of the County;
12. The parcel is not appropriate or not adequate for the proposed development and/or activity;
13. The acceptance of the Proposal will require that the County expend funds or supply labor or materials in connection with the proposed activities or improvements that the County is unwilling or unable to spend or will result in a financial loss or hardship to the County;
14. Proposer cannot demonstrate its ability to obtain insurance as required by the County for the proposed development and/or activity;

15. Proposer seeks terms and conditions which are inconsistent with the RFP and/or the policies and practices of the County; and/or
16. The proposed activity, use, or improvement will (i) result in congestion of vehicles, or equipment; (ii) result in undue interference with the operations of others; (iii) prevent free access and egress to existing areas; or (iv) deprive others of the full and unrestricted use of their leased premises.

3. EVALUATION AND SELECTION PROCESS

3.1 PRE-SUBMITTAL CONFERENCE AND SITE VISIT

The Glenn County Public Works Agency will hold a non-mandatory pre-submittal conference on February 5, 2025 at 9:00 a.m.

The conference will be held at:

Haigh Field Airport
Pilots Lounge
4115 County Road P
Orland, CA 95963

At the conference, staff will be available to discuss the opportunity and will respond to questions regarding the RFP documents and the process. A site visit will be held immediately following the conference.

Attendance at the pre-submittal conference is mandatory.

No public opening of proposals shall be required.

3.2 Evaluation Criteria

Proposals will be evaluated based on the following criteria:

Evaluation Criteria	
Content	**Points**
Qualifications, Experience and Financial Capability	25
Proposed Site Development Plan	20
Capital Investment in Improvements	20
Proposed Lease Terms and Financial Return to the County	20
Economic Impact	10
Employment Opportunities	5
Total Possible Points	100

An evaluation committee comprised of County staff will review and evaluate qualified proposals received based on the Evaluation Criteria identified in this RFP.

3.3 Additional or Supplemental Information

Proposers may be required to provide additional or supplemental information or other material to the County. The County has the right to conduct such investigations as the County considers

appropriate with respect to the qualifications, experience, competencies, capacities, abilities, or reputation of the Proposer or the information or other material provided by the Proposer. The County has the right to consider, in its evaluation and selection process, additional information or other material obtained from the Proposer or obtained by the County through its own independent investigation.

3.4 Interviews
The top three (3) proposers who are judged by the selection committee to have provided best overall proposals will be invited to make a presentation to the Glenn County Board of Supervisors and respond to questions about their proposal. To ensure fairness, during the interviews questions from the proposers will not be considered with the sole exception of any questions that are intended to clarify questions from the Board of Supervisors.

Glenn County reserves the right to forego the interview process if it determines that one of the Proposers clearly affords the County the best combination of qualifications and business arrangement/value.

If, at the discretion of the County, interviews are held, they are expected to be held within thirty (30) days of the RFP submittal due date. Each Proposer will
structure their presentation as follows:

- Summary and overview of Proposer's development plan and services to be provided
- Questions and answers from the Board of Supervisors
- Proposer's concluding statement

An interview and/or provision of additional information or other materials shall not be construed as an acceptance of Proposer's proposal.

3.5 Selection and Negotiation
After completing the interview process, the Glenn County Board of Supervisors shall recommend a proposal and authorize the CAO, or designee, to negotiate a lease agreement with the successful Proposer. At its sole discretion, the Board of Supervisors may reject all of the recommended top proposers.

All Proposers will be notified in writing if selected or rejected for negotiation.

Upon recommendation by the Board of Supervisors, the selected Proposer shall receive notice of intent to award a lease agreement, and negotiations will be initiated by the County. The County may discontinue negotiations with Proposer and/or withdraw any proposed agreement at any time before the agreement has been executed by both parties.

After completing the negotiation process, the negotiated lease agreement shall be presented to the Glenn County Board of Supervisors for approval.

3.6 Lease Terms and Conditions
Lease terms and conditions shall be established during negotiations in conformance with the Sample Lease Agreement (see Attachment B). The County will consider the financial investment of the proposed leasehold improvements in determining the term of the lease and the establishment of the rental rate to permit the Proposer to amortize its investment over the term of the lease.

Consistent with existing County practices at the Airport and FAA guidance, the improvements developed by the Proposer shall revert to the County upon expiration of the lease term.

3.7 Award of Lease
Following agreeable negotiations, a lease agreement will be executed and returned to the selected Proposer by the County. The Agreement will only be binding when executed by both parties. In the event of a conflict between the Agreement and the RFP or the Proposer's proposal, the agreement shall control or prevail. The County reserves the right to terminate negotiations at any time without liability, except for the return of the proposal deposit without interest to the Proposer, any time before the agreement has been executed by both parties.

3.8 Failure to Execute Agreement
If the selected Proposer refuses or fails to execute the agreement, the proposal deposit submitted by the selected Proposer and any interest that may have been earned shall become the property of the County as liquidated damages. Proposers understand and acknowledge that the County will incur costs and damages as a result of the selected Proposer's refusal or failure to execute the agreement and that such costs and damages are difficult to determine. Upon such refusal or failure to execute the agreement, the County may accept the proposal of any other Proposer or withdraw the RFP and not proceed with this procurement.

3.9 Failure to Meet and/or Perform Related Obligations
If the selected Proposer fails to meet and/or perform related obligations in a diligent and timely manner, the County may: (i) withdraw the notice of intent to award the agreement to the selected Proposer and issue a notice of intent to award the agreement to another Proposer; (ii) reject all proposals (i.e., not award the agreement to any Proposer); or (iii) take such other action as the County deems appropriate.

4. GENERAL PROVISIONS

4.1 No Commitment to Award
Issuance of this RFP and receipt of proposals does not commit the County to award a lease agreement. The County expressly reserves the right to postpone the RFP for its own convenience, to accept or reject any or all proposals received in response to this RFP, to negotiate with more than one respondent concurrently, or to cancel all or part of this RFP.

4.2 Amendment to RFP
The County reserves the right to amend the RFP or issue to all respondents an addendum to answer questions for clarification

4.3 Amendments to Proposals
No amendment, addendum or modification will be accepted after the deadline stated herein for receiving proposals. Respondent may modify or amend its proposal only if the County receives the amendment prior to the deadline stated herein for receiving proposals.

4.4 Non-Responsive Proposals
A proposal may be considered non-responsive if conditional, incomplete, or if it contains alterations of form, additions not called for, or other irregularities that may constitute a material change to the proposal.

ATTACHMENT A

18.12 AC.

3.93 AC.

3.00 AC.

9.13 AC.

11.32 AC.

AVIATION USE LEASE AREA

AVIATION USE LEASE AREA

127.27± ACRES

Orland Haigh Dr

Rd O

LEASE AREA NOT AVAILABLE

0 400 800

SCALE (ft)

REV		
SCALE	1" = 400'	
DATE	10/14/2024	
PROJECT #		
SHEET X OF X	DRAWING 1 OF 1	

ORLAND AIRPORT

LEASE LOTS

DESIGNED BY

DRAWN BY NJM

APPROVED BY TR

GLENN COUNTY
PLANNING & PUBLIC WORKS AGENCY
777 N. COLUSA ST, WILLOWS, CA

LAND LEASE – COMMERCIAL

This Lease is made by and between the COUNTY OF GLENN, a political subdivision of the State of California (hereinafter "COUNTY"), and _____, (hereinafter "LESSEE"). COUNTY AND LESSEE are sometimes collectively referred to herein as the "PARTIES" and singularly, a "PARTY."

1. **PREMISES**
   COUNTY does hereby rent and LESSEE does hereby hire and take from COUNTY that certain real property and improvements, commonly known and referred to as _____. The premises are outlined in black on Exhibit "A" (hereinafter "Leased Premises"). LESSEE also has the right of ingress and egress to such Leased Premises.

2. **TERM**

   The term of this Lease shall be XX (XX) years, commencing _____, and expiring on _____, hereafter "Lease Term", at an agreed monthly rent of approximately $X.XX per square foot per month at the sum of $X.XX (amount in words) per month for the term (_____to _____). LESSEE and COUNTY agree to this rent without regard to whether per square foot rent is more or less than the prescribed amounts above (i.e., a rounding error).

   The rent shall be adjusted annually, every July 15th beginning during the second year of the lease and each July 15th thereafter using the rate of April to April change in the Consumer Price Index (CPI) for All Urban Consumers San Francisco-Oakland-San Jose, California. In no event will the annual rental increase be more than seven percent (7%) due to increases in the CPI. In the event the CPI rate decreases, the annual rate will remain the rate of the previous year.

   If on any rental adjustment date there shall not exist a CPI in the same format as recited herein, the parties shall substitute the Consumer Price Index for all Urban Consumers provided such index has been so revised or changed in such a way as to affect the direct comparability of such revised or changed index published by the Bureau of Labor Statistics or similar or successor governmental agency as may then be in existence and most nearly equivalent thereto (i.e.: the Wholesale Price Index). If the parties are unable to agree on a successor index in the event the aforesaid index is no longer reporting, then the parties shall have the option to terminate the lease if an agreement cannot be reached. Rent is due and shall be paid in advance on the 1st day of each and every month during the term of this Lease, commencing _____. Rent not received by the fifteenth (15th) of the month shall be assessed a ten percent (10%) late payment penalty.

3. **USE**
   The Leased Premises shall be used for _____.

4. **PROHIBITED USES**
   The Leased Premises shall not be used for any other use not expressly allowed in Section 3 of this Lease.

5. **IMPROVEMENTS TO PREMISES**
   If any improvements are proposed by the LESSEE, LESSEE shall submit a written description of the proposal to the Airport Manager together with two sketches drawn to scale. The Airport Manager will review the proposal and provide written comments with a recommendation and forward the same to the County Administrative Officer for review.

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6. CONDITIONS OF CONSTRUCTION

Before construction is commenced on the Leased Premises, and before any building materials have been delivered to the Leased Premises by LESSEE or under LESSEE's authority, LESSEE shall comply with all the following conditions or procure COUNTY's written waiver of the condition or conditions specified in the waiver:

A. Provide COUNTY with plans and specifications and four (4) copies of the site plan.

B. Notify COUNTY of LESSEE's intention to commence the work of improvement at least ten (10) days before commencement of any such work or delivery of any materials. COUNTY shall have the right to post and maintain on the Leased Premises any notices of non-responsibility provided for under applicable law.

C. Furnish COUNTY with a true copy of LESSEE's contract with the general contractor and with evidence of the general contractor's financial condition for COUNTY's approval. The contact shall give COUNTY the right but not the obligation to assume LESSEE's obligations and rights under that contract if LESSEE should default.

D. LESSEE shall comply with all applicable codes, ordinances, or regulations, and requirements for permits and approvals, including, but not limited to or restricted to a grading permit, building permit, zoning and planning requirements, and approvals from various governmental agencies and bodies having jurisdiction.

E. LESSEE shall require from the contractor:

1. Certificates of insurance evidencing coverage for "Builder's risk";
2. Evidence of Worker's Compensation Insurance covering all persons employed in connection with the work and with respect to whom death or bodily injury claims could be asserted against COUNTY or the Leased Premises; and
3. Evidence that contractor has paid or caused to be paid all premiums for the coverage described in this sub-paragraph and premiums sufficient to ensure maintenance of all insurance during the anticipated course of the work.

7. PROTECTION OF COUNTY AGAINST COST OR CLAIM

LESSEE shall pay, or cause to be paid, the total cost and expense of all works of improvements, as that phrase is defined in the mechanic's lien law in effect at the place of construction when the work begins. No such payment shall be construed as rent. LESSEE shall not suffer or permit to be enforced against the Leased Premises or any part of it any mechanic's, materiel man's, contractor's, or sub-contractor's lien arising from any work of improvement, however it may arise. LESSEE shall defend and indemnify COUNTY against all liability and loss of any type arising out of work performed on the Leased Premises by LESSEE, together with reasonable attorney's fees and all costs and expenses incurred by COUNTY in negotiating, settling, defending, or otherwise protecting against such claims.

8. NOTICE OF COMPLETION

On completion of the work of improvement, LESSEE shall file, or cause to be filed, a notice of completion. LESSEE hereby appoints COUNTY as LESSEE 's attorney-in-fact to file the notice of completion on LESSEE's failure.

9. OWNERSHIP OF IMPROVEMENTS DURING TERM

All buildings and improvements constructed on the Leased Premises by LESSEE as permitted or required by this Lease shall, during this Lease Term, be and remain the property of LESSEE; provided, however, that LESSEE shall have no right to waste, destroy, demolish or remove the improvements except as expressly provided in this Lease; and provided, further, that LESSEE 's rights and powers with respect to the improvements are subject to the terms and limitations of this Lease. COUNTY and LESSEE covenant for themselves, and all persons claiming under or through them, that the improvements are real property. All buildings and improvements existing on the

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Leased Premises, as of the date of this Lease are COUNTY's property, free of all claims to or against them by LESSEE or any third person.

10. OWNERSHIP OF IMPROVEMENTS AT TERMINATION

Except as specified in Section 13 of this Lease, all buildings and improvements placed or constructed on said Leased Premises as part of said project, as well as any and all other alterations, additions, improvements, and fixtures, except furniture and trade fixtures, made or placed in or on said Leased Premises by LESSEE or any other person, shall be considered part of the real property of said Leased Premises and on expiration or sooner termination of this Lease, or the exercised option, shall remain on said Leased Premises and become the property of COUNTY free and clear of any liens or encumbrances whatsoever and without the payment of any consideration therefore. The transfer of ownership contemplated by this section shall occur regardless of any holdover by LESSEE.

11. REMOVAL OF FIXTURES

At the normal expiration of the Lease Term, provided LESSEE is not in default, LESSEE shall have the right to remove any and all trade fixtures, provided all resultant injuries to the Leased Premises and remaining improvements, except for ordinary wear and tear, are completely remedied and LESSEE complies with COUNTY's reasonable requirements respecting the resultant appearance. Any such items not so removed within thirty (30) days of termination shall become the property of COUNTY free and clear of any liens or encumbrances whatsoever and without payment of consideration therefore.

12. NO SUBORDINATION

COUNTY shall not subordinate the fee title to the Leased Premises to any security transaction to enable LESSEE to obtain financing for the new improvements. The Leased Premises are now and shall remain free and clear of any liens, encumbrances or other LESSEE obligations to third person.

13. UTILITIES

LESSEE shall pay quarterly, in arrears, for all gas, heat, light, power, telephone service, garbage disposal, storm and sanitary sewer services, and water, plus all other services supplied to the Leased Premises, including installation and connection of such services from the main source thereof, including COUNTY meters, and hold harmless the COUNTY therefore.

14. POSSESSORY INTEREST TAX

Pursuant to Section 107.6 of the State Revenue and Taxation Code the COUNTY hereby gives notice that the property interest to LESSEE under this Lease may be subject to property taxation as a possessory interest and the LESSEE acknowledges that it shall be subject to payment of property tax if a possessory interest tax is levied on the property interest.

15. ALTERATIONS AND ADDITIONS

Except as otherwise provided by Section 6 of this Lease, LESSEE shall not make any alterations or improvements to or erect any additional structures on the Leased Premises without prior written consent of COUNTY. Any alterations or additions approved by COUNTY shall be constructed at the sole expense of LESSEE.

16. COMPLIANCE WITH RULES, REGULATIONS AND LAWS

In the use and occupancy of the Leased Premises and in the conduct of all business, activities and transactions thereon, LESSEE will comply with all applicable laws, ordinances, rules, regulations and orders of the COUNTY or any governmental subdivision, body or authority, including all federal, state and municipal laws and ordinances and all rules and regulations of the Federal

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Aviation Agency and the County of Glenn rules and regulations concerning the operations of the _____ Airport and environs.

17. STORAGE OF MATERIALS AND EQUIPMENT

No materials, supplies, products, equipment or other personal property shall be stored or permitted to remain on any portion of the Leased Premises outside of COUNTY approved buildings or structures without COUNTY's prior written consent. LESSEE shall store personal property items, supplies, materials and combustibles inside the buildings in a safe, neat and sanitary manner. LESSEE shall provide, or cause to be provided, adequate enclosures, screened areas and/or suitable covered metal receptacles within the Leased Premises for the short-term accumulation and storage of solid waste, such as rubbish, trash, garbage, sludge, discarded machinery or parts and any other solid industrial wastes. Such enclosures and/or screened areas shall be designed in such a way as to prevent, odors, fumes, attraction of pests, and dispersal of wastes due to wind or water runoff and shall be serviced regularly by qualified waste removal and disposal services.

18. ENVIRONMENTAL CONSIDERATIONS

A. LESSEE shall not commit, or suffer to be committed, any waste upon the Leased Premises, or any nuisance or other act or thing, which may disturb the quiet enjoyment of the use of _____ Airport or surrounding property. LESSEE shall ensure that no untreated liquid waste from any type of operation will enter the airport storm drainage system or sanitary system.

B. LESSEE shall at all times comply with all applicable laws, rules and regulations of federal, state or local governmental agencies, including, but not limited to, the County of Glenn and responsible Regional Air and Water Quality Control Boards. LESSEE shall not permit any activity which directly or indirectly produces objectionable or unlawful amounts or levels of air pollution (gases, particulate matter, odors, fumes, smoke, or dust), water pollution, noise, glare, heat emissions, electronic or radio interference with navigational and communication facilities for the operation of the Airport and for its use by aircraft, trash or refuse accumulation, vibration, prop-wash, or jet blast, or which is hazardous or dangerous by reason or risk of explosion, fire or harmful emission. Any waste oil storage tanks shall be in approved containers and in accordance with environmental and fire protection regulations.

C. Hazardous Substances. The term "Hazardous Materials" shall mean any toxic substance, hazardous substance, hazardous material, or hazardous waste, pollutant or contaminant which is or during the term of this Lease becomes regulated by any local governmental authority, the State of California, or the United States government, including, but not limited to any, material or substance which is defined as a "hazardous waste," "extremely hazardous waste" or "restricted hazardous waste" under local, State, or federal law and as determined by the City of Willows Fire Department. Except in strict compliance with all government approvals, applicable laws and regulations pertaining to Hazardous Materials, and in accordance with the provisions of this Lease, LESSEE shall not cause or permit the presence, use, handling, generation, emission, release, discharge, storage, or disposal of any Hazardous Materials on, under, in or about the Leased Premises, excepting the presence of any Hazardous Materials on, under, in or about the Leased Premises as of the date of this Lease or the migration to or seepage of Hazardous Materials from surrounding or adjacent property; and shall not cause or permit the transportation of any such materials.

19. HAZARDOUS MATERIALS TO OR FROM THE PREMISES

LESSEE shall at all times notify COUNTY of any Hazardous Materials present, used, generated, handled, emitted, released, discharged, stored or disposed of on or from the Leased Premises. Notwithstanding the foregoing, notice shall not be required for Hazardous Materials present on the Leased Premises in reasonable quantities which are commonly used in machining facilities

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including, but not limited to, cleaning materials, motor oils, and hydraulic fluids provided such Hazardous Materials are used and disposed of in accordance with law, or for materials which are first designated as Hazardous Materials after expiration of the term of this Lease. LESSEE shall also institute operating procedures designed to handle Hazardous Materials consistent with prudent industry practice, including evidence of a licensed agent removal service. COUNTY shall have the right to inspect the Leased Premises on 24-hours prior notice for compliance with the provisions of this Section.

20. INDEMNIFICATION BY LESSEE

LESSEE shall indemnify, protect, defend, and hold harmless COUNTY and COUNTY's successors and assigns, officers, directors, employees, agents, sublessees and assignees, from and against all liability, and foreseeable consequential damages, penalties, expenses and costs of any required or necessary remediation, repair, removal, clean up or detoxification, of the Leased Premises and surrounding properties, and from and against the preparation of any clean up, remediation, closure or other required plans, whether such action is required or necessary during or following the term of this Lease, to the full extent that the same is attributable to the use, handling, generation, emission, release, storage, discharge or disposal of hazardous material by LESSEE, its agents, employees, and contractors.

A. Indemnification Survives Lease. The indemnification provisions of the foregoing shall survive the termination of this Lease.
B. No Warranty of Current Condition. COUNTY makes no representation or warranty, express or implied, as to the physical condition of the Leased Premises, including, but not limited to the condition of the exterior or interior of the structure, ground, soil, surface water or groundwater. the geology, the presence of known and unknown faults, the presence of any Hazardous Materials or other kinds of contamination or pollutants of any kind in the air, soil, groundwater or surface water, or the suitability of the Leased Premises for the construction and use of the improvements thereon.

21. REPAIRS

A. COUNTY shall maintain any COUNTY owned structure including outside walls and roof, heating, and electrical systems (excluding internal lights and fixtures), exterior landscaping, interior plumbing (i.e., sanitary sewer obstructions), interior walls, doors, hardware, alarms, internal lights and fixtures, etc., in as good order, condition and repair as they shall be upon the commencement of the term of this Lease. Any addition to the electrical system installed by LESSEE shall remain the responsibility of the LESSEE. COUNTY shall keep drainage ditches and gutters free of debris.
B. LESSEE shall maintain any LESSEE owned structure including outside walls and roof, heating, and electrical systems (including internal lights and fixtures), exterior landscaping, interior plumbing (i.e., sanitary sewer obstructions), interior walls, doors, hardware, alarms, internal lights and fixtures, etc., in as good order, condition and repair as they shall be upon the commencement of the term of this Lease. LESSEE shall keep drainage ditches and gutters free of debris.

22. FREEDOM FROM LIENS

LESSEE shall not create or permit to be created or to remain, and covenants to remove and discharge promptly, at its cost and expense, all liens, claims, stop notices, encumbrances and charges upon the Leased Premises, or LESSEE's leasehold interest therein which arise out of the use or occupancy of the Leased Premises by LESSEE or anyone using or occupying the Leased Premises with the consent or sufferance of LESSEE, or by reason of labor or materials furnished or claimed to have been furnished to LESSEE for any construction, alteration, addition or repair of any part of the Leased Premises. LESSEE shall give COUNTY a fifteen (15) day notice prior to

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commencing any work on the Leased Premises, so that COUNTY shall have a reasonable time within which to post notices of non-responsibility.

23. HOLDING OVER

If LESSEE shall hold possession of the Leased Premises after the term of this Lease, LESSEE shall become a LESSEE from month-to-month upon the rate and terms herein specified and shall continue to be such LESSEE until the tenancy shall be terminated by COUNTY on thirty (30) days' notice or until LESSEE shall have given at least thirty (30) days' notice of LESSEE's intention to terminate the tenancy. For any improvements transferred to COUNTY pursuant to paragraph 10, above, the rental rate shall be increased to reflect COUNTY's ownership of those improvements and shall be calculated at the fair market value of the Leased Premises including those improvements.

24. ABANDONMENT

LESSEE shall not vacate or abandon the Leased Premises at any time during the term thereof. If LESSEE shall abandon, vacate or surrender the Leased Premises or be dispossessed by process of law, or otherwise, any personal property belonging to LESSEE and left on the Leased Premises shall be deemed to be abandoned and at the option of COUNTY shall become COUNTY's property free from all claims of LESSEE. In the event LESSEE abandons the Leased Premises, COUNTY shall have the option to terminate this Lease by giving LESSEE notice of belief of abandonment pursuant to California Civil Code Section 1951.3 or COUNTY has the remedy described in California Civil Code Section 1951.4, i.e., COUNTY may continue the Lease after breach and abandonment and recover rent as it becomes due, if LESSEE has the right to sublet or assign, subject to reasonable limitations as provided in paragraph 25.

25. ASSIGNMENT OR SUBLETTING

LESSEE shall not assign or encumber any interest in this Lease or in the Leased Premises, or sublease all or any part of the Leased Premises, or allow any other person or entity to occupy or use all or any part of the Leased Premises, without COUNTY's written consent, and consent to one assignment or sublease shall not be construed as consent to any subsequent assignment or subleasing.

If LESSEE is a corporation or partnership, any dissolution, merger, consolidation or other reorganization of LESSEE or the sale or transfer of controlling percentage of the capital stock of LESSEE or the sale of twenty five percent (25%) of the value of the assets of LESSEE shall be deemed a voluntary assignment. The phrase "controlling percentage" means the ownership of and the right to vote stock possessing at least twenty five percent (25%) of the total combined voting power of all classes of LESSEE's capital stock issued outstanding and entitled to vote for the election of directors. COUNTY shall not unreasonably withhold consent, but COUNTY may nevertheless condition consent upon such factors as the identity, reputation, financial worth and stability and operating ability of any proposed assignee or sublessee. Unless prior written consent of COUNTY shall have been obtained, any transfer, or attempted assignment or transfer, of this Lease or any interest therein, or any subletting, either by voluntary or involuntary act of LESSEE or by operation of law or otherwise, shall at the option of the COUNTY terminate this Lease, and any such purported assignment, transfer or subletting without such consent shall be null and void.

ASSIGNMENT

A. LESSEE shall not have the right to assign this Lease, except by Leasehold mortgage, without the written consent of COUNTY, which shall not be unreasonably withheld. If LESSEE desires to assign the Lease, LESSEE shall comply with the following procedures:

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1. LESSEE shall give COUNTY at least sixty (60) days prior written notice of its desire to assign the Lease.
2. LESSEE shall simultaneously provide COUNTY with the assignee's name, business organization, financial statement, and other documentation as may be requested by COUNTY.
3. LESSEE shall provide COUNTY with a true copy of the proposed assignment and the proposed assignee shall, in recordable form, expressly assume all the covenants and conditions of this Lease.
4. LESSEE shall provide COUNTY with copies of any financial agreements, schedule of payments, mortgage or encumbrance on the Leasehold estate.
5. LESSEE shall pay COUNTY at the time the request to assign is submitted, a deposit of Five Thousand Dollars ($5,000.00) to offset COUNTY's expenses, including attorney's fee, in evaluating and documenting the assignment. COUNTY shall charge said deposit at the then current hourly rate for staff time charged to the Airport. Any balance of said deposit shall be refunded to LESSEE, and any excess amount charged, excluding said deposit, shall be paid by LESSEE.

B. COUNTY and LESSEE hereby deem it reasonable for the COUNTY to refuse to consent to a proposed assignment in the following circumstances:
   1. COUNTY may object to any proposed assignment if, in the COUNTY's sole opinion, the proposed assignee is not a qualified assignee in terms of financial strength, business experience or reputation or the ability to operate the fixed base operation and provide the required services in a manner consistent with the purposes for which this Lease was granted.
   2. COUNTY may object on any other reasonable grounds. The effective date of the assignment shall not occur until sixty (60) days after the LESSEE's notice of the proposed assignment unless, within that time, COUNTY gives notice of a valid objection or refusal of consent as set forth in subsection A. If COUNTY gives notice of a valid objection and withholds consent, the Lease will not be assigned.

SUBLETTING

It is understood and agreed that, from time to time, LESSEE may request COUNTY's permission to sublet portions of the Leased Premises and COUNTY shall not unreasonably withhold consent, provided:

A. Each sublease made shall be subject and subordinate to the right of the COUNTY and the provisions of each sublease shall conform to the provisions of this Lease as far as practicable.
B. The sublease does not affect an assignment of the Lease as prohibited elsewhere.
C. LESSEE includes the following information with its request to sublease, the name, address, a true copy of the proposed sublease, and appropriate documentation as evidence the sublessee is qualified to conduct business on the Airport and such sublessee will provide the type of development and services required under the provisions of this Lease.
D. Sublessee provides insurance coverage(s) as appropriate, in accordance with Lease provision(s), INSURANCE, the same as if the sublessee were a lessee. If LESSEE is in the default of monetary obligations to COUNTY pursuant to this Lease, LESSEE immediately and irrevocably assigns to COUNTY, as security for LESSEE's obligations under this Lease, all rent from any subletting of all or a part of the Leased Premises as permitted by this Lease, and COUNTY, as assignee and as attorney- in-fact for LESSEE, or a receiver for LESSEE appointed on COUNTY's application, may collect such rent and apply it toward LESSEE's obligations under this Lease; except that, until the occurrence of an act of default by LESSEE, LESSEE shall have the right to collect such rent. It is understood and agreed by the parties hereto that the above assignment provisions do not apply to heirs by will.

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26. COUNTY'S RECAPTURE RIGHT

A. RIGHT OF RECAPTURE

Despite any other provision of this Lease, LESSEE shall notify COUNTY in writing (Availability Notice) if LESSEE wishes to transfer the Leased Premises or any portion thereof (Subject Space). If LESSEE does not give COUNTY the Availability Notice before delivering a Transfer Notice, the Transfer Notice shall also be the Availability Notice. COUNTY has the option, by written notice to LESSEE (Recapture Notice) within thirty (30) days after receiving any Availability Notice, to recapture the Subject Space as described in the next section. A timely Recapture Notice terminates this Lease as to the Subject Space and LESSEE's obligations regarding the remaining term of this Lease (or, at COUNTY's election, for a shorter period specified in the Availability Notice as the term of the Transfer) and as of the date specified in the Availability Notice. The Recapture Notice shall be void, however, if LESSEE notifies COUNTY, within thirty (30) days after receipt of the Recapture Notice, that LESSEE withdraws the Availability Notice or Transfer Notice. If COUNTY declines or fails timely to elect to recapture the Subject Space, COUNTY shall have no further right under this section to the Subject Space unless it becomes available again after Transfer by LESSEE.

B. CONSEQUENCES OF RECAPTURE

To determine the new Base Rent under this Lease if COUNTY recaptures the Subject Space, the original Base Rent under the Lease shall be multiplied by a fraction, the numerator of which is the Rentable Square Feet of the Leased Premises retained by LESSEE after COUNTY's recapture and the denominator of which is the total Rentable Square Feet of the Leased Premises before COUNTY's recapture. The Additional Rent, to the extent that it is calculated on the basis of the Rentable Square Feet within the Leased Premises, shall be reduced to reflect LESSEE's proportionate share based on the Rentable Square Feet of the Leased Premises retained by LESSEE after COUNTY's recapture. This Lease as so amended shall continue thereafter in full force and effect for the remaining Leased Premises only. Either party may require written confirmation of the amendments to this Lease necessitated by COUNTY's recapture of the Subject Space. If COUNTY recaptures the Subject Space, COUNTY shall, at COUNTY's sole expense, construct any partitions required to segregate the Subject Space from the space retained by LESSEE. LESSEE shall, however, pay for painting, covering, or otherwise decorating the surfaces of the partitions facing the remaining Leased Premises retained by LESSEE. If COUNTY recaptures the Subject Space, COUNTY shall pay LESSEE ten percent (10%) of any Transfer Premium received by COUNTY.

27. SIGNS, POSTERS, BUILDINGS AND TOWERS

A. No advertising signs, posters or similar devices shall be erected, displayed or maintained in, on, about or above the Leased Premises or the structures thereon without a sign permit and the written approval of the Airport Manager.

B. No structures erected on the Leased Premises shall exceed the height limit fixed by any COUNTY zoning ordinance or regulations of the Airport or Federal Aviation Authority. LESSEE in its operations shall not unreasonably interfere with the property, interests, operations or activities of the COUNTY or of other LESSEEs of the COUNTY.

28. TAXES

LESSEE will pay all fees, taxes, assessments and licenses levied, imposed or required by any governmental subdivision, body or authority on or in respect to any improvements or property placed on the Leased Premises by LESSEE or any person with its permission The use, occupancy or possessory rights of LESSEE in the Leased Premises:

A. Any business, activity or transaction conducted thereon by LESSEE;

B. COUNTY license and permits; and

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C. Commercial Operator Permit fee.

29. WAIVER OF DAMAGES AND INDEMNIFICATION

COUNTY shall not be liable to LESSEE for any injury or damage that may result to any person or property by or from any cause whatsoever, except as results from acts of the sole negligence on the part of COUNTY, its agents, servants, employees or invitees. Without limiting the generality of the foregoing waiver, it is expressly extended to injury or damage caused by water leakage of any character from the roof(s), wall(s), basement or any part of the property, or caused by gas, oil, electricity or any other cause in or about the Leased Premises or the building(s). LESSEE agrees to hold COUNTY harmless from, and to defend COUNTY against, any and all claims or liability for any death of for injury to any person or damage to any property, whatsoever, occurring in, on or about the Leased Premises.

30. PAYMENT OF RENT AND SERVICES

Notwithstanding any other provision of this Lease, all rents shall be paid to County of Glenn Public Works Agency, c/o Airports, by delivering or mailing to the address provided in Section 39.

31. SECURITY DEPOSIT

A. On execution of this Lease, LESSEE shall deposit the sum of $_____ ($amount in words) representing two (2) month's rent in cash as security for the faithful performance of the terms, covenants and conditions of this Lease.

B. If LESSEE is in default, COUNTY can use the security deposit or any portion of it, to cure the default or to compensate COUNTY for all damages or loss sustained by COUNTY resulting from LESSEE's default if the notice requirements, if applicable, have been observed. LESSEE shall immediately, on demand, pay to COUNTY a sum equal to the portion of the security deposit expended or applied by COUNTY as provided in this paragraph so as to maintain the security deposit in the sum initially deposited. Upon final accounting by COUNTY, any balance of said deposit shall be refunded to LESSEE.

32. HOLD HARMLESS

A. LESSEE shall save, protect, indemnify, and hold harmless COUNTY, its elective and appointive boards, commissions, officers, agents, and employees from any and all claims, cost or liability of any kind allegedly suffered, incurred or threatened, including personal injury, death, property damage, inverse condemnation, or any combination of these, foreseeable or unforeseeable, arising directly or indirectly from or connected with any acts performed pursuant to this Lease, or any omission to perform, including, but not limited to, claims, costs or liability resulting from: (1) The conduct, negligent or otherwise, of LESSEE, its sublessee(s), assignee(s), or any officer(s), agent(s) or employee(s) of one or more of them; (2) The joint conduct of the COUNTY and LESSEE, regardless of whether the COUNTY is concurrently, active or passively negligent or not negligent at all; or (3) The sole concurrent conduct of any other person or entity. The above promise and agreement in this section is not conditioned or dependent on whether LESSEE or COUNTY has prepared, supplied or approved any plan(s) or specification(s) in connection with this Lease, or has insurance or other indemnification covering any of these matters, or that the alleged damage resulted partly from any negligent or willful misconduct of COUNTY.

B. Non-Liability of COUNTY for Damages. This Lease is made upon the express condition that COUNTY is to be free from all liability and claim for damages by reason of any injury to any person or persons including, LESSEE, or property of any kind whatsoever and to whomsoever belonging, including LESSEE, from any cause or causes whatsoever while in, upon, or in any way connected with the Leased Premises during the term of this Lease or any extension hereof

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or any occupancy hereunder, LESSEE hereby covenanting and agreeing to indemnify and save harmless COUNTY from all liability, loss, cost, attorney's fees, and obligations on account of or arising out of any such injuries or losses however occurring.

33. BREACH

After service of ten (10) days written notice thereof by COUNTY on LESSEE any one of the following shall constitute a breach of this Lease by LESSEE:

A. The appointment a general assignment by LESSEE for the benefit of creditors, or of a Receiver to take possession of all or substantially all of the assets of LESSEE, or
B. Period of twenty (20) days, or
C. A default in the performance of any other covenant or condition of this Lease on the part of LESSEE to be performed for a period of twenty (20) days

34. INSURANCE

A. During the rental term, LESSEE, at LESSEE's sole expense, shall secure and maintain in force such policies of insurance as will protect it from claims for damages or injury resulting from bodily injury, including death, and for the loss or damage to property of others which may arise from operations of this Lease. Such insurance shall contain statements that:
B. These policies shall also apply to COUNTY, as an Additional Named Insured; (ii) the insurance afforded by these policies applies severally as to each insured, except that the inclusion of more than one insured shall not operate to increase the limit of the company's liability, and the inclusion hereunder of any person or organization as an insured shall not affect any right which such person or organization would have as a claimant if not so included; (iii) the insurance shall be primary insurance over any other insurance carried by COUNTY, which other insurance shall be considered excess only; (iv) the above policies specifically include coverage indemnifying COUNTY as set forth in this Lease; (v) the policies may not be canceled, nor the coverage reduced until thirty (30) days after a written notice of such cancellation or reduction in coverage is delivered to COUNTY at the address contained herein; (vi) the insurance companies named herein waive any all rights of subrogation against COUNTY. Such liability insurance shall be written with limits of at least Two Million Dollars ($2,000,000.00), combined single limits, and shall be written by companies acceptable to COUNTY. The limit of liability insurance coverage shall be adjusted commensurate with inflation and other liability factors upon adoption of resolution of the COUNTY Council of COUNTY. Certificates of Insurance evidencing the above obligations shall be delivered to COUNTY on prior commencement of operations covered by this agreement.
C. COUNTY, at LESSEE's cost, shall cooperate fully with LESSEE to maximize any recovery following an insured casualty. All policies of fire and extended coverage or other casualty insurance required by subparagraphs (f) and (h) below shall provide that proceeds there under shall be paid to COUNTY and LESSEE as their interests may appear.
D. All policies required to be maintained by LESSEE pursuant to the terms of this Lease shall be issued by companies authorized to do business in the State of California with a financial rating of at least "A" in the most recent edition of Best Insurance Reports. LESSEE shall pay premiums therefore and shall deliver annually to COUNTY Certificates of Insurance that such policies are in effect. If LESSEE fails or refuses to procure or maintain the insurance coverage required hereunder, or fails or refuses to furnish COUNTY with proof that coverage has been procured and is in full force and paid for, COUNTY shall have the right, at COUNTY's election and without notice to LESSEE, but without any obligation to do so, to procure and maintain such coverage. LESSEE shall reimburse COUNTY on demand for any premiums COUNTY so pays in connection with such procurement.
E. Fire Insurance: During the Lease Term, LESSEE, at LESSEE's sole expense, shall insure for fire and extended coverage risks all buildings, personal property, improvements, and alterations

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in, on, or about the Leased Premises. Such insurance shall be in an amount not less than eighty percent (80%) of insurable, full replacement cost of such buildings and improvements, and shall include vandalism and malicious mischief endorsements. Said fire insurance policies shall contain loss payable endorsements in favor of the parties as their respective interests may appear hereunder. The County of Glenn shall be named as additional insured in such policy or policies.

F. Fire or Casualty:
   1. Destruction of LESSEE Owned Building. In the event of extensive damage (greater than fifty percent (50%)) to or destruction of buildings or other improvements on the Leased Premises owned by LESSEE as provided in Section 11 of this Lease ("LESSEE Improvements"), LESSEE shall determine whether to repair or replace the LESSEE Improvements. If it is determined to repair or replace the LESSEE Improvements, the proceeds of any insurance policy paid on account of such damage or destruction shall be used to defer the cost of repairing or replacing the LESSEE Improvements. LESSEE shall complete all repairs within a reasonable time. If it is determined not to repair or replace the LESSEE Improvements, LESSEE may terminate this Lease upon written notice to COUNTY within thirty (30) days of such damage or destruction. If LESSEE terminates this Lease pursuant hereto, after deducting any proceeds payable to LESSEE's lender pursuant to the following paragraph, the remaining proceeds of any insurance policy paid on account of such damage or destruction shall be distributed to COUNTY and LESSEE pursuant to the following formula: COUNTY's share shall be the product of the amount of the remaining proceeds multiplied by a fraction, the numerator which is the number of months since the commencement date of this Lease until the date of the casualty causing such damage or destruction, and the denominator of which is four hundred and twenty (420). LESSEE's share shall be the excess of the remaining proceeds after subtracting the COUNTY's share. In the event of termination of the Lease pursuant to this Section 33 (e) (l), LESSEE shall remove the LESSEE Improvements and, restore the COUNTY owned building to its prior condition at LESSEE's sole cost and expense prior to the date of termination of the Lease. All fire and extended coverage insurance policies insuring the LESSEE Improvements may have a loss payable clause in favor of any lender of LESSEE, including, but not limited to, any mortgagee of LESSEE, as such lender's interest may appear.
   2. Destruction of COUNTY Owned Leased Premises. If during the term of this Lease the COUNTY owned Leased Premises, as provided in Section 11 of this Lease, shall be damaged or destroyed to the extent of fifty percent (50%) of its valuation or at a repair cost estimated by the COUNTY Building Official to exceed the sum of Twenty Five Thousand Dollars ($25,000.00) by fire, the elements, or any other cause, then this Lease shall, at COUNTY's option, cease and become null and void from the date of such damage, or destruction, and LESSEE shall immediately surrender the entire Leased Premises to COUNTY and shall pay rent only to the time of such surrender.
   3. If the COUNTY owned Leased Premises shall be damaged by fire, or other cause, so as to be capable of being repaired within a reasonable time, COUNTY shall have the option to repair the same and during the time that the repairs are being made, COUNTY shall remit to LESSEE a just and fair portion of the rent according to the nature of the damage sustained and according to the extent that LESSEE is deprived of the use of the COUNTY owned Leased Premises. Should the estimated time to repair damage exceed one hundred twenty (120) days, the LESSEE may, at his option, terminate, this Lease. In such event both parties shall be released from further obligations under the terms of this Lease.

G. Workers' Compensation: LESSEE, at LESSEE's sole expense, must obtain and maintain workers' compensation insurance covering all its employees, and said insurance must be kept in force during the entire term of this Lease.

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H. Notice: Each party hereto shall give to the other prompt and timely notice of any claim made or suit instituted coming to its knowledge which in any way directly, contingently or otherwise, affects or might affect either, and both shall have the right to participate in the defense of the same to the extent of its own interest.

35. LITIGATION EXPENSES

If either party shall bring an action against the other by reason of the breach of any covenant, warranty or condition hereof, or otherwise arising out of this Lease, whether for declaratory or other relief, the prevailing party in such suit shall be entitled to its costs of suit and reasonable attorney fees, which shall be payable whether or not such action is prosecuted to judgment. "Prevailing Party" within the meaning of this paragraph shall include without limitation a party who brings an action against the other after the other's breach or default, if such action is dismissed upon the other's breach or default, if such action is dismissed upon the other's payment of the sums allegedly due or performance of the covenant's allegedly breached, or if the plaintiff obtains substantially the relief sought by it in the action.

36. SURRENDER OF PREMISES

LESSEE agrees to surrender the Leased Premises and any addition thereto at the termination of the tenancy herein created in the same condition as the Leased Premises were in at the beginning of the tenancy or at the time of completion of the improvements as the case may be, reasonable use and wear thereof and damage by act of God or the elements excepted. The voluntary or other surrender of this Lease by LESSEE or a mutual cancellation thereof shall not work a merger, and shall, at the option of COUNTY, terminate all or any existing subleases or sub tenancies, or may, at the option of COUNTY, operate an assignment to COUNTY of any or all such sublease or sub tenancies.

37. WAIVER

Any waiver, expressed or implied, by either party of any breach by the other party of any agreement, term or condition of this Lease shall not be, or be construed to be, a waiver of any subsequent breach of a like or other agreement, term of condition hereof; and the acceptance of rent hereunder shall not be, or be construed to be, a waiver of any breach of any agreement, term or condition of this Lease, except as to the payment of rent so accepted. The rights and remedies of either party under this Lease shall be cumulative and in addition to any and all other rights and remedies which either party has or may have.

38. QUIET ENJOYMENT

COUNTY covenants and warrants that upon LESSEE's paying the rent and observing and performing all of the terms, covenants, and conditions on LESSEE's part to be observed and performed hereunder, LESSEE shall and may peaceably and quietly enjoy the Leased Premises hereby demised, subject nevertheless to the terms and conditions of this Lease.

39. NOTICES

All notices, consents, waivers or other communications which this Lease requires or permits either party to give to the other shall be in writing and shall be served personally or delivered by registered or certified mail, return receipt requested, made upon or addressed to the respective parties as follows:

To LESSOR: Glenn County Public Works Agency
P.O. Box 1070
Willows, CA 95988

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To LESSEE:

or such other address as may be contained in a notice from either party to the other given pursuant to this section. Notice of registered or certified mail shall be deemed to be given forty- eight (48) hours from the time of postmarking if mailed within the United States (excluding Alaska).

40. RECORDATION

Neither party, without the consent of the other, shall cause or permit the original nor any copy of this Lease to be recorded, filed or published in any public place.

41. LESSEE TO ASSUME ALL UNKNOWN EXPENSES

Notwithstanding the existence of a provision therefore in this Lease, LESSEE shall assume, pay and be obligated for any and all costs and expenses toward the operation, protection, maintenance of the Leased Premises, known or unknown, expressed or unexpressed, it being the intention of the parties for this to be a triple net lease to COUNTY.

42. RIGHT OF COUNTY TO ENTER FOR INSPECTION

COUNTY shall have the right to enter upon the Leased Premises at all reasonable times during the term of this Lease for the purpose of making any inspection it may deem expedient to the proper enforcement of this Lease.

43. NONDISCRIMINATION

LESSEE hereby covenants that LESSEE in its use of the Leased Premises and any and all structures, buildings and improvements located here on shall conduct the fixed base operation or any other activity hereafter authorized by the COUNTY on the Leased Premises on a nonexclusive and non-discriminatory basis in all respects with regard to any person, firm or group of persons. LESSEE shall not act in any manner prohibited by Part 15 of the Federal Aviation Regulations and further agrees to be nondiscriminatory also with respect to price or cost of services or goods and in every other fashion.

44. ENFORCEMENT OF NONDISCRIMINATION CLAUSE

COUNTY shall have the right to take such action against the LESSEE as the United States Government may direct or request to enforce the terms of the preceding paragraph on behalf of the United States Government or on behalf of any of its citizens or the COUNTY itself.

45. OTHER OPERATIONS

It is understood that the use authorized at the _____ Airport by this Lease is not given to LESSEE exclusively but may be given to any other LESSEE at the Airport at the sole discretion of the COUNTY.

46. CONDEMNATION

If the whole or any substantial part of the Leased Premises shall be taken by any paramount public authority under the power of eminent domain then the term of this Lease shall cease as to the part so taken from the date the possession of that part shall be taken for any public purpose, and from that day LESSEE shall have the right either to cancel this Lease or to continue in the possession of the remainder of the Leased Premises under the term herein provided, except that the square foot rental shall be reduced in proportion to the amount of the Leased Premises taken. Damages awarded for such taking shall be apportioned between the COUNTY and LESSEE in a ratio relating to the number of years expired and remaining in the Lease Term between COUNTY and LESSEE respectively; provided, however, that COUNTY shall not be entitled to any portion of the award made for loss of business installation or improvements belonging to LESSEE.

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47. NONDISCRIMINATIONS (FAA, MBE, DBE REQUIREMENTS)

A. The LESSEE, for itself, its heirs, personal representatives, successors in interest, and assigns, as a part of the consideration for this Lease, does hereby covenant and agree as a covenant running with the land that in the event facilities are constructed, maintained, or otherwise operated on the Leased Premises for a purpose for which a Department of Transportation (DOT) program or activity is extended or for another purpose involving the provision of similar services or benefits, the LESSEE shall maintain and operate such facilities and services in compliance with all other requirements imposed pursuant to Title 49, Code of Federal Regulations, DOT, Subtitle A, Office of the Secretary, Part 21, Nondiscrimination in Federally-Assisted Programs of the Department of Transportation Effectuation of Title VI of the Civil Rights Act of 1964, and as such Regulations may be amended.

B. The LESSEE for itself, its personal representatives, successors in interest, and assigns, as a part of the consideration hereof, does hereby further covenant and agree as a covenant running with the land that: (a) no person on the grounds of race, color or national origin shall be excluded from participation in, denied the benefits of, or be otherwise subjected to discrimination in the use of facilities; (b) that in the construction of any improvements on, over, or under such land and the furnishing of services thereon, no person on the grounds of race, color, or national origin shall be excluded from participation in, denied the benefits of, or otherwise be subject to discrimination; (c) that the LESSEE shall use the with all other requirements imposed by or pursuant to Title 49, Code of Federal Regulations, Department of Transportation, Subtitle A, Office of the Secretary, Part 2 1, Nondiscrimination in Federally-Assisted Programs of the Department of Transportation-Effectuation of Title VI of the Civil Rights Act of 1964, and as such Regulations may be amended.

C. LESSEE shall furnish its accommodations and/or services on a fair, equal and not unjustly discriminatory basis to all users thereof and it shall charge fair, reasonable and not unjustly discriminatory prices for each unit or service; PROVIDED, THAT the LESSEE may be allowed to make reasonable and nondiscriminatory discounts, rebates or other similar type of price reductions to volume purchasers. LESSEE shall insert the provisions of this section in any lease agreement or contract by which LESSEE grants a right of privilege to any person, firm or corporation to render accommodations and/or services to the public on the Leased Premises.

48. REMEDY FOR DISCRIMINATION

In the event of breach of any of the nondiscrimination covenants identified in Paragraph 47, COUNTY shall have the right to terminate this Lease and to reenter and repossess the Leased Premises and the facilities thereon, and hold the same as if this Lease had never been made or issued. The provision does not become effective until the procedures of 49 CFR Part 21 are followed and completed including expiration of appeal rights. Non-compliance with paragraph 50 shall constitute a material breach thereof and in the event of such non-compliance COUNTY shall have the right to terminate this Lease and the estate hereby created without liability therefore or at the election of the COUNTY or the United States either or both Governments shall have the right to judicially enforce paragraph 47.

49. AFFIRMATIVE ACTION

LESSEE assures that it will undertake an affirmative action program as required by 14 CFR Part 152, Subpart E, to ensure that no personal shall be on the grounds of race, creed, color, national origin, or sex be excluded from participating in any employment activities covered in 14 CFR, Subpart E. LESSEE assures that no person shall be excluded on these grounds from participating in or receiving the services or benefits of any program or activity covered by such subpart. LESSEE assures that it will require that it's covered by such subpart. LESSEE assures that it will require

that its covered suborganizations provide assurances to the LESSEE that they similarly will undertake affirmative action programs and that they will require assurances from their suborganizations, as provided by 14 CFR Part 152, subpart 2, to the same effect.

50. SUBORDINATION TO FUTURE FAA AGREEMENTS

This Lease shall subordinate to the provisions and requirements of any existing or future agreement between the COUNTY and the United States, relative to the development, operation or maintenance of the Airport.

51. NOTICE TO FEDERAL AVIATION ADMINISTRATION

This Lease shall subordinate to the provisions and requirements of any existing or future agreement between the County and the United States, relative to the development, operation or maintenance of the Airport.

52. PROPRIETARY AND GOVERNMENTAL ROLES; ACTIONS BY COUNTY

Except where clearly and expressly provided otherwise in this Lease, the capacity of the County of Glenn ("County") in this Lease shall be as owner and COUNTY of property only ("Proprietary Capacity"), and any obligations or restrictions imposed by this Lease on the County shall be limited to that capacity and shall not relate to, constitute a waiver of, supersede or otherwise limit or affect its governmental capacities, including enacting laws, inspecting structures, reviewing and issuing permits, and all of the other legislative and administrative or enforcement functions pursuant to federal, state or local law ("Governmental Capacity"). When acting in its Proprietary Capacity, discretionary actions may be undertaken by the County Administrative Officer or other designees as designated by the County Administrative Officer to the extent otherwise provided for in this Lease. In addition, nothing in this Lease shall supersede or waive any discretionary or regulatory approvals required to be obtained from the County under applicable law, nor guarantee that the County, in its Governmental Capacity, will grant any particular request for a license, permit or other regulatory approval. LESSEE understands that the County may grant or deny such request in its sole discretion and may impose such terms and conditions as it deems consistent with that discretion and applicable law.

53. NON-EXCLUSIVE RIGHT

It is understood and agreed that nothing herein contained shall be construed to grant or authorize the granting of an exclusive right within the meaning of Section 308 of the Federal Aviation Act.

54. TERMS

All the provisions of this Lease shall be deemed and construed to be "covenants" as though the words imported such covenants were used in each separate paragraph hereof, except when expressed as conditions.

55. GOVERNING LAW

This Lease shall be construed and enforced in accordance with the laws of the State of California.

56. BINDING EFFECT

This Lease and the covenants and agreements herein contained shall bind and inure to the benefit of the parties hereof, their heirs, successors, executors, administrators, and when permitted assigns.

57. TIME IS OF THE ESSENCE

Time is of the essence regarding this Lease.

58. CONSENT

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Whenever consent or approval of either party is required, that part shall not unreasonably withhold such consent or approval.

59. CORPORATE STATUS

If either party is a corporation, that party shall deliver to the other party on execution of this Lease, a certified copy of a resolution of its governing body authoring the execution of this Lease and naming the officers that are authorized to execute this Lease on behalf of the corporation.

60. BROKERS

Each party represents that it has not had dealings with any real estate broker, finder, or other party, with respect to this Lease in any manner. Each party shall hold harmless the other party from all damages resulting from any claims that may be asserted against the other party by any broker, finder, or other person, with whom the other party has or purportedly has dealt.

61. EXHIBITS

All exhibits referred to are attached to this Lease and incorporated by reference.

62. ENTIRE AGREEMENT

This Lease contains the entire agreement of the parties, and by signing this Lease they agree that there is no other written or oral agreement, promise, or representation between them respecting the Leased Premises. This Lease shall bind and inure to the benefit and advantage of the assigns of COUNTY, and of the heirs, executors, administrators, and when permitted hereunder the assigns of the LESSEE.

Executed at Willows, California on _____, 2022.

APPROVED BY LESSEE:

Name:
Title:

APPROVED BY COUNTY:

Scott DeMoss, County Administrative Officer
Glenn County

APPROVED AS TO FORM:

William Vanasek, County Counsel
Glenn County

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EXHIBIT A – Hangar Location/Description/MAP – INSERT HERE

Orland Haigh Field
Airport Master Plan Report

Glenn County, California

Prepared by
Hodges & Shutt
for
County of Glenn, California

April 1989

Adopted by Glenn County Board of Supervisors
April 3, 1990

COUNTY OF GLENN

Board of Supervisors

Daniel E. Cooper, Chairman
George A. Edwards
James E. Mann
Dick Mudd
Joanne Overton

Orland Airport Advisory Committee

Jerry Jackson
Ernie Meyers
Dan Peterson
Bill Rackley
Alex Vereschagin

Staff

Wesley E. Gilbert, Public Works Director
Jon Stevenson, Administrative Analyst

The preparation of this document was financed in part through a planning grant from the Federal Aviation Administration as provided under Section 505 of the Airport and Airway Improvement Act as amended. The contents of this report reflect the views of Hodges & Shutt, who are responsible for the facts and accuracy of the data presented herein. The contents do not necessarily reflect the official views or policy of the FAA. Acceptance of this report by the FAA does not in any way constitute a commitment on the part of the United States to participate in any development depicted herein nor does it indicate that the proposed development is environmentally acceptable in accordance with Public Laws 91-190, 91-258, and/or 90-495.

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PART I

Summary

1

INTRODUCTION

STUDY BACKGROUND

Orland Haigh Field has operated in a safe and efficient manner for many years with relatively little attention required from Glenn County government. The only previous master plan was prepared in the late 1940's, shortly after the County obtained the facility from the federal government. Recently, though, the continued demand for additional aircraft hangars plus a mounting necessity for substantial maintenance and repair of existing facilities led to recognition that a new plan was needed. Accordingly, the County of Glenn sought a Federal Aviation Administration grant and retained Hodges & Shutt to conduct this comprehensive study of the Airport's future development requirements.

This Airport Master Plan has been prepared in close coordination with the Orland Airport Advisory Committee, Glenn County staff, and the Airport's fixed base operators and users. Discussions also have been held with the Federal Aviation Administration and the California Division of Aeronautics.

CONTENTS OF THE PLAN

The Master Plan Report is organized in two major parts plus a set of appendices.

Part I is a summary of the plan. Following this introductory chapter are two chapters which present the major results of the Master Plan study. Chapter 2 sets forth the study's conclusions and recommendations and Chapter 3 contains the airport plan drawings.

Part II consists of the study's technical data and analyses. There are six principal subject areas: background and inventory data; forecasts of airport activity; an examination of airfield design issues; development of the building area; a discussion of land use and environmental issues; and examination of operational and financial topics.

The appendices contain supporting information and supplemental documentation.

2

CONCLUSIONS AND RECOMMENDATIONS

PLAN ADOPTION

- **Use of the Plan** – After completion of the public review process, the Glenn County Board of Supervisors should adopt this Airport Master Plan as the basis for future development of Orland Haigh Field.

- **Updating** – The plan should be reviewed and, as necessary, updated in about seven to ten years.

AIRPORT ACTIVITY

Present

- **Airport Role** – Orland Haigh Field is principally a personal/recreational usage facility with business related flying being an important secondary function.

- **Based Aircraft** – As of late 1988, some 55 aircraft were based at the Airport.

  - Except for several sailplanes and ultralights, all of the based aircraft are light, single-engine airplanes.

  - Only about half of Orland Haigh Field's aircraft owners reside or have businesses in Orland. Of the remainder, nearly 40% have Chico addresses.

- **Aircraft Operations** – An estimated 23,000 aircraft operations took place at the Airport in 1988.

Forecasts

- **Based Aircraft** – The Master Plan forecasts Orland Haigh Field to have some 80 based aircraft in 2008.

  - In that few new small airplanes are presently being built, this growth rate is substantially greater than projected for the nation or the state.

  - The high growth rate projected for Orland is predicated upon attracting aircraft from other airports by construction of new hangar facilities – for which a current unmet demand is

apparent – and continuation of rental rates competitive with those of nearby airports.

- **Aircraft Operations** – Annual aircraft operations are expected to reach 38,000 in 2008.
  - Itinerant operations will increase more rapidly than local and will comprise some 65% of the total in 20 years.
  - Multi-engine and small business jet activity will remain low percentages of the total, but will increase relatively more than single-engine aircraft operations.

AIRFIELD DESIGN

Existing Runway Design

- **Runway Length** – The existing runway length of 5,160 feet exceeds the requirements for all aircraft now operating at the Airport or anticipated to regularly operate there in the future.
- **Runway Width** – The 50-foot existing runway width is 10 feet less than the minimum (General Utility Stage I) standards applicable to the Airport.
- **Runway Safety Area** – The FAA requirement for 240 feet of graded safety area beyond each end of the runway is not met at either existing runway end.
  - County Road 200 comes within 50 feet of the north end of the runway.
  - There is no physical barrier preventing construction of a properly-graded safety area at the runway's south end. However, with the runway end in its current location, the required safety area extends beyond the airport property line.
- **Clear Zones** – Both clear zones are situated entirely off airport property.

Proposed Runway Design

- **Runway Length** – The runway length should be reduced to 4,500 feet by shortening the north end.
  - This length exceeds the standards for a General Utility Stage II runway, the highest classification applicable at Orland.
  - By relocating the north end of the runway, an adequate safety area can be provided and the existing displaced threshold can be eliminated.
  - The displaced threshold at the south end of the runway can also be eliminated if the County obtains adequate control over

the clear zone property as described later in this chapter and in Chapter 8.

- **Runway Width** – The runway should be widened to 60 feet.

Taxiways

- **Existing Conditions** – The parallel taxiway is deficient in several important respects.
  - It is poorly defined where it crosses the Airport's asphalt mat and the pavement of its northerly extension is damaged.
  - No access is provided to either runway end.
  - The 200-foot runway-to-taxiway separation distance is less than the current minimum standard of 225 feet.
- **Proposed Configuration** – The parallel taxiway should be relocated to the optimum (General Utility Stage II) distance of 240 feet from the runway and extended to both future runway ends. Installation of edge reflectors is recommended.

Pavement Evaluation

- **Runway** – The runway pavement is in reasonably good condition. Nonetheless, a 2-inch overlay is proposed as a means of strengthening and preserving the existing pavement, improving drainage, accomplishing the recommended widening.
- **Parallel Taxiway** – A pavement overlay on the existing asphalt mat should be constructed along the proposed parallel taxiway alignment and at defined runway exit points. Totally new construction is required to extend the taxiway to the future runway ends.
- **Asphalt Mat** – The asphalt mat on which nearly all of the airfield lies is now approximately 45 years old. It has held up well, but deterioration is occurring. The costs of maintaining the entire mat would, however, exceed the benefits.
  - Patching and application of a slurry seal are recommended for the portions of the mat other than the runway and parallel taxiway which are used by aircraft.
  - The western two-thirds of the mat should be allowed to deteriorate unless specific uses for it exist. Periodic sweeping is recommended to keep loose gravel from being tracked or blown onto aircraft operating areas.
  - The sections of the mat pavement between the runway and future parallel taxiway should be removed to facilitate drainage.

Other Airfield Design Elements

- **Runway Lighting** – Replacement of the present, barely functional, nonstandard runway lighting system is a top-priority project at the Airport. A medium-intensity system with pilot-controlled switching is recommended.

- **Instrument Approach** – The existing nonprecision, circling approach adequately serves the needs of most of the Airport's users. A straight-in approach utilizing LORAN-C navigation is a long term possibility.

- **Approach and Landing Aids** – Installation of a Visual Glide Slope Indicator (VSGI) is recommended for each end of the runway.

BUILDING AREA DEVELOPMENT

Hangars

- **Demand** – Construction of additional hangar buildings is a top-priority need at Orland Haigh Field.

  - Some spaces adequate to accommodate twin-engine aircraft should be provided. However, to keep construction and rental costs down, most of the spaces should continue to be in the size range suitable primarily for single-engine planes.

- **Location** – There are cost advantages and functional (especially drainage) disadvantages to placement of hangar buildings directly on the asphalt mat. Adequate space is available on the mat to accommodate nearly all of the anticipated hangar demand.

  - It is important that the mat not be so fully taken up with hangars in the near term so as to be unable to meet long-term demand for based and transient aircraft tiedowns.

  - The most efficient use of the asphalt mat for additional hangars requires near-term removal of the existing six-unit, diagonal T-hangar building and later, as demand warrants, the long, 14-unit building south of the airport office.

- **Ownership** – The layout of the building area is not dependent upon whether new hangar buildings are publicly or privately constructed. At least for the near term, however, it is anticipated that any new hangars will be developed with private funds.

Tiedowns

- **Based Aircraft** – Assuming that the hangar demand is met, only about 10 tiedowns will be needed for based aircraft at the end of the 20-year planning period. All tiedowns can be taxi-through positions.

- **Transient Aircraft** – The normal peak demand for transient

aircraft parking will be approximately 10 tiedowns at the end of the planning period. Taxi-through spaces are recommended.

- Although the present lack of distinction between based and transient tiedown places has not posed a problem, designation of specific spaces for transient aircraft is recommended as a convenience for transient flyers as well as to eliminate any potential future conflict.

Other Aviation-Related Facilities

- **Terminal Building** – The existing airport office and pilots' lounge is capable of adequately serving the Airport's needs for at least another decade. Before the end of the end of the 20-year Master Plan time frame, however, the need for a larger, more functional, more attractive building is expected to arise.

  - The terminal building should be centrally located on the Airport. It should be adjacent to transient aircraft parking and close to aircraft fueling facilities. Convenient public road access and automobile parking is also essential.

- **Fixed Base Operations Facilities** – Although there is no immediate demand for FBO facility expansion, this possibility must be accommodated by the airport plan.

  - A specialized FBO providing a single service is the most likely form of expansion to occur.

  - It is recommended that most future FBO development, especially any new buildings (except T-hangars), occur off the existing asphalt mat.

- **Fuel Facilities** – The Airport currently has no storage tanks for aircraft fuel sold to the public; all fuel is supplied by a County-owned and operated refueler truck. This arrangement is satisfactory for the present.

  - In the long term, though, it is anticipated that underground fuel storage and a fuel island may be more functional.

  - A need for these fuel facilities could be triggered by factors such as increased demand, changes in the availability of fuel, or increased cost of operating the present fuel truck.

- **Automobile Access** – Access roads onto the Airport need to be rebuilt.

  - The existing east and, especially, north roads are in poor condition and bring automobiles directly onto the aircraft apron.

  - An unofficial access road from the west crosses the runway and should be closed off to prevent its use.

  - New access roads should be constructed on the east side of

the Airport to serve the aviation facilities as well as potential future nonaviation development.

- **Automobile Parking** – Improved automobile parking is a high-priority requirement at Orland Haigh Field.
  - An automobile parking lot should be established next to the existing airport office/pilots' lounge. The lot should be designed so as also to function with a future terminal building.
  - Automobile facilities should be separated from aircraft operations areas. Temporary barriers, such as old telephone poles, can be utilized for the near term.
- **Fencing** – Orland Haigh Field has no existing fencing except around one FBO. Unauthorized vehicles frequently are driven onto the runway and taxiway either deliberately or inadvertently. These circumstances pose a hazard as well as a liability risk to the County.
  - Installation of a field fence around the perimeter of the aircraft-operating areas should be accomplished as soon as practical.
  - Controlled-access gates should be provided in the building area separating aircraft apron and hangars from areas requiring public access (e.g. auto parking lots).

Excess Airport Property

- **Availability** – Even allowing for substantial growth in aviation activity beyond the 20-year time frame of the Airport Master Plan, a large portion of the Airport's 390 acres will not be needed for aviation-related development.
  - The areas deemed excess to aviation needs include the western two-thirds of the asphalt mat and the frontage property along County Roads P and 200. This land should be made available for nonaviation commercial development.
- **Use** – It is not the purpose of the Airport Master Plan to recommend specific uses of the excess airport property. Several limitations on its use are important to note, however.
  - The land uses must be compatible with the noise and safety impacts of airport activity.
  - Water supply and wastewater treatment facilities are lacking.
  - Access road improvements, constructed at least partially at the developer's expense, will be required.
  - It is recommended that the County lease rather than sell the property.
  - The lease revenue must be used for airport operational or capital improvement purposes.

LAND USE AND ENVIRONMENTAL ISSUES

Impacts of Airport Operations

- **Noise and Overflights** – The projected growth of airport activity will result in more aircraft overflights of surrounding lands with the potential for conflicts.
  - Measured in terms of Community Noise Equivalent Level (CNEL), the impacts will be negligible.
  - Nevertheless, annoyance at aircraft overflights can occur elsewhere in the airport vicinity, particularly if aircraft routinely overfly residences at low altitudes.
- **Safety** – The most critical areas with regard to safety, both for aircraft and for uses on the ground, are the runway approach and departure zones, especially the portions closest to the runway ends. In these areas, it is essential that control be exercised over both the height of objects and the types of land uses.

Runway Clear Zone and Approach Protection

- **Runway 15** – Even with the proposed relocation of the approach end of Runway 15, nearly half of the clear zone will remain on private property north of County Road 200. To protect this land and adjacent portions of the runway approach corridor from possible incompatible development, acquisition of conservation easements on approximately 40 acres of property is recommended.
  - The purpose of the conservation easements is to assure that the land remains in agricultural or other compatible use and that no new residential or other incompatible structures are built. In essence, the County would be buying the development rights to this property.
  - The conservation easements should include standard avigation easement rights (overflight, height restrictions, etc.).
- **Runway 33** – Fee title acquisition is recommended for the Runway 33 clear zone and adjacent property encompassing approximately 40 acres between the present southerly airport property line and County Road 24.

OPERATIONAL AND FINANCIAL ISSUES

Operational Policy Issues

- **Airport Rules and Regulations** – The County should adopt formal rules and regulations specifying the responsibilities of airport users.

- As a minimum, the rules and regulations should address safety, security, fire protection, airfield access, reporting, financial responsibility, commercial operations, flight patterns and procedures, ground operating procedures, and enforcement and penalties.

- **Minimum Standards** – The County is strongly encouraged to adopt a set of minimum standards for commercial enterprises doing business at the Airport.

  - Such standards serve to set guidelines for quality and levels of service, to specify minimum equipment and capital investment requirements, and to exclude marginal or irresponsible competitive operations.

- **Hangar Lease Policies** – Policies should be developed regarding minimum development standards, waiting list procedures, and use and occupancy requirements for the Airport's hangars. Some of these policies would apply to both County and privately owned hangars, others only to those belonging to the County.

- **Unauthorized Commercial Activity** – Free-lance commercial activity (aircraft maintenance, flight instruction, etc.) occurs at the Airport to the financial detriment and potential liability of the County.

  - Rather than attempting to totally eliminate these "limited commercial" activities, the County should establish essential controls and requirements under which they must operate (e.g., qualifications, activities permitted, insurance requirements, County fees, etc.).

- **Use of Automobile Gasoline in Aircraft** – For a variety of reasons, the use of auto gas in aircraft has increased nationwide and is likely to continue to do so. As a measure of its safety responsibilities, it is recommended that the County monitor the use and dispensing of auto gas at the Airport.

Capital Improvement Program

- **Cost** – Construction of the facilities identified in the Master Plan will cost nearly $3.0 million (in 1988 dollars) over the next 20 years. About $1.2 million of this total, most of it for runway and taxiway improvements, is scheduled for the initial five-year period.

- **Funding Sources** – The proposed capital improvements would be funded from a combination of federal, state, County, and private sources.

  - Approximately $1.3 million of the total cost is eligible for Federal Aviation Administration and California Division of Aeronautics grants.

  - County investment is estimated at nearly $0.9 million, the majority of which is for construction of a new administration building/pilots' lounge during the latter part of the 20-year planning period.

building/pilots' lounge during the latter part of the 20-year planning period.

- The remaining approximately $0.8 million of the total is expected to be private investment, principally in construction of T-hangars.

Operating Revenues and Expenses

- **Revenue Generation** – Airport operational revenues have traditionally originated from five principal sources: hangar rent, tie-down fees, concession fees, land and house rentals, and fuel sales. These fees are established and adjusted from time to time by the Glenn County Board of Supervisors. Additional airport revenues could be obtained through:

  - Enforced assessment of fees for limited commercial-service operations.

  - Adjustment of rates and fees to more adequately account for the effects of inflation and the cost of providing services and facilities.

  - Continued use and promotion of the County-operated fuel service.

  - Redirection of taxes generated at the Airport for use in the airport enterprise fund.

- **Expenses** – Orland Haigh Field's financial potential can be enhanced by minimizing the expenses of airport operation. Significant success has already been achieved in this regard. Additional areas of potential expense reduction include: energy conservation, joint purchasing and use programs, and contract services.

- **Financial Projection** – If the County's proposed airport rates and charges schedule adjustment is implemented as planned in 1989, Orland Haigh Field will generate a modest, consistent net income throughout the ten-year financial planning period. It is suggested that the bulk of the net income be applied toward capital improvement projects that directly benefit the Airport.

3

AIRPORT PLANS

AIRPORT PLAN DRAWINGS

Airport plan drawings are of equal or even greater importance than the Master Plan text in representing the County of Glenn's intentions regarding the future course of development of Orland Haigh Field. The three drawings in the official Orland Haigh Field plan set are presented here in reduced size: the Airport Layout Plan (Figure 1), Building Area Plan (Figure 2), and the Approach and Clear Zone Plan (Figure 3).

The Airport Layout Plan (ALP) is the most important of the airport plan drawings. An ALP adopted by the airport owner and approved by the FAA is a prerequisite to funding of airport improvement projects under both the Federal Aviation Administration Airport Improvement Program (AIP) and the State Division of Aeronautics California Aid to Airports Program (CAAP). The Orland Haigh Field Airport Layout Plan depicts the existing development and the improvements proposed to be implemented during the 20-year time frame of the Master Plan.

The Building Area Plan shows details of the Airport's core area not fully illustrated in the Airport Layout Plan. These include aircraft tiedown and automobile parking arrangements, lease boundaries, landscaping areas, etc.

The purpose of the Approach and Clear Zone Plan is to help monitor and protect the airspace essential to the safe operation of aircraft in the vicinity of the Airport. The criteria which define the limits of this airspace are established in Federal Aviation Regulations (FAR), Part 77, "Objects Affecting Navigable Airspace."

MAJOR FEATURES OF THE PLAN

Proposed Improvements

The overall form of Orland Haigh Field is largely set by the existing facilities already in place and no reason for major changes is apparent. Certain modifications are proposed, but most of the airport improvements fit within the existing basic airfield and building area configuration.

The major features of the proposed Master Plan include:

- **Runway Modifications** – Reduction of the runway length to 4,500 feet by relocating the north end; elimination of both displaced thresholds; widening to 60 feet; installation of new medium-intensity edge lighting.
- **Parallel Taxiway Improvements** – Repositioning the parallel taxiway 240 feet from the runway centerline and extending it to provide access to both future ends of the runway; establishment of defined runway exits and removal of portions of the asphalt mat pavement between the runway and taxiway to facilitate drainage; and installation of edge reflectors.
- **Approach Area Property Acquisition** – Acquisition of approximately 40 acres of conservation easements encompassing the Runway 15 clear zone; purchase of fee title to an additional 40 acres of property in and around the Runway 33 clear zone.
- **Additional Hangar Space** – Construction of up to 40 new T-hangar units; removal of 20 units in two old T-hangar buildings; allocation of sites for at least 20 additional portable units.
- **New Airport Office and Pilots' Lounge** – Long-term replacement of the existing facility with a new, more functional facility.
- **Automobile Access and Parking** – Establishment of a defined automobile parking lot adjacent to the airport office and separated from aircraft operating areas; replacement of the existing deteriorating access roads with a new road connecting to County Road P and another running north/south through the building area.
- **Security Fencing** – Construction of a fence around the perimeter of all aircraft operating areas.
- **Nonaviation Commercial Development** – Designation of lands on the east and west sides of the Airport as excess to aviation needs and available to be leased for development of nonaviation commercial facilities.

Staging and Costs

Table 1 lists the numerous proposed improvement projects, both the major ones noted above and the many smaller ones. The projects are listed according to the anticipated timing of their implementation – short term (within 5 years), mid-range (5 to 10 years), or long term (10 to 20 years).

Also itemized for each project are the estimated total cost and the share which would have to come from county funds. Extensive use of grants from both the Federal Aviation Administration and the California Division of Aeronautics is planned. Private funds are expected to be used for T-hangars plus a portion of the new access roads.

Many of the projects indicated for implementation in the mid-range and beyond could be beneficially developed earlier. The Airport's ability to afford the projects must be considered, however. The recommended development staging thus is not only a reflection of when the actual need is expected to occur, but also a judgment regarding the relative priority of the various needs.

Table 1

PROPOSED AIRPORT IMPROVEMENTS

	Costs (in 1988 $ values)				
	Total	Federal	State	County	Private
Short-Term Projects (within 5 Years)					
Airfield					
Reconstruct runway (new length 4,500 feet) Including: pavement overlay and widening to 60 feet	$ 285,000	$ 0	$ 256,500	$ 28,500	$ 0
Install medium-intensity runway edge lighting Including: construction of power vault building	190,000	171,000	0	19,000	0
Install Visual Glide Slope Indicators (both runway ends)	25,000	22,500	0	2,500	0
Install new lighted wind indicator and replace rotating beacon	13,000	11,700	0	1,300	0
Reconstruct parallel taxiway at distance of 240 feet from runway and extend to runway ends Including: overlay of pavement on asphalt mat; establishing exit locations; construct of holding bays; installing striping, signing, and edge reflectors	260,000	0	234,000	26,000	0
Construct drainage improvements Including: removal of asphalt mat between runway and taxiway; installation of culverts	100,000	0	90,000	10,000	0
Construct graded runway safety area at each end of runway	9,000	0	8,100	900	0
Acquire property for runway clear zone protection Including: Runway 15 - 38 acres easements Runway 33 - 39 acres fee	100,000	90,000	0	10,000	0
Building Area					
Construct new 10-unit T-hangar building (center apron) Including: removal of existing 6-unit T-hangar building	180,000	0	0	0	180,000
Mid-Range Projects (5 to 10 Years)					
Airfield					
No Projects					
Building Area					
Overlay existing apron area pavement and reposition tiedowns Note: Assumes use of cold tar slurry seal plus patching 10% of surface	240,000	216,000	0	24,000	0
Construct new 10-unit T-hangar building (south apron area)	160,000	0	0	0	160,000
Construct new taxilane to new hangar area off east edge of asphalt mat	25,000	22,500	0	2,500	0

Table 1 Continued

	Costs (in 1988 $ values)				
	Total	Federal	State	County	Private
Building Area (continued)					
Construct interim automobile parking lot Note: use temporary barriers such as telephone poles	2,000	0	0	2,000	0
Install new perimeter fencing Note: chain link in building area, field fence around remainder of airport	65,000	58,500	0	6,500	0
Construct new access roads from County Road P and County Road 200	150,000	135,000	0	15,000	0
Long-Term Projects (10 to 20 Years)					
Airfield					
No Projects					
Building Area					
Construct new 10-unit T-hangar building (south apron area) Including: removal of existing 14-unit T-hangar building	180,000	0	0	0	180,000
Construct new 10-unit T-hangar building (south apron area)	160,000	0	0	0	160,000
Construct new administration building/pilots' lounge Including: landscaping; fencing; removal of existing building	450,000	0	0	450,000	0
Construct new internal south access road	160,000	0	0	80,000	80,000
Construct permanent automobile parking lot	25,000	0	0	25,000	0
Construct new fuel storage and fuel island	170,000	0	0	170,000	0
Totals					
Short Term	$ 1,162,000	$ 295,200	$ 588,600	$ 98,200	$ 180,000
Mid Range	642,000	432,000	0	50,000	160,000
Long Term	1,145,000	0	0	725,000	420,000
MASTER PLAN TOTALS	$ 2,949,000	$ 727,200	$ 588,600	$ 873,200	$ 760,000

Source: Hodges & Shutt

LOCATION MAP



BUILDING AND FACILITY LEGEND

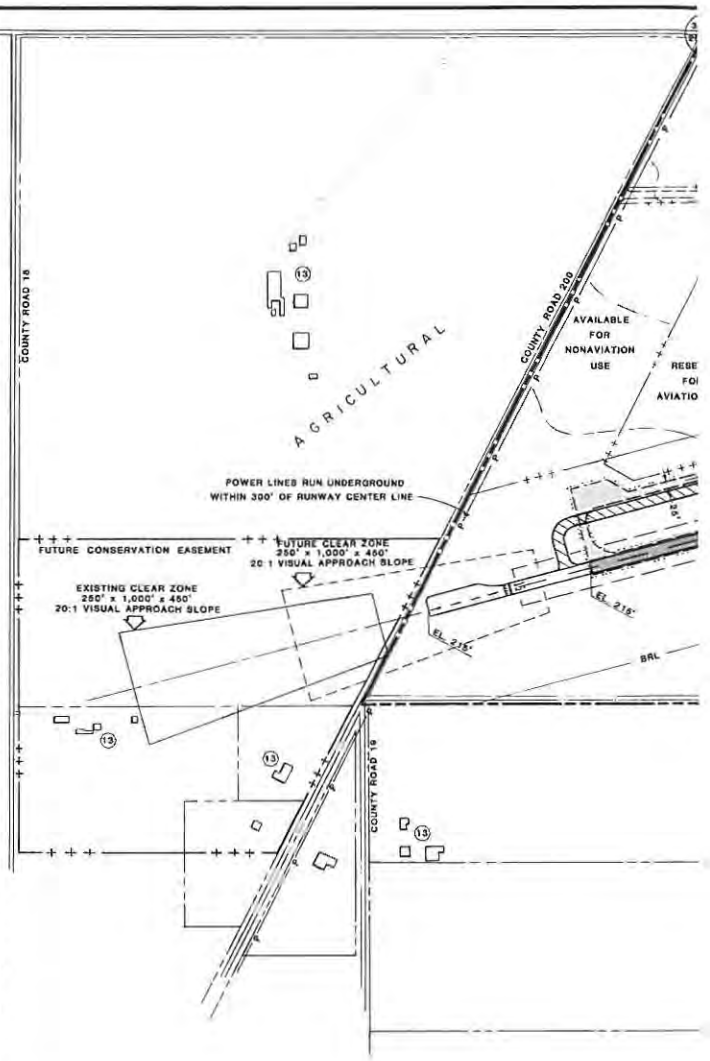
NO.	DESCRIPTION
1	AIRPORT OFFICE AND PILOTS' LOUNGE (To be replaced)
2	FBO MAINTENANCE HANGAR
3	T-HANGAR BUILDING
4	CONVENTIONAL STORAGE HANGAR
5	PORTABLE HANGARS
6	RESIDENCE/WATCHMAN'S QUARTERS
7	MOBILE HOME
8	UNDERGROUND FUEL STORAGE (Private)
9	AGRICULTURAL DISPOSAL POND (To be removed)
10	WIND CONE AND SEGMENTED CIRCLE
11	STORAGE SHED
12	SHOOTING RANGE
13	RESIDENCE/FARM BUILDING
14	AIRPORT OFFICE/PILOTS' LOUNGE (Future)
15	T-HANGAR BUILDING (Future)
16	CONVENTIONAL/CORPORATE HANGAR SITES (Future)
17	PORTABLE HANGAR SITES (Future)
18	BASED AIRCRAFT APRON
19	TRANSIENT AIRCRAFT APRON (Future)
20	POWER VAULT/ROTATING BEACON SITE (Future)
21	FUEL ISLAND (Future)
22	AUTO PARKING (Future)
23	SUPPLEMENTAL WIND CONES (Future)

RUNWAY DATA

			RUNWAY 15–33	
			EXISTING	FUTURE
RUNWAY CLASSIFICATION			GENERAL UTILITY I	SAME
PHYSICAL LENGTH AND WIDTH			5,160' X 50'	4,500' X 60'
EFFECTIVE GRADIENT			0.2%	SAME
PAVEMENT STRENGTH (SINGLE WHEEL)			8,000 lbs. (FAA estimate)	20,000 lbs. [B]
APPROACH TYPE		15	VISUAL	SAME
		33	VISUAL	SAME
APPROACH SLOPE: REQUIRED/CLEAR		15	20:1/18.1 [C]	20:1/25±:1 [D]
		33	20:1/55±:1 [C]	20:1/40±:1 [D]
APPROACH AND LANDING AIDS		15	NONE	VGSI [E]
		33	NONE	VSGI
RUNWAY END COORDINATES [A]	15	Latitude	39° 43' 41" N	39° 43' 35" N
		Longitude	122° 08' 51" W	122° 08' 49" W
	33	Latitude	39° 42' 52" N	SAME
		Longitude	122° 08' 35" W	SAME
CRITICAL AIRCRAFT	Runway Length		MED. TWIN	SAME
	Pavement Strength		SM. BUSINESS JET	SAME
	Wingspan		MED. TWIN	SAME
RUNWAY LIGHTING			LOW INTENSITY	MED. INTENSITY
TAXIWAY LIGHTING			NONE	REFLECTORS
RUNWAY MARKING			BASIC	SAME

AIRPORT DATA

		EXISTING	FUTURE
TERMINAL NAVIGATIONAL AIDS		CHICO VOR [F]	SAME
AIRPORT ELEVATION		215' MSL	SAME
AIRPORT REFERENCE POINT [A]	Latitude	39° 43' 17" N	39° 43' 13" N
	Longitude	122° 08' 43" W	122° 08' 42" W
MEAN MAX. TEMP., HOTTEST MONTH		96° F.	SAME
AIRPORT SERVICE LEVEL		G.A.	SAME
AIRPORT ACREAGE	Fee Simple Title	390±	430±
	Easements	0	40±
BASED AIRCRAFT SPACES	County Tiedowns	28	41
	HANGAR SPACE (County and Private)	55	100±
	FBO AREA (Approx.)	0	10±
TRANSIENT AIRCRAFT SPACES (County)		[G]	14

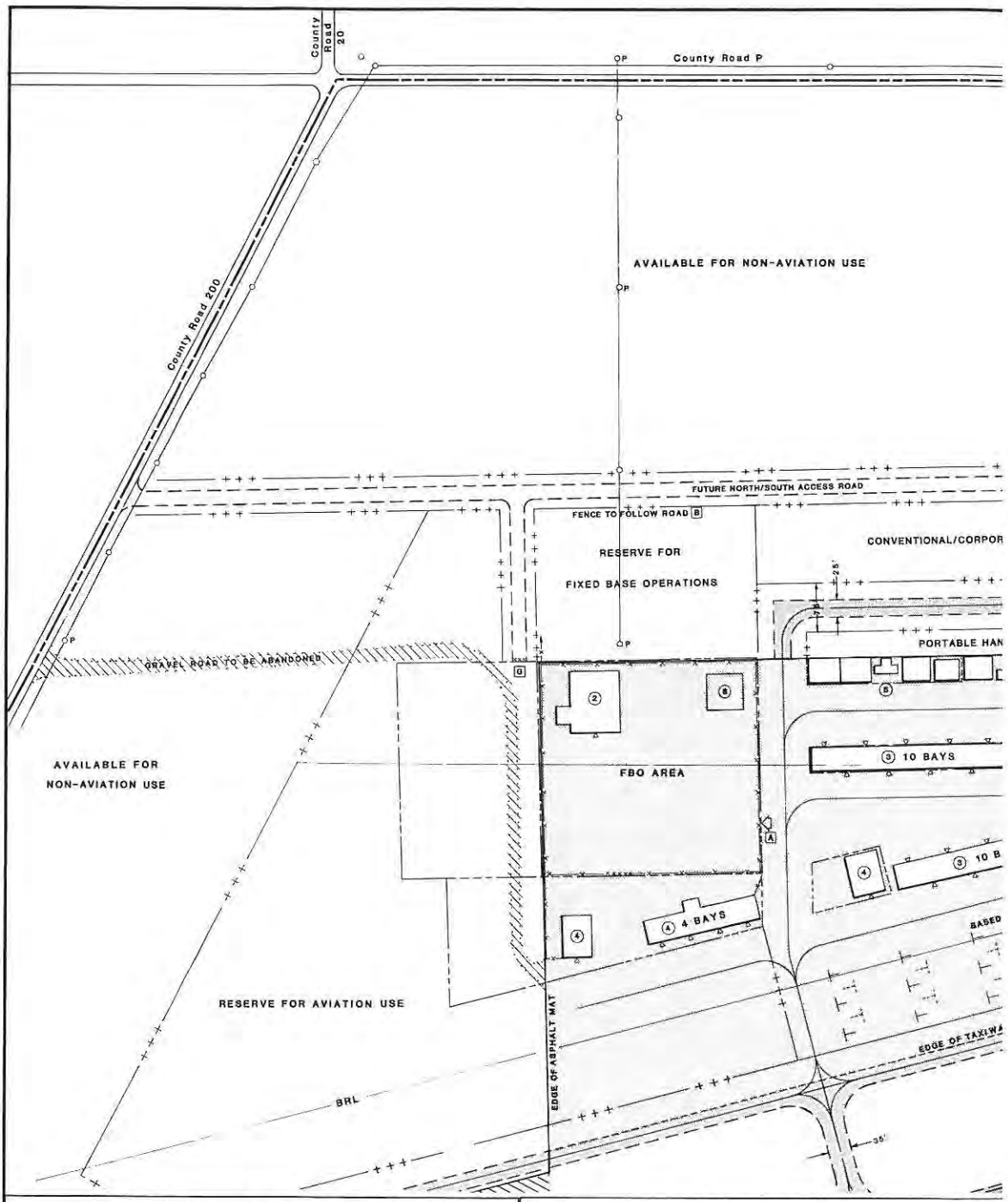


DRAWING LEGEND

	EXISTING	FUTURE
ASPHALT MAT IN AVIATION USE		
PAVEMENT OVERLAY/NEW PAVEMENT		
OTHER PAVEMENT IN USE		
GRAVEL SHOULDER/ROAD		
PAVEMENT TO BE REMOVED		
AIRPORT PROPERTY LINE		
AVIGATION/CONSERVATION EASEMENT		
INTERNAL LEASE OR LAND USE BOUNDARY		
OTHER PROPERTY LINES		
BUILDING RESTRICTION LINE		BRL
AIRCRAFT PARKING LIMIT		APL
BUILDINGS		
BUILDINGS TO BE REMOVED		
GATE		*
TOPOGRAPHIC CONTOURS	265	
POWER LINE	-P- P-	
AIRPORT REFERENCE POINT	⊗	⊗
SECTION CORNERS	⊕	

[A] Coordi maps:
[B] A 2" c strengt
[C] To dis
[D] To prir
[E] Visual
[F] VOR–A of 540
[G] Current and tr
[H] No win

ATTACHMENT C



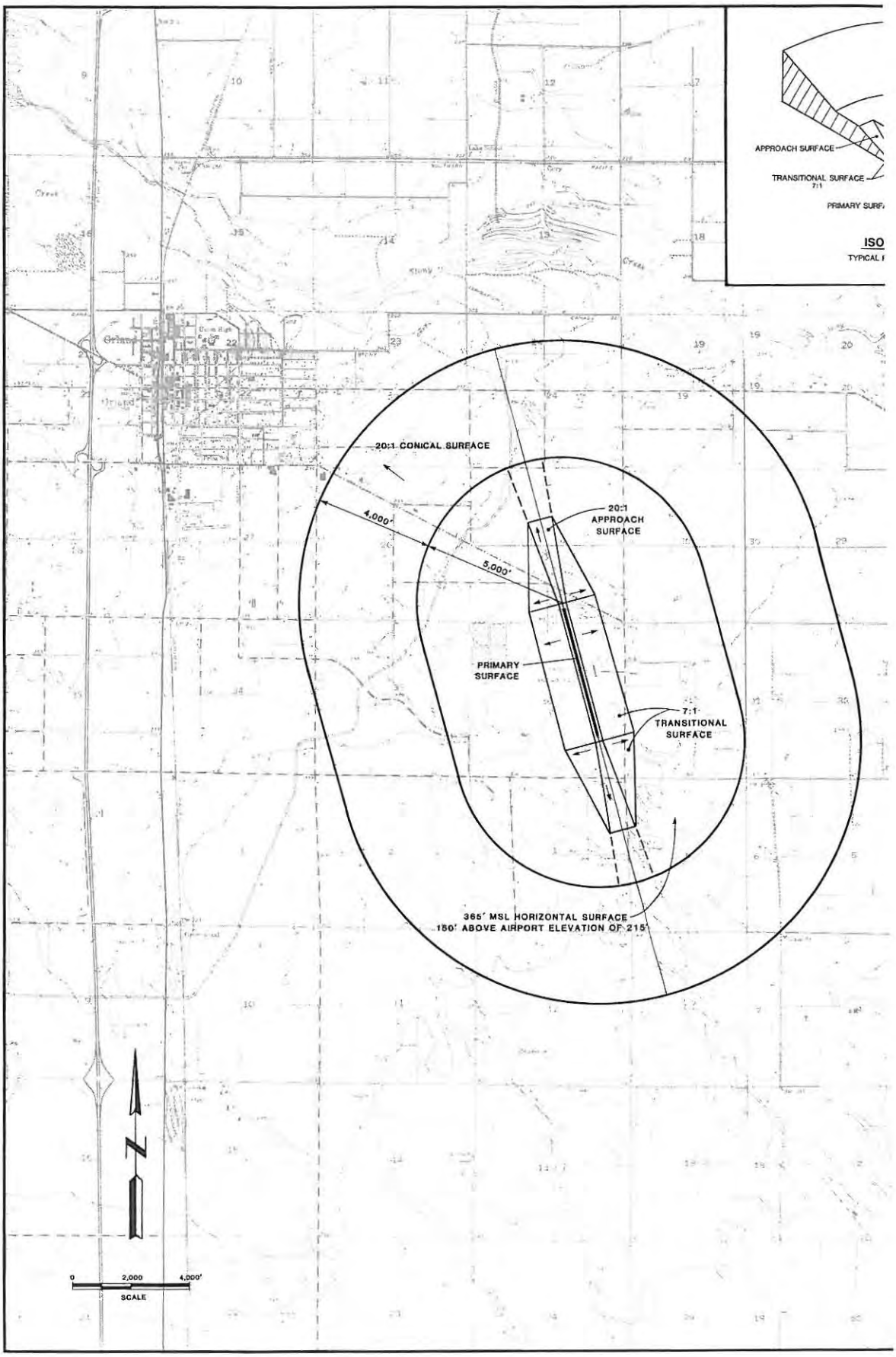
BUILDING AND FACILITY LEGEND

NO.	DESCRIPTION	NO.	DESCRIPTION
1	AIRPORT OFFICE AND PILOTS' LOUNGE	11	UNDERGROUND FUEL STORAGE (Private)
2	FBO MAINTENANCE HANGAR	12	AGRICULTURAL DISPOSAL POND (To be removed)
3	T-HANGAR BUILDING	13	AIRPORT OFFICE/PILOT'S LOUNGE (Future)
4	CONVENTIONAL STORAGE HANGAR	14	T-HANGAR BUILDING (Future)
5	PORTABLE HANGARS	15	PORTABLE HANGARS (Future)
6	RESIDENCE/WATCHMAN'S QUARTERS	16	POWER VAULT (Future)
7	MOBILE HOME	17	ROTATING BEACON (Future)
8	AIRCRAFT WASH RACK	18	FUEL ISLAND (Future)
9	ROTATING BEACON (On roof/to be replaced)	19	ABOVE GROUND FUEL STORAGE (Future)
10	WATER WELL		

DRAWING LEGEND

	EXISTING	FUTURE
ASPHALT MAT IN AVIATION USE		
PAVEMENT OVERLAY/NEW PAVEMENT		
GRAVEL SHOULDER/ROAD		
PAVEMENT TO BE REMOVED		
TAXIWAY STRIPES		
AIRPORT PROPERTY LINE		
INTERNAL LEASE OR LAND USE BOUNDARY		
OTHER PROPERTY LINES		
BUILDING RESTRICTION LINE		BRL
AIRCRAFT PARKING LIMIT		APL
BUILDINGS		
BUILDINGS TO BE REMOVED		
FENCE & GATE		
POWER LINE AND POLES		
AIRCRAFT TIEDOWN		
OVERFLOW TIEDOWN POSITION		
HANGAR DOOR LOCATIONS		

ATTACHMENT C



PART II

Data and Analyses

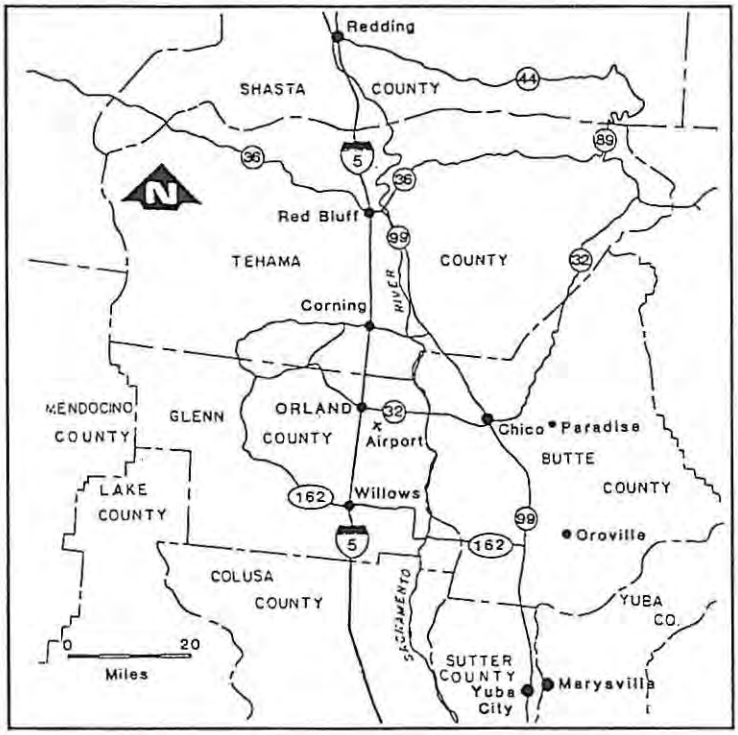
4

BACKGROUND AND INVENTORY

COMMUNITY PROFILE

The functioning of any airport is interrelated in two basic ways with the community in which it is located. One such interrelationship is economic – the demand for aviation facilities and services is generated by the local community and the airport in turn produces economic benefits for the community. The other is physical – airport activities have environmental effects upon the airport's surroundings and the characteristics of these surroundings also affect how an airport functions. A recognition and general understanding of the local community, as highlighted here, is thus essential to preparation of an airport master plan.

Glenn County is a predominantly agricultural county located in the central part of the Sacramento Valley, 90-plus miles north of Sacramento. The two principal population centers – and the only incorporated places – are the cities of Orland in the county's northeast corner, and Willows, which is the county seat, in the southeastern section. The total county population is approximately 23,200 of which nearly 5,000 reside in each of the two cities.



Nonagricultural economic activity in Glenn County, and especially in the Orland area, is dominated by the larger nearby city of Chico (population 35,000) in Butte County. Chico attracts much of the retail sales and other commercial business of Orland residents.

Table 2 highlights other existing characteristics and future trends of the Orland area and Glenn County.

Table 2

COMMUNITY PROFILE

City of Orland / Glenn County

GEOGRAPHY

Location

- Glenn County located in central Sacramento Valley; bordered by counties of Tehama on north, Butte on east, Colusa on south, and Mendocino and Lake on west.
- City of Orland situated in northeast corner of county; 20 miles west of Chico, 30 miles south of Red Bluff, 16 miles north of Willows (Glenn County seat), and 90 miles north of Sacramento.

Size

- 1,319 square miles within county boundary.
- 2.0 square miles within Orland city limits.

Topography

- Eastern half of county lies within wide, flat, expanse of Sacramento Valley.
- Sacramento River, forming county's eastern boundary, lies 10 miles east of Orland.
- Average elevation in city is 255 feet MSL.

SURFACE TRANSPORTATION

Major Highways

- Principal route through county is Interstate 5, a four-lane freeway running north/south the length of the Sacramento Valley and passing through both Orland and Willows.
- Other major highways include State Route 32 extending east from Orland through Chico; State Route 162, running east/west through Willows; and State Route 45, a north/south road along west bank of the Sacramento River.

Railroads

- Southern Pacific main line (freight only) parallels Interstate 5 through Orland and Willows.

Public Transportation

- Regional and interstate service by Greyhound Lines along I-5 and State Route 32.
- Shasta Skyhawk provides van service (3/day) to Sacramento Metropolitan Airport.
- Locally based taxi service provides public transportation.

POPULATION AND ECONOMY

Current Population

- Estimated populations within Glenn County and adjacent Butte County as of January 1988 (*California Dept. of Finance*).

Glenn Co.	*Orland*	*Butte Co.*	*Chico*
23,200	4,660	172,600	34,900

Projected Population

- The most recent state population projections for Glenn and Butte counties show a faster growth rate for Butte (*California Dept. of Finance*).

Glenn County

1980	*1985*	*1990*	*1995*	*2000*	*2005*
21,413	23,196	24,881	26,491	27,953	32,005

Butte County

1980	*1985*	*1990*	*1995*	*2000*	*2005*
144,704	164,005	183,233	202,574	221,868	296,135

- Projected population for City of Orland:

1985	*1990*	*1995*	*2000*
4,544	5,021	5,313	5,605

(source: *Orland General Plan – 1985*)

Basis of Economy

- Agriculture, food processing, some non-agricultural manufacturing
  - Principal crops include sugar beets, rice, fruit, nuts.
- Orland area increasingly becoming residential suburb of Chico.

CLIMATE

Temperatures

- City of Orland

	avg. high	*avg. low*
Hottest month (July)	95.9° F.	61.4° F.
Coldest month (January)	53.6° F.	35.4° F.

(*National Climatic Center data*)

Precipitation and Fog

- Average annual rainfall: 19.9 inches; mostly from October to April (*National Climatic Center*).
- Fog: dense ground fog common in winter.

Winds

- Prevailing winds from south most of year.
- Stronger northwest winds associated with frontal passage during winter.

AERONAUTICAL SETTING

Area Airports

Also of importance in an airport master plan study are the interrelationships between the subject airport and nearby airports and airspace. Such interrelationships can be significant with regard to the marketing and demand for aviation facilities and services as well as in terms of air traffic control and other technical matters.

As is common in rural agricultural areas, many small airports are scattered throughout Glenn and adjacent Tehama, Butte, and Colusa counties. Aeronautical charts show nearly two dozen airports within a 35 nautical mile radius of Orland Haigh Field (Figure 4). As the summary listing in Table 3 indicates, however, only nine of these airports are open to public use and only seven are publicly owned. The majority are private strips used primarily by agricultural aircraft. Orland Haigh Field is one of the two public-use airports located in Glenn County. Both are owned by the County.

The most significant airports in terms of planning for Orland Haigh Field are the nearby facilities which share some of Haigh's service area – primarily Chico Municipal and Ranchaero, but also to a lesser extent Corning Municipal and Willows-Glenn. None of the area airports are located close enough to Orland Haigh Field to have visual approach or departure airspace in common.

Area Airspace

Although the airspace around Orland Haigh Field is relatively uncomplicated, its components have varying degrees of influence on air traffic to and from the Airport. Figure 4 depicts the locations of most of these components.

- **Instrument Approaches** – Orland Haigh Field is one of four airports in the area with some form of instrument approach, the others being Chico, Red Bluff, and Willows-Glenn. Approaches to these airports are handled by the Federal Aviation Administration's Air Route Traffic Control Center in Oakland.

- **Transition Areas** – To accommodate aircraft on instrument approaches into each of the four airports (including Chico when the tower is closed), controlled airspace is provided down to 700 feet above the ground. Throughout most of the rest of the Sacramento Valley, the controlled airspace floor is 1,200 feet above ground level.

- **Chico Control Zone** – During the hours when the air traffic control tower at Chico Municipal Airport is operating, a control zone is in effect. Extending down to ground level, this controlled airspace reaches outward for five statute miles. It does not affect Visual Flight Rules operations at Haigh, but is a factor with regard to instrument approaches.

- **Low-Altitude Federal Airways** – These electronically defined airways radiate from VOR's in the area, especially the Red Bluff VOR located south of Red Bluff Airport. Generally, aircraft using airways are flying at least 3,000 feet above ground level and thus do not impinge upon Orland Haigh Field airspace.

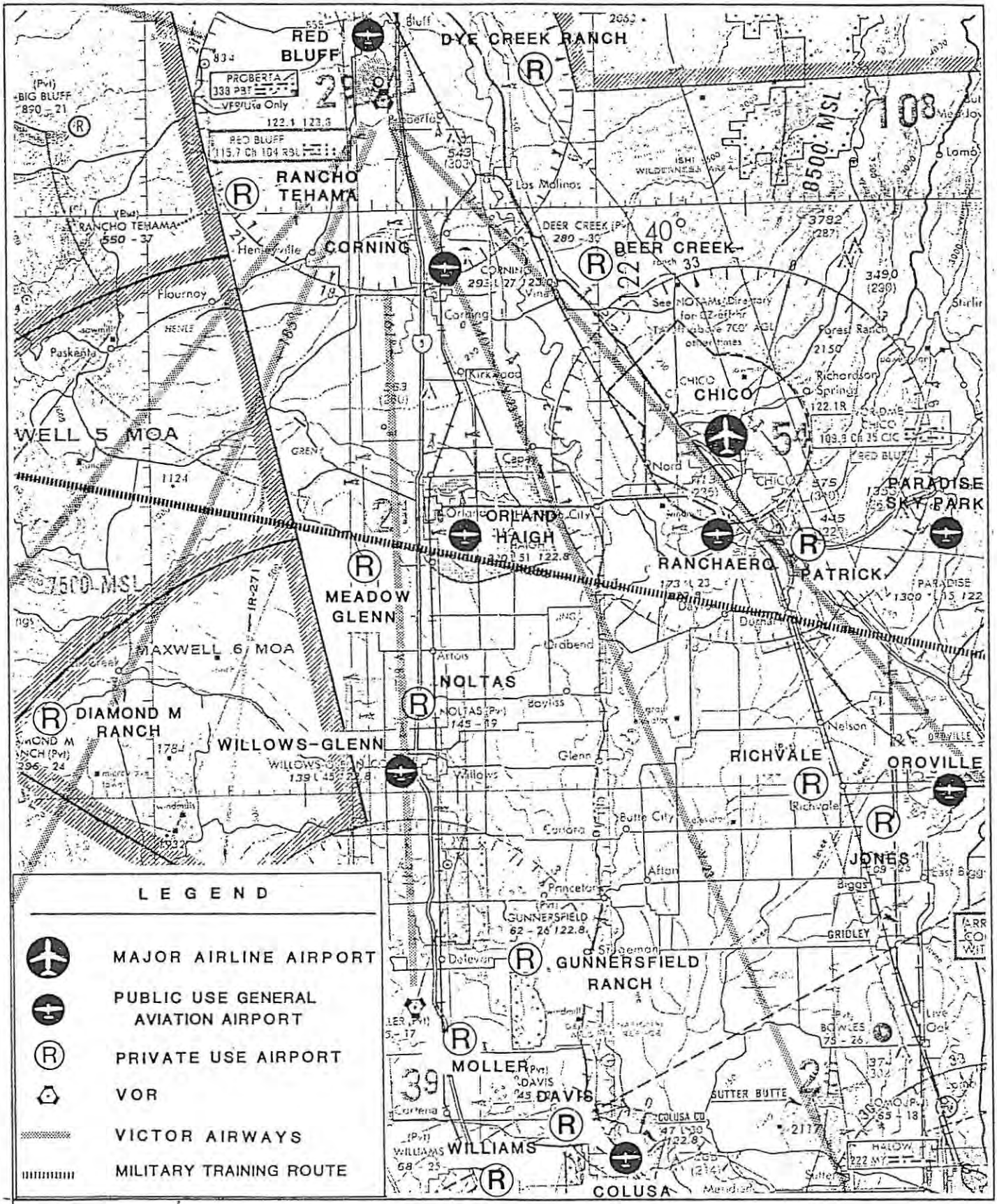


FIGURE 4

AREA AIRPORTS AND AIRSPACE

HODGES & SHUTT

Table 3

AREA AIRPORTS

	Location				Based[2]		Facilities[3]					Services[4]						
Airport	Community	County	Direction[1]	Owner	Use	A/C	Rwys	Long	Surf	Lgt	Appr	Gas	Jet	Mntn	Rent	Food	CT	Psgr
Haigh	*Orland*	*Glenn*	—	*County*	*Pub*	*55*	*1*	*5160*	*Asph*	*L*	*NPC*	x	-	x	x	-	-	-
Chico	Chico	Butte	14 NE	City	Pub	106	2	6724	Asph	H	Prec	x	x	x	x	-	x	x
Colusa	Colusa	Colusa	33 S	County	Pub	66	1	3000	Asph	M	Vis	x	-	x	x	-	-	-
Corning	Corning	Tehama	13 N	City	Pub	10	1	2700	Asph	M	Vis	x	-	x	x	-	-	-
Davis	Colusa	Colusa	30 S	Private	Pvt	6	1	2000	Grvl	No	Vis	-	-	x	x	-	-	-
Deer Creek	Vina	Tehama	15 NW	Private	Pvt	1	1	3000	Asph	No	Vis	-	-	-	-	-	-	-
Diamond M Ranch	Elk Creek	Glenn	23 SW	Private	Pvt	1	1	2400	Turf	No	Vis	-	-	-	-	-	-	-
Dye Creek Ranch	Red Bluff	Tehama	24 N	Private	Pvt	1	1	2500	Turf	No	Vis	-	-	-	-	-	-	-
Gunnersfield Ranch	Delevan	Colusa	22 S	Private	Pvt	1	1	2570	Asph	L	Vis	-	-	-	-	-	-	-
Jones	Biggs	Butte	26 SE	Private	Pvt	-	1	2600	Dirt	No	Vis	-	-	-	-	-	-	-
Meadow Glen	Orland	Glenn	5 W	Private	Pvt	-	1	2400	Dirt	No	Vis	-	-	-	-	-	-	-
Moller	Maxwell	Colusa	26 S	Private	Pvt	0	1	2500	Asph	No	Vis	-	-	-	-	-	-	-
Noltas	Willows	Glenn	9 S	Private	Pvt	0	1	1900	Asph	No	Vis	-	-	-	-	-	-	-
Oroville	Oroville	Butte	28 SE	City	Pub	42	2	5960	Asph	M	Vis	x	-	x	x	-	-	-
Paradise Skypark	Paradise	Butte	25 E	Private	Pub	25	1	1990	Asph	L	Vis	x	-	x	x	-	-	-
Patrick	Chico	Butte	16 E	Private	Pvt	-	1	1330	Dirt	No	Vis	-	-	-	-	-	-	-
Ranchaero	Chico	Butte	13 E	Private	Pub	46	1	2280	Asph	L	Vis	x	x	x	x	-	-	-
Rancho Tehama	Red Bluff	Tehama	21 NW	Private	Pvt	0	1	3400	Grvl	No	Vis	-	-	-	-	-	-	-
Red Bluff	Red Bluff	Tehama	26 N	City	Pub	57	1	5984	Asph	M	NPC	x	x	x	x	x	-	-
Richvale	Richvale	Butte	22 SE	Private	Pvt	22	1	2220	Asph	L	Vis	-	-	-	-	-	-	-
Williams	Williams	Colusa	33 S	Private	Pvt	2	1	2500	Asph	No	Vis	-	-	-	-	-	-	-
Willows-Glenn	Willows	Glenn	12 S	County	Pub	51	2	4506	Asph	M	NPC	x	-	x	x	x	-	-

[1] Distance (in Nautical Miles) and Direction from Orland Haigh Field.

[2] 1987 California Division of Aeronautics data

[3] Facilities:
- Rwys = Number of Runways
- Long = Length of Longest Runway (feet)
- Surf = Runway Surface (concrete/asphalt/turf/dirt)
- Lgt = Runway Lighted (high/medium/low/none)
- Appr = Approach Type (precision/nonprecision/visual)

[4] Services:
- Gas = Aviation Gasoline
- Jet = Jet Fuel
- Mntn = Aircraft Maintenance
- Rent = Aircraft Rental
- Food = Restaurant
- CT = Air Traffic Control Tower
- Psgr = Scheduled Passenger Airline Service

- **Military Training Route** – A VFR airway used by military aircraft on training missions passes just south of Orland Haigh Field. The route is designated for use by aircraft flying more than 1,500 feet AGL and the typical flight level is around 2,000 feet. It is active almost daily, except weekends. Orland pilots do not consider this activity as a significant conflict.

- **Maxwell Military Operations Area (MOA)** – The eastern edge of this special use airspace lies less than 10 nautical miles west of Orland Haigh Field. It has negligible effect on the Airport, however, in that the military aircraft operating within it are at altitudes above 11,000 feet MSL.

- **Uncontrolled Airspace** – Airspace below the 700 or 1,200-foot floor of the transition areas is considered uncontrolled airspace. FAA air traffic control services are not normally provided to aircraft operating here. Also, visibility requirements are less than in controlled airspace (1.0 versus 3.0 statute miles). The latter difference can be a factor at Orland Haigh Field in that crop duster aircraft can legally operate when visibility is very low.

ORLAND HAIGH FIELD

Location and Environs

A thorough inventory of existing airport features, including facilities, services, and surroundings, is an essential preliminary step in the Master Plan study. Key features are highlighted in the adjacent paragraphs. Additional details are provided in accompanying figures and tables.

Orland Haigh Field is located in an unincorporated section of Glenn County, approximately 3.0 miles southeast of the center of Orland and about 0.6 miles from the eastern city limits (Figure 5). County Road 200 provides direct access from town. The other principal access route, particularly for Chico area users, is via State Route 32 then south 1.8 miles on County Road P.

Surrounding lands are predominantly in agricultural use. Major crops include olive, orange, and almond orchards as well as sugar beets. Rural residences are scattered throughout the area. Most parcels, though, are a minimum of 20 acres. To the northwest, along Road 200, is a subdivision consisting of some 25 homes on mostly 1.0-acre lots. The only major nonagricultural development in the vicinity is the City of Orland wastewater treatment plant which occupies some 110 acres immediately west of the Airport.

Airport Development

The most conspicuous feature of Orland Haigh Field is the 3,000-foot-square asphalt mat on which most of the facilities are located. The mat, but little else, was constructed by the U.S. Army during World War II as an auxiliary training field for the Chico Army Airfield. After the war, the facility was transferred to Glenn County and named in honor of a County supervisor. The original runway was laid out diagonally across the mat from northwest to southeast. The present runway alignment was later established in accordance with the prevailing winds. It's extension runway beyond the edges of the mat was constructed about 1970 at private expense to accommodate a business jet then based at the Airport

Table 4

ORLAND HAIGH FIELD AIRPORT PROFILE

MAJOR FEATURES

Property
- Approx. 390 acres owned by County of Glenn.
  - Encompasses asphalt mat (3,000 feet square) plus additional land on north and east.
  - Clear zones not on airport property.

Airfield
- Runway 15-33 – 5,160 feet long, 50 feet wide; paved; lighted.
  - Threshold for Runway 15 displaced 345 feet.
  - Threshold for Runway 33 displaced 350 feet.
- Parallel taxiway runs full length of runway.
- Center portion of runway and taxiway on old 3,000-foot square asphalt landing mat.
  - West half of mat leased for drying of sugar beets.

Building Area
- All facilities on asphalt mat.
- Aircraft Parking:
  - 28 tiedowns.
  - 55 hangar spaces (including both public and private).
- Aviation-Related Buildings:
  - Airport Office/Pilots' Lounge.
  - Large FBO Hangar Building (Herfi).
  - Four T-hangar buildings.
  - Four other hangar buildings.
  - Eight portable units.
- Fuel:
  - Supplied by truck.
  - No underground storage of fuel available to public.
  - Private underground tanks for emergency use associated with U.S. Department of Energy.
- Nonaviation Development:
  - One house and one dwelling within airport building area.

AIR TRAFFIC PROCEDURES

Traffic Pattern
- Pattern Altitude – 1,000 feet above airport elevation.
- Standard left turns to both runway ends.

Instrument Approaches
- VOR-A – Utilizes Chico VOR; MDA 760 feet with Chico altimeter setting; circle to land.

MANAGEMENT AND SERVICES

On-Site Management
- One part-time County employee.

Fixed Base Operations
- Three offering limited services:
  - VFR & Associates – Flight instruction, aircraft rental.
  - Herfi – Engine and airframe repair.
  - Myers – Hangar rental.

Fuel Service
- Provided by County (80 and 100).

Communications
- UNICOM in Airport Office operated by County employee.

Emergency and Security
- On-site security by County employee residing on site.
- Police patrol by County Sheriff.
- Fire protection by Orland Rural Fire Protection District
  - Volunteer crew, good equipment.
  - Response time from central Orland approximately 5 to 7 minutes.

ENVIRONS

Topography
- Airport Elevation – 220 feet MSL.
- Elevations in Vicinity – Highest point within 5 miles is less than 100 feet above airport elevation.
- Natural drainage flow is toward southeast.

Design Temperature
- Mean maximum, hottest month – 96.0°F.

Access
- Via County Road 200 from Orland or State Route 32 and County Road P from Chico.
- Entrances to Airport from both Road 200 on north and Road P on east.

Jurisdictions
- Airport located in unincorporated area of Glenn County.
- Nearest point of Orland City boundary limits is 0.7 mile northwest of airport boundary.

Principal Land Uses
- Agricultural lands, primarily orchards, in all directions:
  - East – oranges.
  - Northeast – olives.
  - South – almonds.
- Scattered rural residences all around with denser cluster to northwest.
- City of Orland wastewater treatment ponds bordering airport on west.

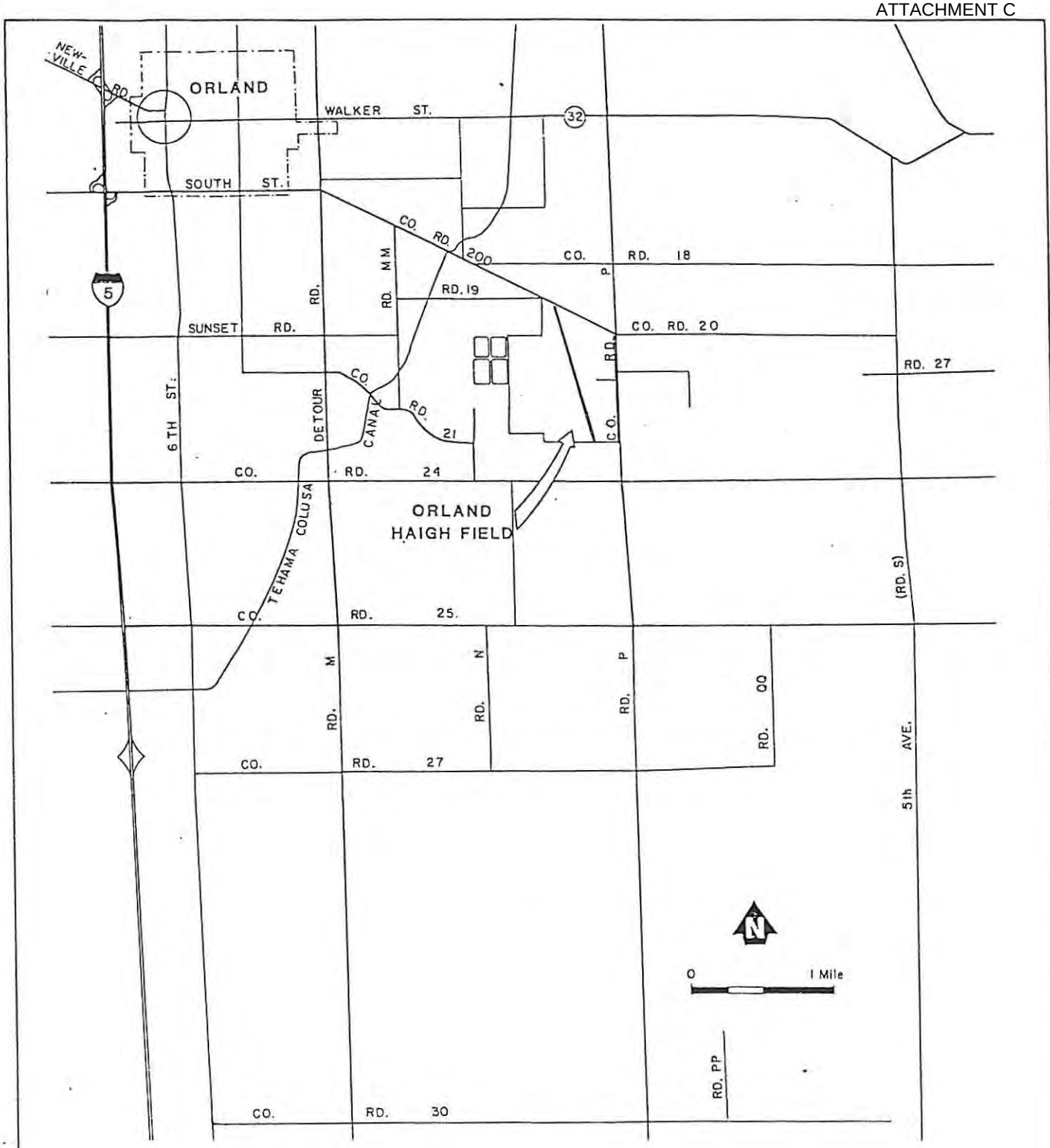


FIGURE 5

HAIGH FIELD AIRPORT VICINITY

HODGES & SHUTT

Other facilities consist primarily of hangar buildings constructed over the years both by the County and by private parties. Most of this development took place in the 1970's.

A full listing of the existing facilities at the Airport is provided in Table 5. Appendix A documents key dates in the Airport's development history.

Management and Services

Management of Orland Haigh Field is under the authority of the Glenn County Department of Public Works. An Airport Advisory Committee meets monthly to provide guidance on important issues. Major policy decisions are the responsibility of the County Board of Supervisors.

Day-to-day on-site operation of the Airport is provided by a designated County employee. The employee pumps fuel and does routine maintenance of the facilities.

A *fixed base operation* (FBO) is a business operating at an airport that provides aircraft services to the general public, including but not limited to sale of fuel and oil; aircraft sales, rental, maintenance, and repair; parking and tiedown or storage of aircraft; flight training; air taxi/charter operations; and specialty services, such as instrument and avionics maintenance, painting, overhaul, aerial application, aerial photography, aerial hoists, or pipeline patrol.

Three FBO's are located at the field – VFR & Associates, Herfi Aircraft, and Myers hangar rentals. Each provides limited, non-overlapping services which in combination give the Airport most of the basic general aviation service requirements.

PREVIOUS PLANS AND STUDIES

Two previous plans have been prepared for Orland Haigh Field, one in 1947, the other in 1981.

- ***1947 Master Plan*** – This early plan, prepared by Kaiser Engineers, was completed shortly after the County took over the facility from the federal government following World War II. It was intended to guide development of the Airport for public use. Except for the one T-hangar building set diagonally along the east edge of the asphalt mat, none of the plan's major proposals are apparent today. Principal recommendations included: establishing a 3,000-foot long runway running north/south across the width of the asphalt mat; construction of an approximately 3,000-square-foot administration and airline terminal building; and use of the land along the east side of the property for sports fields and a memorial park.

- ***1981 Airport Layout Plan*** – This plan, prepared by Landon Engineering and Surveying, consists only of a drawing without accompanying text. It largely reflects development which had occurred at the Airport over the preceding years and provides little detail regarding how future development should proceed, particularly within the building area. Several of the specific recommendations, however, are basically carried forward in the current plan: reduction of the runway length (to 4,600 feet) to provide adequate approach clearance over County Road 200; establishment of a defined parallel taxiway and its extension to both ends of the runway; declaration of the west side of the asphalt mat plus the area east of the mat as surplus to aviation requirements.

Table 5

EXISTING AIRPORT FACILITIES

Item	Description	Condition/ Comments
RUNWAY/TAXIWAY SYSTEM		
Runway 15-33		
Pavement	5,160' long; 50' wide; Center 3,100'± on asphalt mat; 1,460'± extension on N; 600'± extension on S Effective gradient: 0.16% Section: (presumed) Center – 2" asphalt overlay of original mat Extensions – 2" AC over native soil Strength: 8,000# (single-wheel) estimated	Fair Overlay and extensions constructed 1969 Native material equivalent to Class 2 subbase
Shoulders	Graded, unstabilized native soil on extensions	Fair
Safety Area	Length: 0' beyond Runway 15 end 0' beyond Runway 33 end Width: approx. 100' in extension areas	Fence & road at runway end Mowed field, not graded to safety area standards
Markings	Basic Displaced thresholds Rwy 15 - 345' Rwy 33 - 350'	Fair Nonstandard striping and location of number '33'
Lighting	Low-intensity edge lights	Marginal Non-standard design Scheduled for replacement
Signs	None	
Landing Aids	None	
Approaches	Runway 15 (visual) clear 2:1 to primary surface clear 18:1 to displaced threshold (road, fence) Runway 33 (visual) clear 33:1 to primary surface clear 55±:1 to displaced threshold (poles)	Substandard Satisfactory
Asphalt Mat		
Pavement	3,000' x 3,000' Section: 2" asphalt road mix over native soil	Mostly poor condition Extensive ponding and cracking/ loose gravel Built c. 1943 Western 125 acres leased to Sun Beet for beet drying
Marking	'ORLAND' painted adjacent to runway	
Wind Indicator	Wind cone; not lighted Wind tee; damped, free-swinging type	Marginal
Taxiways		
Parallel	Center section on asphalt mat	Poor Location not clear No hold lines No access to Runway 33
North Extension	950'± Long; 40' Wide 200' from Rwy Centerline Section: (presumed) 2" asphalt concrete on native	Poor Severe wheel rutting No access to runway end
Runway Exits	At any point along asphalt mat	
Holding Pads	None	
Marking	None	
Signs	None	
BUILDING AREA		
Apron		
Pavement	On Asphalt Mat	Same as remainder of mat
Tiedowns	North end of Apron 5 places, unmarked, rope tiedowns Mid Apron 11 places, unmarked, chain tiedowns South end of Apron 12 places (6 marked, 6 unmarked), chain tiedowns	Adequate All allow taxi-thru Transient not distinguished
Taxilane Marking		Faded Confusing
Lighting	On several buildings	Minimal
Hangars		
T-Hangar (County)	32' x 380'; 14 bays Corrigated metal on steel frame; Asphalt floor Connected to office/lounge	Fair/Poor Built pre-1977
T-Hangar (County)	35' x 150'; 6 bays; no partitions Corrugated aluminum on wood frame; Steel truss roof Building set at 45° angle to edge of mat	Fair-Poor Built pre-1977

Table 5 Continued

Item	Description	Condition/ Comments
Hangars (continued)		
T-Hangar (County)	35' x 320'; 10 bays Steel frame	Good Needs paint Doors recently installed
Hangar (Regan)	50' x 65' Corrugated metal, steel frame	Good Needs paint
T-Hangars (Myers)	38' x 175'; 4 bays; partitioned Office attached Corrugated metal, steel frame Fibreglass doors	Very Good
Hangar (Myers)	45' x 65' Corrugated metal, steel frame; Fibreglass doors At north edge of mat	Very Good Built c. 1975
Maintenance Hangar (Herfi)	75' x 100' plus attached office All steel; concrete floor On NE corner of mat	Very Good Built c. 1977
T-Hangars (Myers-Herfi)	36' x 335'; 10 bays Corrugated metal; Fibreglass doors Center of building area	Very Good Built c.1984
Portable Hangars (various owners)	8 single-bay units Various manufacturers and sizes On asphalt mat	Good to Very Good
Conventional Hangar (Herfi)	Off mat edge	Good Built c.1982 Used for ultralight storage
Other Buildings		
Airport Office/Pilot's Lounge	30' x 40'; Including 2 attached restrooms Wood frame	Fair Built pre-1977
Residence (County)	Approx. 1,400 sq.ft. Wood frame	Good
Mobile Home Unit (Herfi)	15' x 70'	Very Good
Roads and Fencing		
East Access Road	25' wide; asphalt Leads to apron	Fair-Poor Block cracking
North Access Road	Gravel Leads to apron	Poor
Auto Parking	Ten striped positions on asphalt mat east of office	Not separated from aircraft aprons
Fencing	None except enclosing Herfi area (5' high chain link)	Vehicles can easily get on airfield
Signs	None	

Item	Description	Condition/ Comments
Miscellaneous		
Rotating Beacon	Old 36" Airway Beacon On roof of 14-bay county hangar	Strong beam Expensive to operate; difficult to maintain
Aircraft Wash Rack (Herfi)	Concrete Inside fence	
Agricultural Disposal Ponds		No longer in use
UNICOM	Common Traffic Advisory Frequency 122.7 MHz Located in airport office Hours: 8 a.m. to 5 p.m.	Operated by FBO/ manager
Fuel Truck	1,800-gallon 4 compartments	
Utilities		
Electricity	Supplied by PG&E	Service to northeast corner of airport property Adequate for aviation development On-airport distribution system needs upgrading
Telephone	Supplied by Pacific Bell Pay phone outside of office/lounge	
Gas	Propane	
Water	Well	Good flow and quality
Wastewater System	Septic systems for residence and restrooms	

5

AIRPORT ACTIVITY

AIRPORT ROLE

The role which Orland Haigh Field plays – both in the community it serves and as part of the system of general aviation airports in the central Sacramento Valley – is an important determinant of the Airport's present and future volume and type of activity. The Airport is principally a recreational usage facility and undoubtedly will remain such. Although business-related flying contributes significantly to the activity levels, the Airport is not, nor is it expected to become, a center for corporate aviation.

This role is consistent with the role of Orland as a center for farming and food products processing and, increasingly, as a residential suburb of Chico. The City of Orland regards the Airport as a valuable community asset both in terms of the business and economic benefits it offers and the recreational opportunities it provides. Glenn County supports the Airport as an important transportation facility serving the northern end of the County. Both entities would like to see more development and use of the aviation facilities and other airport property.

HISTORICAL AIRPORT ACTIVITY

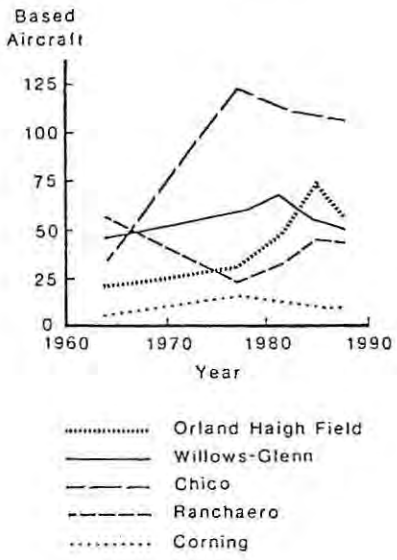
Based Aircraft

Total Counts

Unlike most airports, Orland Haigh Field has experienced a significant increase in the number of based aircraft during the past 10 years. As of late 1988, some 55 aircraft were based at the Airport. This count represents a decline from the peak of approximately 75 based aircraft reached around 1985, but still an increase from the 40-45 aircraft level of the early 1980's.

The adjacent chart shows the trends in the number of based aircraft at Orland Haigh Field and nearby public-use airports. As can be seen, Orland Haigh Field has passed Willows-Glenn Airport and now has the second highest based aircraft count of any airport in the area.

Based Aircraft at Local Airports

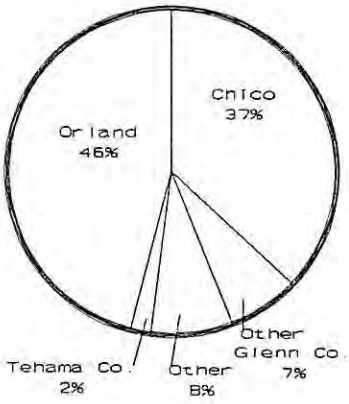


Distribution

Aircraft based at Orland Haigh Field are almost exclusively light, single-engine airplanes. No twins or business jets are currently based there, although a few have been in the past. Several sailplanes and ultralights constitute the only other types of aircraft presently at the Airport.

Only about half of Orland Haigh Field's aircraft owners reside or have businesses in Orland. A significant percentage of the Airport's users, though, come from surrounding communities. The largest such group is from Chico – over one-third as of mid 1988.

Aircraft Owner Distribution



Aircraft Operations

Total Activity

As with nearly all non-towered airports, no comprehensive counts of aircraft operations are conducted at Orland Haigh Field. Recent estimates by other sources indicate that the current activity is in the 20,000 to 25,000 annual operations range.

Given the number of based aircraft, the volume of fuel sales, and other indicators of aircraft activity, the Airport Master Plan estimates that approximately 23,000 aircraft operations took place at Orland Haigh Field in 1988.

Aviation Safety Record

A review of an airport's historical safety record can provide valuable insight into the location of airport hazards and the need for physical or operational improvements to mitigate those hazards.

Aircraft accidents and lesser incidents have been an infrequent occurrences at Orland Haigh Field. National Transportation Safety Board records for the period from 1979 through 1886 show only one accident. The design of airfield facilities did not contribute to the accident nor add to its severity. There is also no indication that airfield facilities or operational procedures were factors in any less severe incidents.

AVIATION DEMAND FORECASTS

The Master Plan forecasts of future aviation activity at Orland Haigh Field are summarized in Table 6. Projections have been developed for based aircraft, transient aircraft, and aircraft operations. The following paragraphs highlight key rationale behind the forecasts.

Based Aircraft

Forecast Considerations

The demand for based aircraft parking space at an airport is determined by such factors as:

- The population of the airport service area;
- The local economy – its strength and the number, type, and size of local businesses;

Table 6

MASTER PLAN ACTIVITY FORECASTS

	Historical	*Projected*			
	1988	**1993**	**1998**	**2003**	**2008**
BASED AIRCRAFT*					
Types					
Single-Engine	55	61	65	67	70
Multi-Engine	0	2	5	7	9
Business Jets	0	0	0	1	1
Storage Demand					
On Tiedowns	5	6	7	8	10
In Hangars	50	57	63	67	70
TOTAL	55	63	70	75	80
TRANSIENT AIRCRAFT					
Parking Demand at Peak Periods	5	6	7	8	10
ANNUAL AIRCRAFT OPERATIONS					
Aircraft Mix					
Single-Engine	22,500	26,400	29,250	31,700	33,800
Multi-Engine	480	1,065	2,200	3,150	4,000
Business Jet	20	35	50	150	200
Type of Operation					
Local	9,500	10,500	11,500	12,500	13,000
Itinerant	13,500	17,000	20,000	22,500	25,000
TOTAL	23,000	27,500	31,500	35,000	38,000
Operations per Based Aircraft	420	435	450	465	475

* The number of based aircraft is highly dependent upon future hangar development and fees charged. Projections assume rates will be commensurate with construction costs.

- The remoteness of the area from major metropolitan centers;
- Facilities and services available at the airport;
- The proximity of other airports and the extent of facilities and services provided; and
- Aircraft ownership and operational costs.

Among these factors, certain trends are evident which will most strongly influence future based aircraft counts at Orland Haigh Field.

- **Population** – State Department of Finance forecasts predict that Glenn county will grow somewhat more slowly than the statewide average over the next 20 years while neighboring Butte County will grow much more rapidly. Orland is expected to continue to be a growth center of Glenn County in part because of spill-over from nearby Chico.

- **Economy** – Although efforts towards diversification of the local economy are being made, agriculture and related businesses will remain dominant for the foreseeable future. No strong trends are apparent which would change the propensity for local businesses to own aircraft.

- **Remoteness** – Despite the distance from Orland to a major metropolitan center, nearby Chico is a large enough community to provide most of the essential urban goods and services. Air travel for personal business and similar purposes thus is not likely to become a major component of Orland Haigh Field usage.

- **Orland Haigh Field Facilities and Services** – The Airport has most of the facilities and services required by the average general aviation user. The large number of low-cost hangar spaces is one of the principal attractions. Orland Haigh Field does not particularly cater to business traffic or larger corporate users. These users typically seek airports having the added flight capabilities provided by a precision instrument approach.

- **Competing Airports** – The Chico Municipal and Ranchaero airports are Orland Haigh Field's most significant competitors. Both have an advantage over Orland in terms of the selection of nearby community facilities and services in the City of Chico. In addition, Chico Municipal Airport has the advantage of having a precision instrument approach and airline service. Ranchaero is a small, private field with limited expansion capacity (none for hangars), but it is expected to remain in operation for the foreseeable future. Where Orland can and does most effectively compete is in lower prices.

- **Aircraft Ownership and Operational Costs** – This factor is essentially neutral in terms of favoring one airport over another. High costs tend to discourage aircraft ownership and use at all airports and have contributed to the decline in general aviation usage not only in California, but nationwide. If current conditions continue, very few small, general aviation aircraft will be added to the fleet nationwide in the coming years. The greatest strength is foreseen to be in the growth of corporate aircraft fleet, a segment of the general aviation fleet not particularly in evidence at Orland Haigh Field. These conditions mean that individual airports can

gain based aircraft only as local factors – such as those mentioned in the preceding paragraph – result in a shift of aircraft from one airport to another.

Other Forecasts

One perspective on the numbers of aircraft which might be based at Orland Haigh Field in the future can be obtained from a review of current Federal Aviation Administration and California State Division of Aeronautics forecasts. The graph to the left illustrates these projections.

As can be seen, the two forecasts start from different base year counts. More importantly, though, are the differences in growth rates. The state forecast, in particular, adheres to the national and statewide forecasts which indicate essentially no increase in the numbers of single-engine aircraft while the older FAA numbers still show continued growth at Orland and most other airports.

Another factor to be recognized is that both are developed in a top-down manner; that is, the forecasts are first determined for the respective geographic areas, then allocated to sub-areas and ultimately to individual airports. Little attention is given to the localized conditions that may cause future activity changes at a specific airport to differ from the norm.

Conclusions

Glenn County currently has one of the highest ratios of based aircraft per capita in the state – some 5.5 aircraft per 1,000 population compared to the statewide average of approximately 1.2. A high ratio is not unusual for a somewhat sparsely populated, rural community, but Glenn County is well above adjacent Butte (1.2), Tehama (1.6), and Colusa (2.0) counties. Much of this high level is undoubtedly due to the influx of aircraft to Orland from the Chico area.

In the state as a whole, the per capita based aircraft ratio will certainly decline in the coming years. Continuation of the existing ratio in Glenn County thus might be considered to represent the highest based aircraft demand likely to be reached. This assumption translates into an addition of 30 to 35 aircraft in the County over the next 20 years. If Orland Haigh Field accommodates 65% to 75% of the total (a higher percentage than now occurs, but not unreasonable if the spill-over from Chico continues), then as many as 85 aircraft could be based there by 2008. The only apparent circumstances which could result in a higher demand at Orland would be the closure of Ranchaero.

For facility planning purposes, selection of a high-range demand forecast is usually an appropriate choice. The Master Plan forecasts presented in Table 6 follow this philosophy. It assures that the unforeseen growth can be accommodated within the scope of the established plan. The timing of new development, though, should be set to stay just slightly ahead of actual demand. Construction too far in advance of demand provides no near-term return on the investment. Lack of new construction, on the other hand, may result in fewer based aircraft at the Airport than the forecasts indicate.

As suggested above, it is not just whether new facilities are constructed, but how much is charged for them, which greatly influence the growth of based aircraft numbers at Orland. One of the reasons for the high number of aircraft presently based at Orland is the unusually low rental rates for hangar space compared to surrounding airports, especially Chico and Ranchaero. The difficulty of obtaining hangar space at the latter airports is also a factor.

Monthly Hangar Rental Rates
(as of early 1989)

Orland Haigh	$ 50*
Chico Municipal	$ 47**
Corning Municipal	$ 25-50
Ranchaero	$ 95
Willows-Glenn	$ 22-44

* (for County hangars)
** (land only; hangars privately owned)

The forecasts herein assume that the rates for hangar space at Orland will remain competitive with those of the nearby airports. As discussed in Chapter 9, however, new hangars cannot be financed with rates as low as they are now – significant increases will be required.

Continued use of the Airport by a few sailplanes and ultralights is expected to occur. They are not anticipated to become a sizable component of the Airport's based aircraft. No specific forecasts have been developed.

Transient Aircraft

Unlike based aircraft, for which the parking space demand changes slowly, transient aircraft tiedown demand varies from day to day and even hour to hour. Facilities planning should be designed to accommodate typical peak periods, not the absolute peaks that sometimes occur such as during special events.

Orland is not and will not become a major destination for transient aircraft. Two to three transient aircraft on the ramp at one time is the average current demand, with peak usage of five to six. At the end of the 20-year planning period, a normal peak demand for eight to ten transient aircraft spaces is projected. Additional space should be made available for the occasional overflow.

Aircraft Operations

Forecast Considerations

Among the factors which influence the volume of aircraft operations at a general aviation airport are:

- The number and type of based aircraft;
- The popularity of the airport as a destination or stopover point for transient aircraft;
- The availability of services;
- The amount of flight training which takes place;
- The relative usage of the airport for recreational versus business flying; and
- The presence of physical or operational flight restrictions.

Certain aspects of these influences have been discussed above with respect to Orland Haigh Field's based and transient aircraft parking demands. Three, however, are worth emphasizing in the context of aircraft operations.

- **Services** – One factor which could increase the number of transient operations at the Airport is low-priced fuel. Pilots who fly mostly for recreational purposes often will shop around to obtain fuel at the best local price and fly to whichever airport is least expensive. Such pilots also are often attracted to an airport which offers the low-octane fuel (80-octane aviation gasoline or approved automobile gasoline) preferred for use in many older, single-engine aircraft.

- **Flight Training** – Flight training is another significant variable affecting the volume of aircraft operations at Orland Haigh Field. There are currently no foreseeable trends, either nationally or locally, which would indicate any substantial increases or decreases in future flight training activity.

- **Type of Use** – The Airport is primarily a recreational use facility and is expected to remain that way even though the proportion of business usage is anticipated to increase. Major increases in business traffic are unlikely to occur at Orland given the nature of the Airport and the community. Business flights will continue to be more attracted toward Chico Municipal Airport.

Other Forecasts

The only other forecast of aircraft operations at Orland Haigh Field is one from the State Division of Aeronautics. As with its based aircraft forecast, the State's projection of aircraft operations indicates no change through 2005. Activity would remain constant at around the estimated current level of 24,000 to 25,000 operations per year.

Conclusions

The forecasts in this Master Plan anticipate a moderate increase in aircraft operations. This increase would be generated by:

- The projected increase in the number of based aircraft; and

- A slightly higher utilization rate for each aircraft (the costs of owning an airplane are such that owners who do not often use their planes are likely to sell them to people who will).

As shown in Table 6, the 2008 forecast is for a total of 38,000 annual aircraft operations. Itinerant operations are projected to increase at a rate slightly faster than local operations. Sailplane and ultralight operations will remain a small fraction of total aircraft operations (no more than one to two percent).

CAPACITY ANALYSES

Airfield

The operational capacity of the Orland Haigh Field runway is well above any activity level likely to be reached in the next 20 years. The estimated capacity is approximately 100 operations per hour and 145,000 per year. Sharp peak-period usage and infrequent night-

time activity are considered in the annual capacity figure – more spread out usage would result in a higher effective capacity.

Aircraft Parking

Existing airport facilities accommodate 55 aircraft in hangar spaces and 28 more (based and transient) in established tiedowns. At least 150 additional tiedowns could be provided on the existing asphalt mat. Space for hangar development on the mat is more limited – anywhere from 30 to 100 units, depending on how close the buildings are placed to the runway.

Beyond the mat, approximately 100 acres remain undeveloped on the north and east sides of the Airport which could readily be used for aviation purposes. At average general aviation airport densities, this area could accommodate as many as 800 aircraft. Clearly, only a fraction of this land need be reserved for aviation uses.

Environmental

An important third type of airport capacity is that associated with an acceptable degree of environmental impacts, particularly noise impacts. For many airports in urban areas, future airport development is constrained more by environmental capacity than by either airfield or aircraft parking capacity. This is not expected to occur at Orland Haigh Field. Measures to minimize noise-related conflicts between the Airport and its surroundings are nonetheless important. This topic is addressed in Chapter 8.

6

AIRFIELD DESIGN

DESIGN ISSUES

For the role which it serves, Orland Haigh Field has an extensive amount of land and more than adequate runway length. Various components of the runway and taxiway system nevertheless do not meet Federal Aviation Administration design standards. Also, many areas are in a deteriorating condition.

Figure 6 graphically summarizes the airfield's most notable problems and also points out the substantial opportunities for improvement which are available. The remainder of this chapter addresses these airfield design issues.

AIRPORT DESIGN STANDARDS

Appendix B discusses the relationship between specific characteristics of an airport's "critical" aircraft and the design standards most applicable to the airport.

Development of a long-range plan for Orland Haigh Field's runway and taxiway system requires first that the appropriate runway classification and associated design standards for the Airport be determined. Table 7 compares the design standards potentially applicable at the Airport with the existing layout dimensions. As can be seen, there is no close correlation between the existing dimensions and any one set of standards. The closest similarity is with the former General Utility standards, however the runway length is much longer than required and the runway width is substandard.

The primary determinants of the appropriate future classification are the type of aircraft which will use the Airport and the type of instrument approach available.

- **Aircraft Types** – The current use of the Airport almost exclusively by small, single-engine airplanes best fits the criteria for a Basic Utility Stage II or General Utility Stage I facility. The anticipated usage of the Airport also fits into these classifications.

- **Instrument Approach** – For runway classification purposes, the Airport's present circling, non-precision instrument approach is treated the same as a visual approach. As discussed later in this chapter, upgrading of this approach is not anticipated.

Under most circumstances, an airport should be designed to the highest set of standards needed to accommodate the critical aircraft likely to use the facility on a regular basis in the future. This objective must be balanced against the costs – both in dollars and in the

loss of opportunity to better utilize available land – of implementing a higher set of standards.

Given these factors, it is recommended that the Orland Haigh Field runway be considered a General Utility Stage I facility. However, where General Utility Stage II standards can be attained with no significant additional cost, these dimensions should be used. Specific implications of these recommendations are discussed later in this chapter.

RUNWAY LONGITUDINAL DESIGN REQUIREMENTS

The longitudinal requirements of a runway design involve more than just the runway length. Other components include the runway safety area, approach surfaces, landing threshold location, and clear zones.

Runway Length Standards

Classification		Required Length
Basic Utility Stage II		3,200 feet
General Utility Stage I		3,800 feet
General Utility Stage II		4,400 feet
Transport (Business Jets)		
% of Fleet	% of Useful Load	
75%	60%	4,750 feet
100%	60%	5,750 feet

Runway Length

The existing runway length exceeds the requirements for all aircraft now operating at the Airport or anticipated to regularly operate there in the future. The runway could in fact be shortened by several hundred feet without seriously affecting the operating capabilities of any of these aircraft. At a minimum, the General Utility Stage I standard should be met. However, in keeping with the design philosophy recommended above, the General Utility Stage II standard is recommended as the minimum length.

Runway Safety Area

A *runway safety area* is a cleared, drained, graded, and preferably turfed area symmetrically located about the runway which, under normal conditions, is capable of supporting snow removal, fire fighting, and rescue equipment and of accommodating the occasional passage of aircraft without causing major damage to the aircraft.

Neither end of the runway has a safety area which fully satisfies FAA standards. The runway safety area should extend a minimum of 240 feet beyond the runway end for a General Utility Stage I runway or 300 feet for a General Utility Stage II facility.

At the approach end of Runway 15, the runway pavement comes within 50 feet of County Road 200. To the south, there is no physical barrier at the end of the runway; however, the runway stops at the airport property line and the ground beyond does not conform to the grading standards for a safety area.

Approach Surfaces

The existing circling non-precision approach at Orland Haigh Field is treated as a visual (20:1 slope) approach for the purposes of Federal Aviation Regulations Part 77 approach surface requirements. County Road 200 at the runway's north end lies within the primary surface which extends 200 feet beyond the runway end. There are no more distant obstacles. Power lines 30-feet high along County Road 24 are the critical obstacles within the Runway 33 approach, but are some 30 feet below the approach surface.

Table 7

AIRFIELD DESIGN STANDARDS

	Existing Standards			*Former Standards*		*Existing*
	Basic Utility Stage II[a,d]	General Utility Stage I[a,d]	General Utility Stage II Nonprecision and Visual[a,e]	Basic Utility Stage I[b]	General Utility[b]	Runway 15-33
Pavement Strength	12,500 lbs.	12,500 lbs.	12,500+ lbs.	12,500 lbs.	12,500 lbs	8,000 lbs.
Runway						
Length[c]	3,200 ft.	3,800 ft.	4,400 ft.	3,200 ft.	3,800 ft.	5,160 ft.
Width	60 ft.	60 ft.	75 ft.	60 ft.	75 ft.	50 ft.
Taxiway						
Width	25 ft.	25 ft.	35 ft.	30 ft.	40 ft.	40 ft.
Runway Safety Area						
Width	120 ft.	120 ft.	150 ft.	120 ft.	150 ft.	120± ft.[g]
Length (beyond runway end)	240 ft.	240 ft.	300 ft.	200 ft.	200 ft.	Rwy 15 – 20 ft. Rwy 33 – 20 ft.
Runway Obstacle Free Zone						
Width	250 ft.	250 ft.	250 ft.	–	–	–
Runway Centerline to:						
Taxiway Centerline	150 ft.	225 ft.	240 ft.	150 ft.	200 ft.	200 ft.
Aircraft Parking Area	125 ft.	200 ft.	250 ft.	200 ft.	250 ft.	350 ft.
Building Restriction or Property Line						
Non-Taxiway Side	125 ft.	200 ft.	250 ft.	200 ft.	250 ft.	350 ft.
Taxiway Side	194 ft.[f]	269 ft.[f]	307 ft.[f]	200 ft.	250 ft.	480 ft.
Taxiway Centerline to:						
Fixed or Movable Obstacle	44 ft.	44 ft.	67 ft.	50 ft.	50 ft.	–
Taxiway Centerline	69 ft.	69 ft.	103 ft.	–	–	–

[a] Source: FAA Advisory Circular 150/5300-4B, Change 8, "Utility Airports – Air Access to National Transportation" (1985).

[b] Source: FAA Advisory Circular 150/5300-4B, Change 3 (1978).

[c] Standards relative to Orland Haigh Field's 96° F. mean maximum, hottest month temperature and 215 feet MSL elevation.

[d] For aircraft with wingspans up to 49 feet.

[e] For aircraft with wingspans up to 79 feet.

[f] Assuming taxiway to fixed or movable obstacle distance below.

[g] At north and south ends. Asphalt mat provides wider safety area in center section.

Landing Threshold Location

When structures, trees, vehicles, or other objects in the approach area penetrate the approach surface and cannot be eliminated, displacement of the runway landing threshold may be necessary. The amount of displacement is determined by a threshold location plane which, for a visual runway approach, begins at the runway end and slopes upward at 20:1 as shown on the left. Objects thus can penetrate the approach surface, but not require a displaced threshold. A minimum of 15 feet threshold location plane clearance is required over public roads.

As a rule, establishment of displaced thresholds is discouraged. The preferred solution is to remove the offending obstruction. Where shortening of the runway would not significantly affect aircraft operations, relocation of the runway end to eliminate the displaced threshold is another option to be considered.

At Orland Haigh Field, the Runway 15 landing threshold is displaced by 345 feet because of County Road 200 (actually, the edge of the threshold location plane clears the road by slightly less than the required 15 feet). There are no obstructions which necessitate the existing 350-foot displacement of the Runway 33 threshold. The displacement is apparently to permit farm equipment to work on the adjacent property without being hazards to landing aircraft. It could be eliminated if the County obtained control over the approach area land.

Clear Zones

The FAA defines a *runway clear zone* as a trapezoidal area at ground level, under the control of the airport authorities, for the purpose of protecting the safety of approaches and keeping the area clear of the congregation of people. The runway clear zone begins at the end of each primary surface and is centered upon the extended runway centerline.

The FAA requires that an airport operator have sufficient control over property lying within runway clear zones to assure the safety of aircraft approaches and to keep the area clear of congregations of people. Clear zones are located relative to the runway ends and do not take into account any threshold displacements.

No part of either Orland Haigh Field runway clear zone is located on airport property.

RUNWAY LONGITUDINAL DESIGN ALTERNATIVES

When physical barriers, particularly ones which cannot readily be eliminated, occur a short distance beyond the runway ends, tradeoffs often must be made in the design of the above components. Such is the case at Orland Haigh Field. At the north end of the Airport, County Road 200 must for all practical purposes be regarded as a fixed barrier – relocation of the road would only make sense if other feasible airfield design options were not available. The property line at the runway's south end, on the other hand, represents much less of a constraint. County acquisition of the property is a realistic alternative; availability of funding is the principal impediment.

For each runway end, five basic designs can be defined:

- Leave runway end in existing location.
- Move runway end to provide threshold location plane clearance over road/property line.
- Move runway end to provide FAR Part 77 approach surface clearance over road/property line.
- Locate runway end coincident with extent of parallel taxiway.
- Shorten runway to bring clear zone onto existing airport property.

Table 8 describes the advantages and disadvantages of the options common to both runway ends. To fully evaluate the alternative designs, however, the differences between the two runway ends must be recognized and the combined effects of changes at each end considered simultaneously.

The runway length which would result from each of the 25 combinations is indicated below. Combinations which provide at least the General Utility Stage II length of 4,400 feet are best. General Utility Stage I lengths of 3,800 to 4,400 feet may also be acceptable if warranted by other factors. Any length less than 3,800 feet is not acceptable.

Runway Length Analysis

Length Reduction (feet)

	North	South
A – Leave as Is	0	0
B – Threshold Location Plane Clearance	360	350
C – Approach Surface Clearance	560	550
D – Equal to Taxiway	550	600
E – Clear Zone on Property	1,350	1,250

Resulting Overall Length (feet)

South \ North	A	B	C	D	E
A	5,160	4,800	4,600	4,610	3,810
B	4,810	4,450	4,250	4,260	3,460
C	4,610	4,250	4,050	4,060	3,260
D	4,560	4,200	4,000	4,010	3,210
E	3,910	3,550	3,350	3,360	2,560

Among other significant considerations and tradeoffs between the two ends are:

- A displaced threshold cannot be avoided at the north end of the runway unless the runway is shortened or County Road 200 is moved. The latter is not deemed practical. There are no fixed obstructions requiring a threshold displacement on the south even with the runway end in its existing position (the existing displacement allows farm equipment to move freely on the adjacent property).

- Relocating the north end of the runway so as only to provide threshold location plane clearance over the road (a 400-foot length reduction) is the minimum acceptable solution for that end. Much more preferable is for the road also not to penetrate the runway approach surface. This requires an additional 200 feet of length reduction as shown on the left.

- Land acquisition at the south end of the runway would be contiguous to existing airport property, whereas additional property on the north would be separated from the Airport by County Road 200.

- The parcels immediately beyond both ends of the runway are devoted to agricultural use, although neither is in active production at the moment.

- There are no dwellings in either clear zone although many more are located near the north end of the runway than the south end.

Given the design requirements and objectives outlined above, the optimum design configuration is judged to be to relocate the north end of the runway to provide approach surface clearance over County Road 200 and to leave the south end in its present location. This design results in a runway length of 4,500 feet, 100 feet longer than the General Utility Stage II standard. Specific changes at each end include:

- The approach end of Runway 15 should be relocated by approximately 560 feet. No displaced threshold is required. The remaining pavement beyond the new end should be marked with chevrons and maintained as an overrun.

- The displaced threshold at the south end of the runway should also be eliminated. To do so requires that the county obtain control over the clear zone property adequate to protect the runway approach surface. The subject of land acquisition is addressed Chapter 8.

RUNWAY LATERAL DESIGN REQUIREMENTS

Table 7 noted most of the standards for distances to objects laterally from the runway. In general, these standards pose no problems at Orland Haigh Field, particularly for the portion of the runway located on the asphalt mat. Certain items require some discussion, however.

Runway Width

The existing 50-foot runway width is 10 feet less than the General Utility Stage I standard and 25 feet narrower than the General Utility Stage II criterion. The runway should be widened. Given the anticipated usage of the Airport and the low cost-effectiveness of a wider than necessary runway, the 60-foot General Utility Stage I width is regarded as the appropriate design. A greater width sometimes can be justified at airports having strong crosswinds and no crosswind runway. Such winds are not very common at Orland Haigh Field, however.

Runway Safety Area

The width standards for a runway safety area are 120 feet for General Utility Stage I and 150 feet for General Utility Stage II. Orland

Table 8

RUNWAY ENDS ANALYSIS

A – Leave in Existing Location

Leave runway end at the existing physical end of the pavement. Runway 15 displaced threshold must remain. Runway 33 displaced threshold can be eliminated if adequate control of clear zone is obtained.

Advantages

- Provides maximum runway length.

Disadvantages

- Clear zones are completely off of existing airport property.
- No taxiway access to runway ends unless taxiway is extended.
- Substandard safety area length on existing property.

B – Provide Threshold Location Plane Clearance

Relocate runway ends to approximately where displaced thresholds are now located.

Advantages

- Preserves most of runway length.
- Allows displaced thresholds to be eliminated.

Disadvantages

- Only minimally meets obstacle clearance criteria – objects would continue to be FAR Part 77 approach surface obstructions.
- No taxiway access to runway ends unless taxiway is extended.
- Most of clear zone off property.

C – Provide FAR Part 77 Approach Surface Clearance

Relocate runway ends an additional 200 feet farther in from above alternative.

Advantages

- Provides full 15 feet of approach surface clearance at road/property line.
- Displaced thresholds not required.

Disadvantages

- Majority of clear zones remain beyond existing property line.
- Eliminates use of at least 500 feet of runway at each end.

D – Equal to Taxiway Limits

Locate runway ends at limits of taxiway access to runway.

Advantages

- Existing taxiway provides access to runway ends.
- Displaced threshold not required.

Disadvantages

- Marginal quality of pavement requires taxiways to be reconstructed; existing taxiway location as basis for runway ends thus eliminated.

E – Clear Zone on Property

Relocate runway ends sufficiently to get clear zones on existing property.

Advantages

- Clear zone protection provided without additional land acquisition.

Disadvantages

- Requires substantial reduction of runway length.

Haigh Field has more than adequate safety area width on the portion of the runway which overlays the asphalt mat. On the runway extensions, reasonably good shoulders appear to be about 25 feet wide, resulting in a total safety area width of only 100 feet. Minor additional grading and shoulder stabilization would bring the remainder of the runway safety area up to standard.

Runway-to-Taxiway Distance

For General Utility Stage I and Stage II runways, the required separation distances between a runway and a parallel taxiway are 225 and 240 feet, respectively. Either standard exceeds the Airport's existing 200-foot separation. The 200-foot distance was the former standard for General Utility runways. Because the taxiway was built prior to the change in standards, it is not essential that the separation be increased. Unless a precision approach is planned, the cost of such a change substantially exceeds the benefits for most airports. At Orland Haigh Field, however, several circumstances warrant repositioning the parallel taxiway at a distance of 240 feet from the runway.

- Most of the parallel taxiway lies on the asphalt mat and is defined only by a painted (barely visible) centerline stripe. A pavement seal coat or overlay is required along the taxiway alignment regardless of the setback distance chosen. Because the mat is in relatively uniform condition, the cost of changing the taxiway location is negligible.

- Much of the north portion of the taxiway is in poor condition and would require essentially complete reconstruction to repair.

- If the taxiway is to be moved, the choice is between the 225 and 240-foot distances. As discussed in the next chapter, the 15-foot difference would not significantly affect the utilization or capacity of the area remaining for buildings and aircraft parking.

- The 240-foot separation would allow the existing taxiway to stay in use while the new taxiway is constructed. With the 225-foot distance, this might be difficult, especially at the north end.

Building Restriction Line

The established 500-foot building setback distance is substantially greater than required even by General Utility Stage II standards. Allowing for aircraft with wingspans of up to 79 feet, buildings could be placed as close as 67 feet from the parallel taxiway (clearance for 49-foot wingspans requires a setback of only 44 feet). Where there is no parallel taxiway (e.g., beyond the runway ends), the minimum is 250 feet from the runway. Nevertheless, for reasons addressed in the Building Area Development chapter, it is usually desirable to keep buildings farther from the runway than required for operational safety.

Aircraft Parking Limit

As with the building restriction line, the controlling distance for the aircraft parking limit line is the setback from the parallel taxiway. For

Orland Haigh Field, a distance of 50 feet is recommended. This setback meets the lateral clearance standards for aircraft with wingspans up to 57 feet (slightly longer than a Beech Super King Air, one of the largest aircraft which might use the Airport on a regular basis).

TAXIWAYS

Consistent with the recommended width of the runway, taxiways should be 25 feet wide. The parallel taxiway should be extended to serve both proposed ends of the runway. Holding bays (run-up pads) large enough to accommodate two or three small aircraft should be provided at each end.

Aircraft currently can exit the runway at any location on the asphalt mat. For increased safety as well as reduced pavement maintenance, specific exit locations should be defined. For a runway with the proposed length of 4,500 feet, the ideal runway exit locations would divide the runway length into fourths. The precise exit locations should be slightly adjusted as necessary to align them with principal building area taxilanes.

PAVEMENT EVALUATION

Existing Conditions

Asphalt Mat

The asphalt mat on which lies all of the airfield except the runway ends and the north end of the parallel taxiway is now approximately 45 years old. It consists of approximately two inches of road mix material spread with a blade on compacted native soil. The native soil appears to be of sufficient quality to qualify as base material.

It has held up remarkably well considering its age and limited maintenance. Deterioration is occurring, however. Alligator cracking is apparent throughout the mat, breaking the pavement into 6- to 8-inch rectangular sections. The cracks appear to be due to thermal conditions rather than load induced. Another problem, one which results from the manner in which the pavement was laid, is pavement rutting. This condition causes extensive ponding after a rainfall. In some places, as much as 2 inches of water can accumulate.

See Appendix C for pavement evaluation details.

The general direction of drainage of the mat is toward the southeast. The existing runway overlay tends to act as a dam, channeling runoff from the west side of the mat to the point where the runway intersects the mat's south edge. Water then drains along the runway's west edge or sometimes across the pavement. The building area generally sheet drains toward the east edge of the mat, although several predictable flow lines have developed. Water tends to flow through many of the hangar buildings.

Runway and Taxiway

The portion of the runway on the original asphalt mat has a 2-inch asphalt overlay constructed in 1969. The extensions are comprised of 2 inches of asphaltic concrete on top of native soil. Both segments are estimated by the FAA as having a strength of 8,000 pounds for single-wheel landing gear aircraft.

Generally, the runway pavement is in good condition. Minor block cracking has occurred as is normal for pavement of this age. Also, there are areas of ponding on the portion which overlays the asphalt mat. These depressions probably have reflected up from the underlying surface.

The north extension of the parallel taxiway consists of a similar pavement section as that of the runway extensions. The pavement has been deeply rutted by passage of a very large transport aircraft. Otherwise it is in very good condition. No special treatment has been given to the remainder of the parallel taxiway to differentiate it from the asphalt mat.

Maintenance and Rehabilitation Program

Asphalt Mat

The ideal remedial action for the asphalt mat would be either to overlay the existing pavement or to remove and replace it with new pavement (possibly using the old material for base rock). As an overall program, however, the current and anticipated intensity of airport use does not warrant the cost which such measures would entail. Pavement replacement or overlay should limited to selected high-traffic areas and places where the pavement deteriorates to the point that other maintenance actions become ineffective.

The recommended alternative is to skin patch isolated low areas and failed pavement followed by application of three coats of cold tar slurry seal. This would create a very serviceable pavement for much less cost.

A slurry seal, though, would not cure the overall drainage problem on the mat. Such a large and flat area cannot be adequately drained by surface flow. The cost of most remedial actions, however, undoubtedly exceeds the benefits to be gained. Some improvement may be worthwhile in the runway/taxiway area as noted below. Also, future buildings should be designed to keep water from flowing through them.

The western three-quarters of the mat and other portions not needed for aircraft movement should be allowed to deteriorate unless specific uses for it exist. Periodic sweeping is recommended to keep loose gravel from being tracked or blown onto aircraft operating areas.

Runway and Taxiway

The recommended rehabilitation for the runway is placement of a two-inch asphalt overlay. This will effectively strengthen and prolong

the pavement life as well as provide improved drainage.

The only efficient means of repairing the damage northern segment of the taxiway is to remove the pavement and replace it with 2 inches of new asphaltic concrete. An overlay of the remainder of the parallel taxiway is recommended both as a way of maintaining the pavement and to help define aircraft circulation routes.

A further recommendation is to remove the pavement between the runway and proposed parallel taxiway. This would serve three purposes: eliminate the need to maintain the pavement; define runway exit locations; and improve drainage. It is anticipated that the pavement can easily be removed by standard construction equipment.

OTHER AIRFIELD DESIGN ELEMENTS

Marking

Runway

The existing runway marking scheme consists of basic markings with displaced thresholds indicated at each end. The runway number "33" at the south end is incorrectly located at the end of the pavement rather than at the displaced threshold line.

When the runway is overlaid, new standard basic markings should be painted. In accordance with the recommendations above, the approach end of Runway 15 should be marked as a relocated runway end rather than as a displaced threshold. If adequate land use control can be obtained over the clear zone property south of the runway before the overlay project is accomplished, then the Runway 33 displaced threshold marking can be eliminated. Otherwise, the displaced threshold will need to continue to be shown.

Taxiways

A barely visible centerline stripe marks the parallel taxiway and several runway exits. Most pilots pay little attention to the taxiway lines since the asphalt mat allows taxiing in virtually any direction.

Standard taxiway markings should be established when the taxiway is reconstructed as noted above. Hold lines should be placed 150 feet from the runway centerline.

Other

The name "Orland" appears in large block letters on the taxiway side of the runway, facing east. This lettering would be eliminated if the pavement between the runway and taxiway is removed as proposed. A suitable new location is near mid-field on the parallel taxiway or adjacent apron. While such marking is desirable from a user perspective, it is not required by the FAA.

A segmented circle is painted on the asphalt mat west of the runway. The position is satisfactory, but the size should be increased to a standard 100-foot diameter.

Lighting

The existing runway lights are a nonstandard, low-intensity type which are barely functional. Replacement with a standard, medium-intensity system is recommended for the immediate future. Pilot-controlled switching to turn on the lights only when needed is recommended as a means of saving electricity.

Installation of edge reflectors is recommended for the runway exits, parallel taxiway, and major building area taxilanes. These are much less expensive than taxiway lights and work well for general aviation airports with limited nighttime activity.

Instrument Approach

Existing

The established instrument approach into Orland is a nonprecision approach (VOR-A) utilizing the Chico VOR. It brings aircraft to the Airport from the east, roughly perpendicular to the runway, and requires circling to land from either the north or south. The minimums allowed are as low as 760 feet MSL (540 feet AGL) cloud ceiling and one mile visibility. Aircraft are handled by the Oakland Air Route Traffic Control Center and can be picked up on radar down to an altitude of about 1,000 feet MSL. Coordination with aircraft in the Chico Municipal Airport traffic area is sometimes required, particularly when aircraft are holding for the Orland approach.

Pilots and FAA air traffic controllers report that the approach works well. It enables aircraft to get below the typical stratus cloud layer or low, broken clouds. When dense ground fog occurs, all operations cease. Nearby Chico Municipal Airport, 14 n.m. east, can be used as an alternate when weather conditions do not permit landings at Orland Haigh Field. Chico has both a precision and a nonprecision approach with minimums below those of Orland.

Future

Although the existing approach is adequate for the anticipated needs of Orland Haigh Field, of potential interest to the Airport's users are the significant advances being realized nationwide in LORAN C air navigation and instrument approach capability. LORAN C is a ground-based electronic navigational aid which, in addition to providing accurate en route navigational guidance, offers the promise of enhanced nonprecision instrument approach capability for airports. As a nonprecision approach navigational aid, it has the advantage of not requiring additional on-airport navigational aids.

The FAA is presently establishing LORAN C instrument approach procedure operational criteria through an interim performance standards testing program. It is not yet certain what approach surface

dimensions will be required or what operational minimums can be attained. The first FAA-approved LORAN C instrument approach procedures are expected to be commissioned in late 1989.

Widespread establishment of LORAN C approaches is not likely to occur quickly. The low activity volumes of Orland Haigh Field and the availability of an existing nonprecision approach will probably place it rather low on the priority list. Nonetheless, the County may wish to pursue this possibility with the FAA. If a straight-in LORAN C approach could be established to Runway 33, it could potentially offer lower minimums and less rigorous operational requirements as well as instrument approach redundancy.

Because of the unknown standards and low likelihood of establishment, no specific provisions for a LORAN C approach can be included on the Orland Haigh Field Airport Layout Plan at this time. Protection of the runway approaches from tall structures and other incompatible development should satisfactorily preserve the option for future establishment of a LORAN C approach.

Approach and Landing Aids

Airport Beacon

The existing rotating beacon at the Airport is an old airway beacon which puts out a strong beam, but is expensive to operate and maintain. As discussed in the next chapter, removal of the T-hangar building on which the unit is mounted is proposed to occur at some point during the planning period. Replacement of the beacon will be necessary at that time or perhaps earlier if maintenance becomes impractical.

Visual Glide Slope Indicators

Visual Glide Slope Indicator (VGSI) is the generic term for the group of airport visual landing aids which includes Visual Approach Slope Indicators (VASI), Precision Approach Path Indicators (PAPI), and Pulsed Light Approach Slope Indicators (PLASI). When FAA funding pays for this equipment, whichever type receives the lowest bid price will be installed unless the airport owner wishes to pay the difference for a more expensive unit.

Installation of Visual Glide Slope Indicators is recommended for both ends of the Orland Haigh Field runway. The need for this landing aid arises not because of obstacles along the approach corridor, but to give visual reference during nighttime or low-visibility conditions. The lack of street lights and nighttime visual clues in the surrounding area makes height and distance perception more difficult – in effect, the Airport seems to sit in a large black hole.

Wind Indicators

The existing wind indicators at the Airport include a wind cone and a wind tee, both lighted and located in the segmented circle near the runway mid-point.

Installation of supplemental wind cones near each end of the runway is also recommended.

Sailplane and Ultralight Aircraft Facility Requirements

The operational characteristics and facility requirements of these unique aircraft differ in many respects from those of conventional fixed-wing airplanes. At airports with high activity volumes by these

aircraft, special facilities are sometimes established to accommodate them. Special facilities are not deemed necessary at Orland Haigh Field, however – existing facilities are adequate for the limited sailplane and ultralight activity which the Airport experiences. Establishment of special operating rules may nonetheless be warranted.

7

BUILDING AREA DEVELOPMENT

BUILDING AREA USES

Facilities typically found within the building area of a small airport include:

- Based aircraft tiedown and hangar space;
- Transient aircraft parking;
- Fixed base operations facilities;
- Fuel storage and dispensing equipment;
- Aircraft washing area;
- Automobile parking.

Also sometimes found are:

- Airport administration office;
- Nonaviation facilities such as commercial or industrial buildings or a coffee shop.

This chapter examines the demand for and possible ways of accommodating additional building area facilities at Orland Haigh Field. The focus of the analysis is on the areas required for aviation facilities. Also discussed is the potential use of the portions of airport property which are excess to aviation needs.

DESIGN FACTORS

The manner in which new facilities can be developed at the Airport is constrained by various aeronautical factors and by the physical conditions which already exist, as well as by financial factors. The following paragraphs examine the most important of these design factors. Figure 7 highlights the most significant of the problems and opportunities affecting the existing building area and its future development.

Asphalt Mat

The 3,000-foot square asphalt mat remaining from the Airport's World War II beginnings is Orland Haigh Field's most conspicuous and unusual feature. As reflected in Figure 7, its existence represents both an opportunity and a problem. The opportunity comes from the fact that the mat consists of reasonably good pavement, the continued use of which can reduce the costs of developing new facilities. The problem lies in the tendency to overestimate the asset

value of the mat and thus to let it influence development decisions more than it should. For example, there is a strong preference toward placing new hangar buildings on the mat rather than on adjacent bare ground even though potentially better development can be built off the mat at not much higher cost. These hangar location trade-offs are further discussed below.

Other Existing Facilities and Leases

Existing building area facilities which have significant useful lives expected to extend beyond the end of the 20-year master planning period are assumed to remain in place unless strong layout planning reasons for eliminating them become apparent. The same is generally true of leasehold boundaries for which the terms run more than 20 years from now. An exception is where boundary changes would have little or no effect on existing leasehold development and use.

The tabulation below notes which facilities are assumed to remain, which ones can or should be eliminated or moved, and which ones are considered optional (they could remain or be eliminated depending upon site design factors).

Disposition of Existing Facilities

Remain	*Eliminate*	*Optional*
• All T-hangars except those noted • Portable hangars or their replacement in same location • Herfi hangar and leasehold • Herfi hangar on east edge of mat • Myers hangar on north side of mat	• Old 6-unit T-hangar building • Agricultural pond and leasehold • North access road	• Airport office/pilots' lounge • Adjacent county T-hangar • All trees • Watchman's residence • Mobile home • Private underground fuel storage near east edge of mat • East access road

Runway and Taxiway Setbacks

As noted in the preceding chapter, the controlling setback distance from the runway and taxiway to building area facilities is the distance between the proposed parallel taxiway and parked aircraft. A 50-foot setback is recommended. Primary taxilanes within the building area should have a minimum of 40 feet clearance from taxiway centerline to buildings or parked airplanes.

Although not an FAA aeronautical design requirement, it is recommended that future hangar buildings or portable hangars be placed no closer than 400 feet from the runway. This is approximately 80 feet closer to the runway than the nearest hangar building is now located. By maintaining this distance, it will be possible for a future airport office to be situated slightly closer to the runway and thus allow personnel to have a clear view of both runway approaches.

AIRCRAFT PARKING

Hangars

A top-priority question in the Building Area Plan development is where to locate future hangar units. Provisions need to be made for additional capacity both in the near term and the longer range. The Master Plan forecasts in Chapter 5 indicate a potential demand for as many as 10 more hangar spaces in the near term and at least 20 more within 20 years.

Specific issues to be examined at Orland Haigh Field concern the type, size, and location of these hangars.

Type

Comparative Evaluation

	Factor favors:	
	T-Hangar	Portable
Construction quality	X	
Attractiveness	X	
Revenue generation	X	
Ease of incremental development		X
Layout flexibility		X
Size flexibility		X
Construction cost		X

The two basic types of hangar spaces to consider at Orland Haigh Field are T-hangar buildings, typically with 6 to 10 aircraft bays, or individual, so-called "portable" units. There are important tradeoffs between the two hangar types as noted here.

Since financing is such a significant determinant of what type of hangars can be built, it is recommended that provisions be made for both types at Orland Haigh Field. Further discussion of hangar financing options is included in Chapter 9.

Size

Nearly all single-engine airplanes can fit in hangars with a 39- to 40-foot clear opening. Most twins need more room. Also, users tend to prefer slightly larger hangars than they really need. At airports having many hangars, a variety of sizes can generally be provided. Since construction costs and, therefore, rental rates vary in nearly direct proportion with hangar size, aircraft owners need only pay for the space they want. At smaller airports with relatively few hangar spaces, it is more difficult to accommodate the various possible combinations of demand.

Hangar bay widths at Orland Haigh Field mostly range between 39 feet and 40 feet. Currently, there are no hangars capable of accommodating twin-engine aircraft. Owners of twins have occasionally inquired about basing their aircraft at Orland if suitable hangar space were available.

Some spaces adequate to accommodate twin-engine aircraft should be provided. However, to keep construction and rental costs down, most of the spaces should continue to be in the size range suitable only for single-engine planes.

Location and Layout

The principle hangar location issue at Orland is whether to continue to construct new hangars on the existing asphalt mat or begin to use the unpaved adjacent area (Table 9). To date, only one hangar has been built off of the mat. For economy, most of the hangars on the mat use the existing asphalt as the floor. One consequence of this

design is that water drains into some of the buildings.

The type of hangar unit – conventional versus T-hangar versus portable unit – also is a factor in the location question. The one-sided nature of conventional and portable units allows them to effectively be placed along the edge of apron pavement; whereas, T-hangars require pavement on both sides. Aesthetically, however, portable units are often less attractive than contemporary T-hangars, especially if they consist of a mixture of sizes and manufacturers. Placing them in a relatively inconspicuous area is thus usually preferable.

An important hangar layout consideration is their orientation. Whenever practical, they should be oriented so that the prevailing winds do not blow into the hangars, a condition which results both in debris accumulation in the hangars and more difficult operation of the doors.

Tiedowns

As indicated in the Master Plan forecasts, most of the future aircraft parking space demand at Orland Haigh Field is expected to be for hangars rather than tiedowns. Assuming that the hangar demand is met, only about 10 tiedowns will be needed for based aircraft at the end of the 20-year planning period. An additional 10 tiedowns should be provided for transient aircraft.

With most of the demand being for hangars, sufficient space is available on the asphalt mat to accommodate tiedown needs through the end of the master planning period. Indeed, the mat is large enough to accommodate both the tiedown demand and much of the hangar demand. It is important, though, that the mat not be so fully taken up with hangars in the near term so as to be unable to meet long-term demand for based and transient aircraft tiedowns.

Most airports specifically mark transient spaces so that transient aircraft will not park in spaces assigned to based aircraft. This has not been necessary at Orland Haigh Field because excess capacity is available to accommodate both uses. Nevertheless, for the convenience of transient flyers as well as to eliminate potential future confusion and conflict, designation of specific spaces for transient aircraft is recommended.

The orientation of tiedowns is an important factor at any airport where the winds frequently blow more strongly than 15 to 20 miles per hour. To minimize potential control surface deflection damage, it is best for aircraft to be parked facing into the wind. Less acceptable is for the tail to be toward the wind. The strongest winds at Orland Haigh Field are normally from the north to northwest or sometimes from the south. Wherever practical, tiedown rows therefore should be oriented perpendicularly to the runway.

Also, where ample space is available – as is the case at Orland Haigh Field – "taxi-through" tiedown positions are preferred for the convenience they offer. This configuration is especially desirable for transient spots.

Table 9

HANGAR LOCATION TRADEOFFS

	On Mat	*Off Mat*
Cost	$12,000 - $15,000 per unit if existing mat used as floor; $14,000 - $17,000 per unit if new floor built.	$17,000 - $20,000 per unit including concrete floor and proportionate share of access taxilane.
Taxilane Access	Existing asphalt mat pavement can be used although an overlay is expected to be necessary within life span of hangars.	New taxilanes would need to be built extending from existing mat; 25-foot width is eligible for FAA grants; portions leading to each hangar unit must be financed together with the hangar buildings.
Drainage	No drainage provisions if built directly on mat; limited potential if new floor built.	Good drainage can be incorporated into design.
Use of Land	Remaining space on mat is limited especially if buildings are kept at least 400 feet back from runway as recommended; some available space should be preserved for tiedown apron (drainage not as critical).	Ample land available along east edge of mat as well as along eastern part of north edge.
Layout Options	Layout flexibility and efficiency limited by triangular shape of available area.	Usable areas are generally rectangular in shape, allowing several good layout choices.

OTHER AVIATION-RELATED FACILITIES

Terminal Building

The existing airport office and pilots' lounge is capable of adequately serving the Airport's needs for at least another decade. Before the end of the 20-year Master Plan time frame, however, the need for a larger, more functional, more attractive building is expected to arise. The planning for more immediate facility needs should allow for this eventual development.

A particular function to be housed in the terminal building should be the airport UNICOM operation. The building and the UNICOM facility should be located so as to allow the operator to see the full length of the runway and both approaches. As noted above, this will require the building to be set slightly forward of other airport buildings.

The terminal building should be centrally located on the Airport. It should be adjacent to transient aircraft parking and close to aircraft fueling facilities. Convenient public road access and automobile parking is also essential.

Fixed Base Operations Facilities

Although none of the Airport's three current fixed base operators offers complete general aviation services, the businesses complement each other so as to meet the most common needs of pilots and aircraft owners. At the present time, airport activity does not appear to be sufficient to support any competing FBO's. This possibility nonetheless must be considered in the airport plan.

As long as the Airport has space available for such a function, then FAA regulations require it to be accommodated. The difficult task is to allocate a space which would be functional if and when the demand arises some years hence, but which does not unnecessarily restrict development in the mean time. Convenient access to both the airfield and automobile access roads is a requirement. Depending upon the amount of tiedown apron which is controlled, the leasehold size for typical full-service FBO's is commonly 2 to 5 acres.

Another prospect is that one of the existing FBO's would want to expand or an additional specialized FBO would seek to establish business at the Airport. Specialized FBO's usually provide a single service such as radio repair, aircraft painting, or upholstery and interior work. Their space requirements are normally small – space for a conventional hangar capable of holding one or two aircraft plus some adjacent apron area. Airfield and road accessibility can be limited. (Private developers and lessors of hangar space are also considered to be FBO's, but the spatial needs for this type of activity are essentially the same as for publicly owned hangars.) Except for interest in construction of additional privately owned T-hangars, no FBO expansion or new development plans are presently known.

Nonetheless, the airport plans should allow for such facilities if practical.

It is recommended that most future FBO development, especially any new buildings (except T-hangars), occur off the existing asphalt mat.

Fuel Facilities

Public

In mid-1988, the fuel island and underground fuel storage tanks at the Airport were removed in favor of storing and supplying fuel by truck. This arrangement eliminates the need for the expensive special tank construction techniques and leak detection systems required by current and anticipated state and federal regulations. It does, however, have drawbacks. The most significant — one which has not arisen at Orland Haigh Field — is that most fuel suppliers are unwilling to deliver only the small quantities which a refueling truck can hold. The other is that it limits the amount of fuel which can be kept on hand to meet peak demands. A refueling truck typically holds between 750 and 1,800 gallons of fuel, often split between two types. Most tanker supply trucks carry a total of some 8,000 gallons (double for tandem trucks) and underground tanks usually contain 5,000 to 10,000 gallons.

In the long term, it is anticipated that underground or above ground fixed fuel storage will again be desirable. A location for a fixed fuel storage facility is provided for in the plan. Aircraft fueling can continue to take place from a truck or an island can again be installed.

Private

Also located at the Airport is a separate, private-use fuel storage facility. It is owned by EG&G Energy Measurements, Inc., a company affiliated with the U.S. Department of Energy, and is intended to provide an emergency fuel source for aircraft operated by the company. The underground tank is situated along the eastern edge of the asphalt mat. Access to the tank by helicopters and fixed-wing aircraft as large as a King Air is required. EG&G anticipates renewing its lease for an indefinite period.

Automobile Access and Parking

Improved on-airport automobile access roads and parking are a high-priority requirement at Orland Haigh Field. An automobile parking lot should be established next to the existing airport office/pilots' lounge. Places for 25 to 35 vehicles should adequately meet most needs. Overflow parking, perhaps unpaved or on the shoulder of the access road, should be available nearby. The parking lot should be designed so as also to function with a future terminal building.

Most importantly, the automobile facilities need to be separated from aircraft operations areas. Only authorized vehicles, including those of aircraft owners, should be permitted on the apron. No vehicles except those of airport staff should be allowed on the runway or

parallel taxiway.

Good access to the Airport is available via County Roads 200 and P. Existing on-airport roads are in fair to poor condition. The north road is unpaved and leads traffic onto the main apron. The east road also brings vehicles into aircraft operating areas. Neither road alignment is regarded as important to maintain.

Security Fencing

The primary purpose of security fencing at a small general aviation airport is to keep unauthorized vehicles from driving onto the runway and taxiway whether deliberately or inadvertently. A fence will limit the places where pedestrians can easily enter the Airport, but will not prevent entry.

Orland Haigh Field has no existing fencing except around one FBO. Vehicles driving onto the airfield has been a common problem. Installation of a security fence around the perimeter of the aircraft-operating areas should be accomplished as soon as financial circumstances permit. Controlled-access gates should be provided in the building area.

Utilities

Utility Requirements at Small Airports

- Telephones – for airport businesses and the general public.
- Electricity – for runway and building lighting, shop equipment, etc.
- Water – for drinking, rest rooms, aircraft washing, landscaping, and fire protection.
- Wastewater Disposal – from rest rooms and aircraft washing.
- Gas – usually propane, for building heating.

Upgrading of existing utilities will be necessary in order to accommodate future development. No significant problems in providing adequate capacity are expected, however.

The Airport currently uses a well for water supply and a septic system with leach field for wastewater disposal. Future demand generated by aviation-related development can continue to be met with similar methods although additional capacity may be necessary. Nonaviation development of the property excess to aviation needs could generate substantially higher water and wastewater demands. Ample ground water is available for water supply; however, a storage reservoir may be required to provide adequate flow for fire protection. Connection to the City of Orland facilities west of the Airport is the probable means of wastewater disposal. A lift station would be required since the airport building area is at a lower elevation than the treatment plant.

A new electrical distribution system will be necessary to properly serve future aviation and nonaviation facilities at the Airport. Construction of an electrical power vault is proposed in conjunction with the planned runway lighting project. It should be located so as not to interfere with long-range development of the building area. Power supply to the site is adequate for any aviation-related functions as well as for average nonaviation uses which might be developed. Activities needing high power levels might require installation of additional distribution lines.

EXCESS AIRPORT PROPERTY

Orland Haigh Field comprises some 390 acres. Even allowing for substantial growth in aviation activity beyond the 20-year time frame of the Airport Master Plan, a large portion of this acreage will not be needed for aviation-related development. The western two-thirds of the asphalt mat is currently used for low-intensity non-aviation functions providing modest income to the Airport. This area should continue to be made available for non-aviation use with aviation-related uses remaining solely on the east side. The frontage property along County Roads P and 200 is the least needed area for aviation functions on the east side and is potentially the most suitable for non-aviation development.

It is not the purpose of the Airport Master Plan to recommend specific uses of the property deemed excess to aviation needs. Several of the limitations on development of this land should be noted, however.

- The land uses must be compatible with airport activity. The compatibility criteria outlined in the next chapter for off-airport land uses are applicable to non-aviation development on the Airport as well. Light industrial or warehousing functions would be appropriate and seem to be the type of development most likely to occur.

- Lack of water supply (both for drinking and fire protection) and wastewater disposal systems are significant limitations. It is anticipated that the flow and quantity of water would be adequate for most uses if new wells are drilled on the site. Connection to the City of Orland wastewater treatment facility on the west side of the Airport would be possible although the run would be uphill and therefore require a lift station. Presumably, the city would want to annex the property before allowing connections to its system.

- Access roads are another consideration. Although the site is situated less than 2.0 miles from State Highway 32, the adjoining roads are relatively narrow country roads. New on-airport access roads, as described earlier in this chapter, also are needed to open up the area for non-aviation development.

- A change from the current Airport District zoning designation may be necessary to permit certain types of development.

- As discussed in Chapter 9, it is recommended that the County lease rather than sell the excess airport property. Lease terms will need to be established which are conducive to private investment.

ALTERNATIVE BUILDING AREA LAYOUTS

A variety of different building area layout alternatives were examined during the preparation of the proposed plan presented in Chapter 3. The most significant variables included:

- The design of the core area around the administration building, including the configuration of the automobile parking lot and possible replacement of the administration building.
- The location and orientation of additional T-hangars, including whether to phase out the existing 14-unit building adjacent to the administration building.
- The location of fixed base operations expansion areas.
- How much area needs to be preserved for aviation uses and which areas can be made available for non-aviation development.
- How to stage the sequence of development so that intermediate phases also work efficiently.

These and other alternatives were discussed with the County staff and Orland Airport Advisory Committee. The proposed design reflects their input. The plan also reflects the projections and assumptions addressed in this report. It is important to recognize that circumstances could change and thus result in minor or major differences in the Airport's future development needs. An essential aspect of the Building Area Plan therefore is to have sufficient flexibility to be able to change to accommodate whatever reasonable future needs actually occur.

8

LAND USE AND ENVIRONMENTAL ISSUES

OVERVIEW

Existing land uses in the vicinity of Orland Haigh Field are highly compatible with the current type and intensity of airport activity (Figure 8). Problems can occur in the future, however, unless they are anticipated and avoided by timely action.

This chapter examines the nature and extent of present and future impacts generated by Orland Haigh Field and then briefly reviews established compatibility preservation measures. Following these sections is a discussion of specific compatibility concerns and proposals for additional actions to be taken. A final section highlights the environmental impacts associated with implementation of the Master Plan.

CURRENT AND PROJECTED AIRPORT IMPACTS

The principal impacts and compatibility considerations associated with the operation of a small general aviation airport fall into four categories:

- **Noise** – Usually perceived as the most significant adverse impact of airport activity because of its routine, everyday occurrence; measured by standardized composite noise descriptors.
- **Safety on the Ground** – The risk of damage or injury to persons or property on the ground due to an aircraft accident; difficult to address because of the low probabilities involved.
- **Hazards to Flight** – Including physical obstructions to the navigable airspace (tall objects or birds attracted by certain activities) and other land use characteristics that could affect flight safety (e.g. distracting lights, radio interference, etc.).
- **Overflights** – An often overlooked and largely subjective impact having elements of both noise and safety impacts; typically apparent in the annoyance expressed by some people living near the Airport.

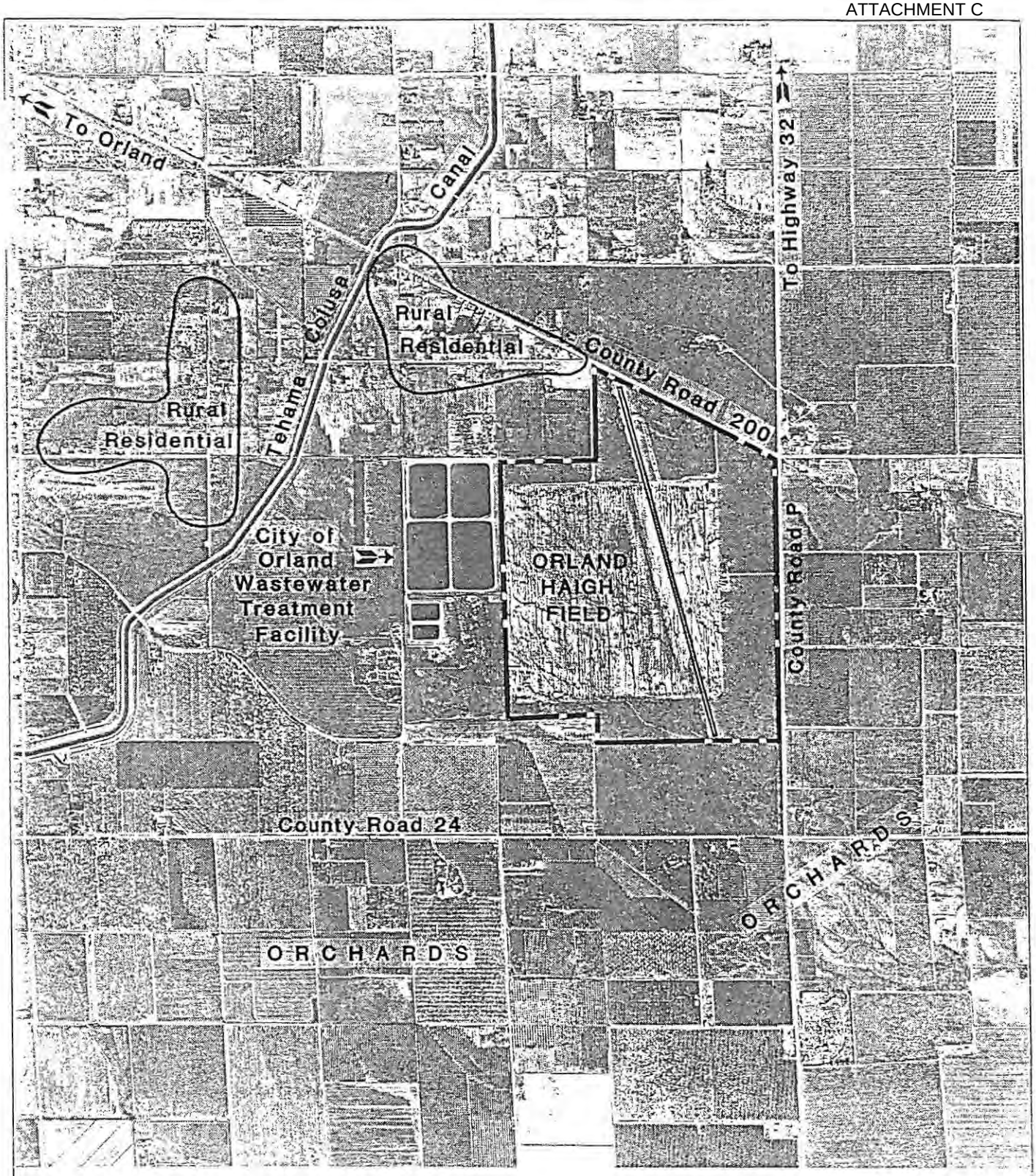


FIGURE 8

AIRPORT VICINITY LAND USES

HODGES & SHUTT

The extent of the impacts generated by Orland Haigh Field are determined by the configuration of the airfield and its flight patterns and by the type and volume of its air traffic.

Noise and Overflight Impacts

The current and projected noise impacts generated by Orland Haigh Field are depicted in Figure 9. The future impact area reflects the activity levels projected at the end of the 20-year master planning time frame with some minor changes in the activity distribution as noted in Chapter 5. Table 10 summarizes the data used to calculate the noise contours for each year.

The Airport's overflight impacts are concentrated along the typical or median traffic pattern flight tracks. It is important to recognize, however, that overflight impacts can be expected to occur in any part of the airport vicinity where aircraft fly at or below the 1,000-foot AGL traffic pattern altitude while approaching or departing the runway. Essentially all such operations take place within a mile of the Airport.

Safety Factors

The limitations on the heights of structures and other objects necessary to protect the navigable airspace around Orland Haigh Field are reflected in the Approach and Clear Zone Plan (Figure 3 in Chapter 3). The depicted limits are set in accordance with Part 77 of the Federal Aviation Regulations. Deviation from these standards does not necessarily connote a safety hazard. It does mean, though, that offending objects must be evaluated by the FAA and that mitigative actions such as marking or lighting be taken if appropriate. The most critical locations with regard to the height of objects are those within the runway approach zones.

The approach zones are also the most critical areas in terms of the risks to people and structures on the ground. The low altitude at which aircraft must overfly these lands reduces a pilot's choice of where to make an emergency landing if one becomes unavoidable. Other areas with above average risks are along the most common flight tracks for aircraft landing at and departing from the Airport.

ESTABLISHED LAND USE COMPATIBILITY MEASURES

Local land use plans, as well as ordinances and policies, are the principal means used to protect most small airports from incompatible surrounding development. The City of Orland and the County of Glenn each have adopted land use plans, ordinances, and/or policies which regulate development of property in the vicinity of Orland Haigh Field. A review of these documents provides an indication of the potential for future incompatibility problems around the Airport.

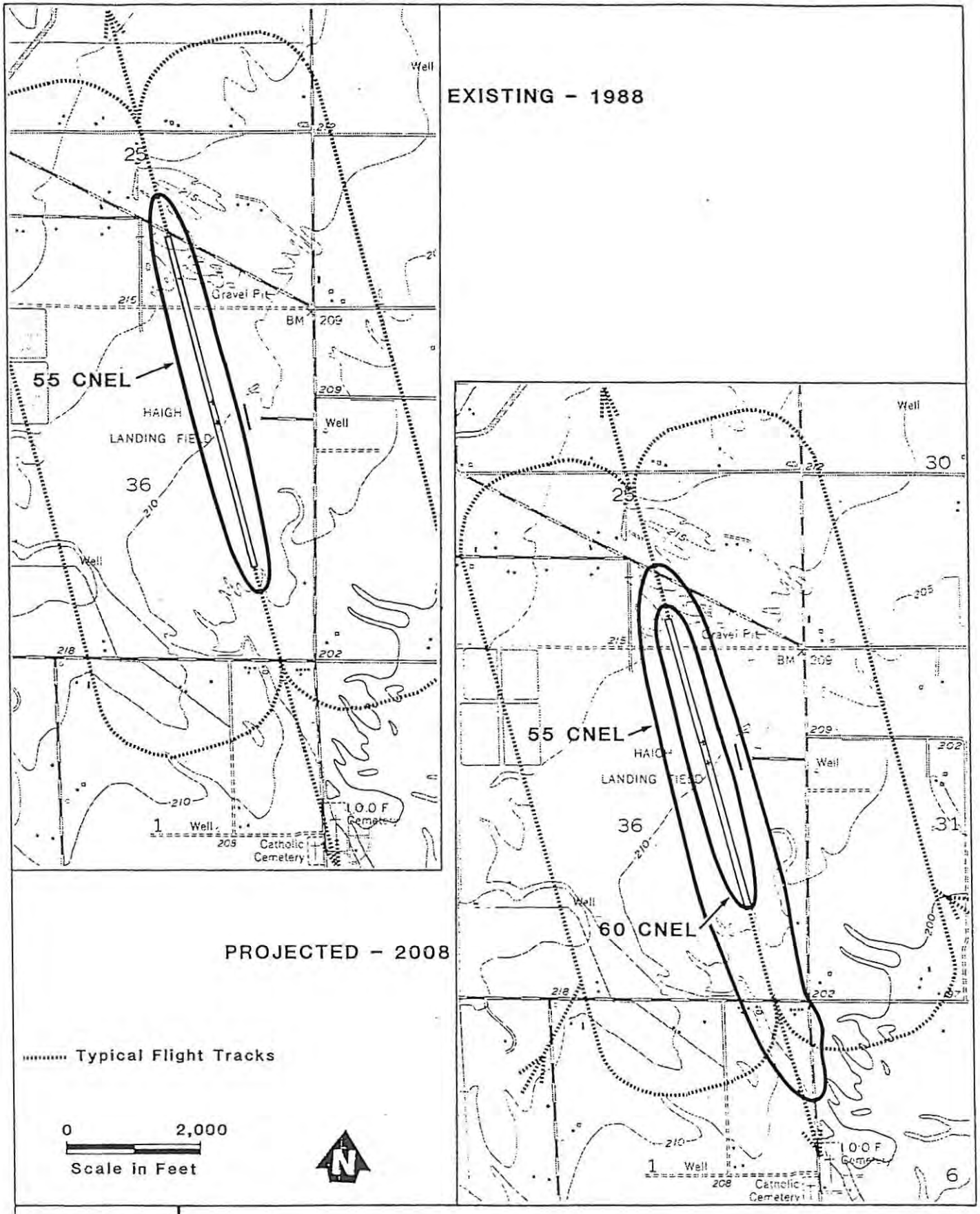


FIGURE 9

NOISE IMPACT AREAS

HODGES & SHUTT

Table 10

NOISE MODEL CALCULATION DATA

AIRCRAFT MIX

	Annual	Day	Percentage
1988 Estimate			
Single-Engine	22,500	61.6	97.8%
Twin-Engine	480	1.3	2.1%
Business Jet	20	0.1	0.1%
TOTAL	23,000	63.0	100.0%
2008 Projection			
Single-Engine	33,800	92.6	90.0%
Twin-Engine	4,000	11.0	10.5%
Business Jet	200	0.5	0.5%
TOTAL	38,000	104.1	100.0%

TIME OF DAY

	Day 7:00 a.m. 7:00 p.m.	Evening 7:00 p.m. 10:00 p.m.	Night 10:00 p.m. 7:00 a.m.
1988 Estimate			
Single-Engine	95.0%	4.5%	0.5%
Twin-Engine	98.0%	2.0%	0.0%
Business Jet	100.0%	0.0%	0.0%
2008 Projection			
Single-Engine	92.5%	6.0%	1.5%
Twin-Engine	96.0%	3.5%	0.5%
Business Jet	98.5%	1.5%	0.0%

RUNWAY UTILIZATION

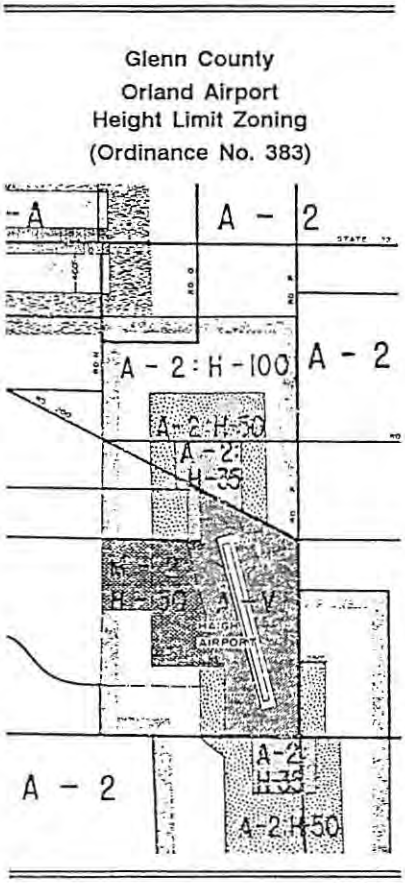
	Percentage of All Operations	
	Runway 15	Runway 33
1988 Estimate and 2008 Projection		
All Aircraft Types	65.0%	35.0%

City of Orland

Orland Haigh Field lies outside both the current city limits and the established planning area boundary of the City of Orland. At the closest point to the Airport, both of these lines fall along the Tehama-Colusa Canal, approximately 0.6 miles from the airport boundary. The Airport consequently has little land use impact on property within the city's jurisdiction. The 1985 Land Use and Circulation Element of the Orland General Plan makes only passing reference to the Airport – noting that it has "sufficient land area for expanding service and facilities to meet the City's needs and also those of the region."

County of Glenn

Except toward the northwest, all of the land surrounding the Airport is within the County's jurisdiction. County planning documents consequently are essential to the protection of the Airport from incompatible development.



Glenn County
Orland Airport
Height Limit Zoning
(Ordinance No. 383)

The Land Use Element of the 1985 General Plan states that it is a county goal to "protect and maintain agricultural lands." The plan maps show almost all of the land around the Airport for Intensive Agricultural use (40-acre minimum parcels). To the northwest between County Roads 200 and 20, is an area designated for residential uses, including some with parcel sizes of 1.0 acre or less. Much of this development already exists. The plan does not include any policies specifically addressing the need for airport/land use compatibility, although the subject is generally covered by a policy statement that "land use activities shall be discouraged that are inconsistent with functional uses of transportation facilities ..."

A 1960 County Ordinance (no. 383) establishes limits on the height of buildings in the area east of Orland, including the airport surroundings. Adjacent to the Airport, the limits increase in a stair-step fashion from 35 to 50 to 100 feet. (Note: the illustrated runway location does not coincide with that proposed herein).

LAND USE COMPATIBILITY CONCERNS

Despite the existing high degree of compatibility between Orland Haigh Field and its surroundings, several concerns must be addressed. Most important is the need for protection of the runway clear zones and approach corridors.

Runway Clear Zone and Approach Protection

With approximately 390 acres of land, Orland Haigh Field is significantly larger than most general aviation airports found in rural communities. The Airport is nonetheless lacking property in places critical to aviation needs – the runway clear zones and approaches. Acquisition of additional property in these areas is recommended. Such acquisition should be based upon the proposed location of the runway ends and clear zones and take into account the established parcel lines and land uses in the areas affected.

Runway 15 Approach and Clear Zones

Even with the proposed relocation of the approach end of Runway 15, some 3.8 acres of the clear zone will remain on the north side of County Road 200. The property involved is along the western edge of a single 120-acre, agricultural parcel. The adjoining parcels west and north of the clear zone vary in size from 3 to 40 acres. To the west are more small parcels in primarily residential use. A dwelling and several farm buildings are situated on most of these parcels, but no structures are in the clear zone.

Conservation easements should be obtained on a total of approximately 40 acres in the Runway 15 clear zone encompassing the western 660 feet of the 120-acre parcel plus portions of three additional parcels. The purpose of the conservation easements is to assure that the land remains in compatible agricultural use and that no new residential or other incompatible structures are built. In essence, the County would be buying the development rights to this property. In addition, the conservation easements should contain the provisions of a standard avigation easement:

- A right-of-way for free and unobstructed passage of aircraft through the airspace over the property at any altitude above a surface specified in the easement (set in accordance with Federal Aviation Regulations Part 77 and/or criteria for terminal instrument approaches).

- A right to subject the property to noise, vibration, fumes, dust, and fuel particle emissions associated with normal airport activity.

- A right to prohibit the erection or growth of any structure, tree or other object that would enter the acquired airspace.

- A right-of-entry onto the property, with appropriate advance notice, for the purpose of removing, marking or lighting any structure or other object that enters the acquired airspace.

- A right to prohibit electrical interference, glare, misleading light, visual impairments, and other hazards to aircraft from being created on the property.

Runway 33 Approach and Clear Zones

The Runway 33 clear zone sits in the middle of two 20-acre parcels situated between the airport property line and County Road 24. The parcels are inactive agricultural lands with no structures on them. Fee simple acquisition of this contiguous property is recommended as the most practical and surest form of approach protection. Most of the land can be leased for continued agricultural uses.

Additional property acquisition for approach protection south of County Road 24 is not regarded as necessary in the foreseeable future. The land is designated for intensive agricultural use with 40-acre minimum parcel size. The situation should nevertheless be monitored to be certain that circumstances do not arise which would permit incompatible development in the area.

Other Concerns

Three other specific concerns are worthy of note:

- **Spread of Rural Residential Development** – If subdivision of agricultural lands into 1 to 2 acre parcels spreads into areas more directly beneath the traffic pattern northwest of the Airport, compatibility problems likely will arise. In portions of this area, such subdivision is allowable under the County's East Orland Area Land Use Map. To preserve a high level of compatibility, the areas within 1.0 mile, and especially those within 0.5 mile, of the runway end should be kept in large-lot agricultural use wherever possible.

- **Height Limit Ordinance** – The height limits established by County Ordinance No. 383 provide greater protection than required by Federal Aviation Regulations Part 77 in all but the area immediately north of the Airport. The avigation rights associated with the proposed conservation easement acquisition would assure adequate height restrictions in this location. A change to the current ordinance therefore is not essential. However, any modifications or requested exceptions, including antennas, poles, or other such objects, should be reviewed against the Approach and Clear Zone Plan presented in this report. Tree heights also should be held to the ordinance limits unless they are determined to be consistent with the Approach and Clear Zone Plan.

- **County Airport Land Use Commission Status** – An Airport Land Use Commission for Glenn County was established by the Board of Supervisors in April 1985. The commission, though, has never been active. No airport/land use compatibility criteria or other policies by which to review land use plans or proposed development have been adopted. Despite the apparent lack of significant issues to address, the commission should have the necessary policies in place so that it can properly review any matters which may arise. If there is insufficient work to justify a separate Airport Land Use Commission, then consideration might be given to delegating the commission's duties to the County Planning Commission. The latter arrangement is common in many counties.

ENVIRONMENTAL IMPACTS OF AIRPORT DEVELOPMENT

An Initial Study of the environmental impacts associated with implementation of the Airport Master Plan was prepared as part of the planning effort. It is included here as Appendix D.

Both the temporary and permanent impacts of the proposed construction and the long-term effects of the increased airport use are considered. No significant impacts resulting from the proposed aviation-related physical improvements have been identified. At such time as specific proposals are advanced for non-aviation development of designated portions of the Airport, separate analyses will be

required to assess the potential impacts. The proposed T-hangar construction will not have any direct impacts of significance, but will contribute to the overall increase in airport activity. Over the duration of the 20-year master planning period, increased use of the Airport will mean more overflights of surrounding areas and the resulting noise will cause annoyance for some people. Provided that these areas remain predominantly agricultural, as currently planned, these impacts will be minor. No other significant impacts are expected to result from the Airport's increased activity.

9

OPERATIONAL AND FINANCIAL ISSUES

OPERATIONAL POLICY ISSUES

In the course of the Master Plan study, five operational policy issues have been identified as being particularly significant to Orland Haigh Field. These issues are:

- Establishment of Airport Rules and Regulations;
- Development of Minimum Standards;
- Development of Hangar Lease Policies;
- Control of Unauthorized Commercial Activity on the Airport; and
- On-Airport Use of Auto Fuel in Aircraft.

Airport Rules and Regulations

At the time of this study there are no formal rules and regulations established by the County for Orland Airport. In the past, the County has relied exclusively upon its land, tiedown, and hangar rental agreement documentation process as the means of communicating airport operating policies and procedural requirements to airport tenants.

This method alone is no longer adequate. It is recommended that it be reinforced through the formal establishment and issuance of airport rules and regulations. As a minimum, the airport rules and regulations should address safety, security, fire protection, airfield access, reporting, financial responsibility, commercial operations, flight patterns and procedures, and ground operating procedures and enforcement/penalties. It is suggested that the airport rules and regulations be formally adopted by the County as an ordinance to ensure their effectiveness and enforcement.

Minimum Standards

As Orland Haigh Field continues to grow and develop, it is appropriate that standards be formulated which guide and control the commercial use of the Airport and the solicitation of business thereon. These standards, most often referred to as "Minimum Standards for Commercial Aeronautical Activities," should be developed to address the specific developmental and control requirements of the Airport. Such standards serve to set guidelines for quality and levels of

service, to specify minimum equipment and capital investment requirements, and to exclude marginal or irresponsible competitive operations.

The Federal Aviation Administration and the airport management industry strongly urge that each airport formulate its own minimum standards. Guidance to assist airport operators in the preparation of minimum standards is provided in the following FAA documents:

- Advisory Circular 150/5190-1A, *Minimum Standards for Commercial Aeronautical Activities on Public Airports*.
- Advisory Circular 150/5300-4B, *Utility Airports – Air Access to National Transportation*.
- Order 5190.6, *Airports Compliance Requirements*.

The County is strongly encouraged to formulate a set of minimum standards for Orland Haigh Field. The formulation and adoption of minimum standards at this time should greatly facilitate the future operation and development of the Airport.

Hangar Lease Policies

Existing hangars at Orland Haigh Field consist of a mixture of publicly and privately owned structures. Although most new hangars erected at the Airport in future years are expected to be privately owned, county construction of some remains possible. To assist the County in administering and allocating existing and future hangar space at the Airport, it is suggested that a formal hangar lease policy be developed. Initially this policy should address County-owned hangars. As circumstances warrant, it may be necessary to apply some or all of these hangar-use policies to privately owned hangars as well.

A hangar lease policy applicable to an airport such as Orland should be composed of the following three key elements:

Minimum Hangar Development Standards

Minimum hangar development standards can be formulated in conjunction with the Airport's minimum standards for commercial aeronautical activities or as a separate document. These standards specify planning, construction, and leasing requirements for hangar development and use. They are usually reflected in the hangar land lease/use agreement.

Hangar Waiting List Procedures

Most general aviation airports experience high demand levels for hangars. In many cases, demand exceeds supply thus mandating some form of controlled hangar allocation. A formal hangar waiting list and associated procedures is often required to ensure that hangars are allocated in a fair, reasonable, and controlled manner. The development and maintenance of such a list is encouraged at Orland Haigh Field to both measure the demand for hangar space

and to ensure the fair and reasonable allocation of available units.

It is suggested that the hangar waiting list procedures include the following elements:

- A required, formal, dated application.
- A non-refundable application fee (at option of County, this fee may be credited to the first month's hangar rent).
- Priority status for current hangar tenants wishing to switch to another available hangar space.
- No transferability of list positions to other people.
- Limited acceptance period (if an offered hangar is refused by a person on the list or if the person cannot be contacted within a specified period of time, the name should be removed from the list and the application fee retained by the Airport).
- Aircraft ownership (at the time of hangar acceptance, the prospective hangar lessee must be a bona fide owner of the aircraft to be hangared).

Hangar Use and Occupancy Requirements

Hangar use and occupancy requirements are key to the proper management and control of airport operations. As airport owner and operator, the County is responsible for ensuring the appropriate use and operation of all facilities on the Airport. In this regard, hangar use and occupancy requirements should be established which include, as a minimum, the following requirements:

- The hangar occupant must possess a current lease.
- The hangar lease must be bona fide owner of the aircraft hangared.
- The hangar is to be used for the storage of aircraft and ancillary parts only.
- No unauthorized commercial use shall be permitted.
- No use or storage of hazardous materials (with exception of fuel in aircraft tanks) shall be permitted.
- The lessee must agree to furnish suitable evidence of financial responsibility (e.g., insurance).
- For County-owned hangars, the lessee must agree to use a County-supplied hangar lock and key and to permit the County and its representatives access to the hangar upon reasonable notice during normal business hours.
- The lessee shall pay all fees and rents in a timely manner.

- The lessee shall, with 30 days advance notice to the County, vacate the premises in a timely and appropriate manner upon expiration of the lease.

- Hangar spaces shall not be modified, sublet, or brokered without the permission of the County.

Unauthorized Commercial Activity

During the conduct of this Master Plan study, it was determined that one or more individuals may be conducting revenue-producing commercial activities (aircraft maintenance, flight instruction, etc.) on the Airport without having first obtained the stipulated commercial permit and without having paid the fees and charges established for such use. In some cases, these "limited commercial" activities have evolved in response to user demand and the lack of authorized commercial alternatives.

The presence of such limited commercial operators at the Airport may in fact be viewed as being desirable by the Airport users and tenants. Such operators can offer their limited services at lower cost due to their minimal investment and lower overhead costs. It must be considered, however, that such operators generally diminish the potential market for an airport's "full-service" fixed base operators (FBO's) and may result in an FBO not being able to effectively or equitably compete. In addition, unauthorized commercial operators generally do not carry sufficient levels of insurance to adequately protect the interests of the public and the County.

It is recommended that any unauthorized commercial operators be brought into compliance with the Airport Rules and Regulations and minimum standards. Of particular concern is the potential liability exposure such operators bring to the County. As a minimum response, it is suggested that the County:

- Formulate and adopt a policy and administrative procedure that addresses on-airport "limited commercial" operations and operators.

- Specify and ascertain such operators' minimum qualifications as appropriate to their intended service function (airframe and powerplant mechanic, authorized maintenance inspector, certified flight instructor, etc.).

- Establish and specify minimum levels of commercial insurance coverage to protect the public and County interests.

- Require all such commercial operators to pay a reasonable fee for access and use of airport property and facilities.

- Specify the exact nature and extent of commercial activity authorized under the terms of the specific permit.

Use of Automobile Gasoline in Aircraft

In recent years, the FAA has permitted, through a Supplemental Type Certificate (STC) approval process, the use of certain automotive gasolines in specified aircraft/engine combinations. This FAA-approved use of auto gas offers the following advantages:

- Potentially decreased lead fouling and residue accumulation in older low-octane/low-compression aircraft engines (i.e., engines originally certified for 80/87 octane aviation fuel).
- Lower cost of auto gas versus aviation grade fuels.
- Potentially enhanced availability of auto gas in a fuel-restricted market.

The disadvantages are:

- Questionable verification of auto gas specifications and ASTM compliance.
- Auto gas components' unknown reaction with aircraft fuel system and engine parts.
- Fuel vapor pressure concerns, particularly for high-altitude/high-temperature aircraft operations.
- Potential for marginally safe or unsafe auto gas delivery and dispensing practices on airport.

It is anticipated that the use of auto gas in aircraft will increase nationwide. Therefore, the Airport can anticipate that more aircraft owners and operators will desire to either purchase auto gas for their aircraft through an FBO or will desire to self-fuel their aircraft using rudimentary fueling systems (e.g., gravity feed, syphon feed, pressure feed, etc.).

It is recommended that the County monitor the use and dispensing of auto gas at the Airport. Safety of fueling operations is of paramount importance. Procedures and standards should be established as appropriate to assure that the County can adequately monitor and enforce its aircraft fueling safety responsibilities. Such procedures and standards could be addressed in a "permit" format and could consider the following fueling operations elements:

- User compliance with FAA - STC specifications.
- Establishment of adequate fueling safety procedures and equipment requirements.
- Application of fuel flowage fee to generate revenue in support of airport operations.
- Specified insurance coverage/financial responsibility requirements.

POLICIES REGARDING USE OF SURPLUS LAND

As depicted on the Airport Layout Plan, Orland Haigh Field offers various land areas which are deemed excess to aviation needs and are available for non-aviation related development and use. Since virtually all of the Airport property was acquired through various federal agency land acquisition programs, there are numerous restrictions and constraints imposed by the federal government on the use and disposition of these areas.

Congress has charged the Federal Aviation Administration with insuring that airport property acquired under federal programs is properly used to improve the national airport system. The Federal Aviation Administration has developed extensive guidelines and review procedures to assist communities in evaluating their options regarding the use and disposition of airport property. Among the requirements are:

- The subject property must be determined to be excess to the aviation needs of the airport.
- The proposed use of the property must be consistent and compatible with the airport operations.
- The property must be leased or sold at a fair market value.
- FAA review and approval must be obtained.
- The property lease revenue or sales proceeds must be used for airport purposes.

The ability to lease or sell airport property for non-aviation uses poses some attractive future revenue opportunities for the Orland Haigh Field. The surplus property east and west of the airfield could be leased or sold at a fair market value for the purposes of compatible development and use. In compliance with FAA requirements, the resultant lease revenue or sales proceeds would have to be used to further improve the Airport's facilities and services. The FAA stipulates that the proceeds from such property sales may not be used for federal matching fund purposes.

The FAA generally recommends that the excess property be leased rather than sold. Through leasing, a constant revenue stream over time is available to the Airport. Outright sale of excess property results in only a one time infusion of revenue to the Airport.

For the purposes of this Master Plan study, it is assumed that portions of this available airport property will be leased for non-aviation uses beyond the near-term time-frame. This revenue contribution to the Airport is reflected in the financial projection presented later in this chapter.

For further information concerning the use and disposition of federally obligated airport property, the FAA *Sponsor's Guide – Use of Airport Property Acquired with Federal Financial Assistance* and FAA Order 5190.6 – *Airports Compliance Requirements* should be consulted.

CAPITAL IMPROVEMENT PROGRAM

Cost Estimates

Table 1 in Chapter 3 sets forth cost estimates (based on 1988 dollar values) for proposed airport development at Orland Haigh Field over the next twenty years. The estimates are tabulated in three stages (0-5 years, 5-10 years, and 10-20 years) consistent with the anticipated project implementation sequence. It should be emphasized that these costs have been estimated on an order of magnitude basis for preliminary planning and programming purposes only. Specific project analysis and detailed engineering design will be required at the time of project implementation to provide more refined and up-to-date cost estimates.

As presented in Table 1, the Master Plan projects a Capital Improvement Program cost totalling nearly $3.0 million over the twenty-year planning period. This figure includes public and certain private investment.

Capital Funding Sources

There are a variety of sources from which funding and financing for municipal airport facilities and improvements can be obtained. These sources include federal grants, state grants and loans, municipal funding, private investment, and airport self-financing.

Federal Grants

The most common source of federal aid for airport facilities is currently the Airport Improvement Program (AIP) administered by the Federal Aviation Administration. Re-established in 1987, AIP is the latest evolution of a program originally authorized by Congress in 1946 (Federal Aid to Airports Program – FAAP) and reconstituted in 1970 (Airport Development Aid Program – ADAP) and 1982 (Airport Improvement Program).

The AIP is based upon a trust fund concept, allocating aviation-generated tax revenues for specified airport facilities on a local matching share basis. The program currently provides for 90% federal participation with 10% local participation on projects in California. Historically, the local match requirement has ranged as high as 50%. Whether the relatively generous 90% federal share will continue beyond the current legislation's expiration in 1992 is not certain.

Although the AIP is designed specifically for public airport improvement, there are other federal programs which also can be applied to airport needs. The federally-funded Economic Development Administration (EDA) Program and the State and Local Fiscal Assistance

Act of 1972, as amended, have also been used on a limited scale to fund airport facilities not otherwise eligible for AIP grants. As it is relatively difficult for public airports such as the Orland Airport to qualify for these special federal funding programs, these resources have not been considered in the formulation of Master Plan funding alternatives.

State Grants and Loans

The California Aid to Airports Program (CAAP), administered by the State Division of Aeronautics, is similar to the federal AIP grant program inasmuch as the state program provides airport development funds on a matching share basis which is currently 90% state and 10% local. The state grants are allocated through the California Transportation Commission and are governed by the priorities set forth in the State Transportation Improvement Program (STIP).

Typically, the state grant program has concentrated on construction of airfield improvements that benefit general aviation users. Additionally, recent state policy has called for an increased focus on airports in urbanized areas. Due to state funding constraints, funding opportunities within this program are somewhat limited at present.

The Division of Aeronautics also administers an Annual Grant Program through which all public airports in the state receive $5,000 per year to be used for grant eligible projects. Funds received must be kept in a Special Aviation Account and, with permission from the Division of Aeronautics, can be accumulated for up to five years toward a large capital project. The funds can also be used as part of a local match for a federal grant. An effort is underway in the State Legislature to increase this allocation to $10,000 per year. However, the success of this initiative is uncertain at present.
One other funding source available from the California Division of Aeronautics is the State Airport Loan Program. This program was established to allow public airport-owners to borrow funds at lower than commercial interest rates for use on specified revenue-generating airport projects and as the local share of a FAA grant-funded projects. In the past, the most common use of these loans was for hangar construction. More recently, its primary use has been as the local share of a FAA grant. Current thinking within the industry suggests that the State Airport Loan Program will be expanded in the near future, both in total size and project eligibility.

Municipal Airport Owner Funding

At large municipal airports, this source of financing typically involves the issuance of general obligation or revenue bonds. However, at smaller municipal airports such as Orland, the costs and restrictions associated with the issuance of general obligation and revenue bonds combine to make such bonds impractical for use in funding capital projects.

At airports the size and character of Orland Haigh Field, municipal funding principally means use of the sponsoring community's general fund. To the extent possible, however, most communities avoid funding airport improvements from this generally limited community resource. Fiscal limitations typically result in commitment of general

funds to higher priority community uses. Where general funds are made available for airport purposes, it may be in the form of an annual allocation or loan intended to offset airport operating and maintenance costs, pay for small capital projects, or match a federal or state grant. Such funding often is justified as a recognition of the airport's public service and economic contribution to the community.

Private Investment

Private sector investment is an important source of funding for such airport facilities as fixed base operations and T-hangars. The County can enhance the Airport's attractiveness to private investment by continuing to promote the Airport and improve its facilities, by maintaining a prudent lease policy, and by enforcing reasonable development standards. In this manner, the County can shift the burden of financing this development to the tenant while increasing the asset value of the Airport and thereby adding to its economic attractiveness and revenue producing capability.

The most common sources of funding for private sector development are commercial lending institutions and insurance companies. This type of financing may be difficult and expensive to obtain because the borrower can encumber only the improvements as loan collateral, not the underlying publicly owned land. Furthermore, the California Finance Code requires the lease term to exceed the loan payoff period by 10 years. The loan repayment period is therefore compressed, resulting in higher principal payments. These conditions necessitate close attention to leasing policies and tenant contract negotiations. It is essential that agreements be reached with the tenants which provide for adequate airport revenues and facility development while encouraging private investment and satisfying the tenant's borrowing requirements. Specifically, the term must be sufficient to allow reasonable investment amortization over the period of the agreement.

On occasion, private gifts and contributions are a source of funding for certain airport improvements. Mostly such donations take the form of volunteer labor or free use of equipment.

Airport Self-Financing

This method refers to financing from airport-generated revenues and retained earnings. Funding of airport improvements and the matching share for grants-in-aid from this source is the simplest and, of course, the most economical method because direct interest charges are eliminated. Orland Haigh Field, however, does not currently generate sufficient revenues to enable complete self-financing of major capital projects.

Conclusions

As noted previously, the proposed Capital Improvement Program will total $2.95 million with approximately $1.80 million going toward projects in the first ten-year period. Assuming full funding is available from AIP and CAAP grants and private funds are invested as anticipated, the County's share over the ten-year period will be approximately $150,000. It is expected that the County's share will

be funded through a combination of airport enterprise funds (income and retained earnings), loans from the California Airport Loan Program, and County general funds. The County may want to consider utilizing the State Airport Loan Program to provide the local matching funds required for AIP grants. In this way, the fiscal impact of the local matching share requirement can be amortized over a longer period of time.

Hangar Financing

Hangars are unusual among airport facilities in terms of the ways in which they can be financed. Not all of the above sources can be used for hangars --they are not eligible for federal AIP grants, for example. Considering the high priority assigned to construction of additional hangars at Orland Haigh Field, it is appropriate to take a more specific look at hangar financing options. Table 11 compares the advantages of five different public and private financing methods.

At Orland Haigh Field, the privately owned/privately financed and airport owned/State Loan Program financed approaches to financing hangar development appear to offer the greatest likelihood of success. It is anticipated that, at least for the near term, any new hangars constructed at the Airport will be privately owned and financed. If, at some later date, County construction and ownership of additional hangars becomes desirable or necessary, then State Loan Program funding should be pursued.

OPERATING REVENUES AND EXPENSES

Revenue Generation

At Orland Haigh Field, operational revenues have traditionally originated from five principal sources: hangar rent, tiedown fees, concession fees, land/house rentals, and fuel sales. These fees are established and adjusted from time to time by the Glenn County Board of Supervisors.

The following measures should be explored as means of providing additional revenues at the Airport:

Enforced Assessment of Fees for Limited Commercial-Service Operations

As discussed earlier in this chapter, several unauthorized, free lance, businesses providing limited commercial aviation services to the public (e.g. aircraft maintenance and inspections, flight instruction, etc.) are believed to be operating at the Airport. These businesses do not directly contribute to the Airport's revenue base. It is in the best interests of the County and the Airport to establish some measure of control and accountability for these enterprises. Because these operators are utilizing the public's airport investment to their own commercial advantage, it is appropriate that they contribute a reasonable measure of revenue to the Airport. This revenue could

be in the form of an annual use fee and/or percentage assessment of income generated.

Adjustment of Rates and Fees

A Master Plan study review of the Airport's current rates anf fees schedule indicates that the Airport has not consistently adjusted its rate structure over the years to adequately account for the effects of inflation and the increased costs of airport operation, maintenance, and development. Consequently, the rates and fees now in place at Orland Haigh Field are significantly less than those charged at comparable and competitive area airports. A late-1988 comparison of area airports reveals that the tiedown and hangar fees at Orland Airport are approximately one-half or less of those charged by the other facilities. One indication of these low rates is Orland's long hangar waiting list – a list composed primarily of aircraft owners residing outside of Glenn County.

Monthly Hangar Rental Rates
(as of early 1989)

Orland Haigh	$ 50*
Chico Municipal	$ 47**
Corning Municipal	$ 25-50
Ranchaero	$ 95
Willows-Glenn	$ 22-44

* (for County hangars)
** (land only; hangars privately owned)

Based upon the above, the County is strongly encouraged to review and adjust its rates and fees schedule to better reflect the costs of owning, operating, maintaining, and developing the Airport. Specifically needing upward adjustment are the tiedown and hangar rental rates. In addition, non-aviation land rental rates should be regularly reviewed and adjusted to reflect area land market values.

County Fueling Services

Until recently, public aircraft fueling services at the Airport were provided by the Orland Flying Club, a member-owned private corporation. The Orland Flying Club, under the terms of its contract with the County, installed underground fuel tanks and related fuel-servicing equipment and dispensed aviation fuel (80 octane and 100 octane) to the general public. The Airport received a fuel flowage fee of $.01 per gallon of fuel dispensed by the Club. In 1987, this fee generated approximately $240 of airport revenue on 24,000 gallons of fuel sold.

In mid-1988, the Orland Flying Club elected to terminate its public fuel service at the Airport. The Club's actions were precipitated by the increasingly high costs of maintaining compliance with federal, state, and local underground fuel storage environmental laws and operational requirements.

Responding to the demand for public fueling services at the Airport, the County purchased a two-product aviation fuel truck, secured an aviation bulk fuel supplier, and began dispensing aviation fuel to the general public. The Airport now offers 80 octane and low-lead 100 octane aviation fuel on a daily basis at very competitive prices. As a result, during the first months of operation, the fuel sales have been significantly higher than in past years. It is anticipated that fuel sales revenues accruing to the Airport will also be significantly higher.

This change in fueling services is an excellent example of maximizing the Airport's revenue generating potential.

Table 11

HANGAR FINANCING OPTIONS

Privately Owned/Privately Financed

This approach is most often pursued at publicly owned airports that are unable to afford the initial development cost of hangar construction. The hangars are designed, financed, and owned by private sector interests. Title to improvements may or may not revert to the airport upon expiration of the lease term.

Advantages

- No public financing or capital required.
- Private development can generally be accomplished at lower cost and in less time than public development.
- Pride of private ownership and ownership equity interest may encourage above-average structural maintenance and facility utilization.

Disadvantages

- Airport either gains no equity interest in improvements or gains no equity interest until term expiration.
- Revenue accruing to airport is minimal (i.e., generally land rent only).
- Potential for private default and resultant turmoil.
- Airport sacrifices a measure of control to private interests.
- Potential for low quality or inconsistent design unless city sets precise design standards.

Airport Owned/Privately Financed

With this approach, the municipality obtains private sector financing to construct the hangars and subsequently owns and operates them.

Advantages

- No public financing or capital required.
- Airport "owns" improvements thus facilitating control. Note that private financier may retain some element of control over the facility and its use.

Disadvantages

- Private financing costs may be high.
- Loan assurances may encumber or constrain airport.
- Private financial interests (banks, savings and loans institutions, developers, etc.) are generally not familiar with hangar development projects.

Airport Owned/Airport Financed

This approach assumes that the airport has sufficient surplus operating revenue and/or retained earnings to self-finance hangar construction.

Advantages

- Generally results in the lowest "financing" costs.
- Use of airport funds does not impact community's general funds or bonding capability.
- Airport owns improvements thus facilitating control.

Disadvantages

- Only larger airports with adequate financial resources are capable of pursuing this approach.
- Utilizes frequently scarce airport capital resources that might better be applied toward other airport improvement projects for which alternative funding sources are not available.

Table 11 Continued

Airport Owned/Municipally Financed

Using this arrangement, the airport utilizes municipal funds or financial resources (general fund, general obligation bonds, revenue bonds, etc.) to construct hangars.

Advantages

- Airport owns improvements thus facilitating control.
- Scarce airport funds are not required.

Disadvantages

- Municipal resources may be unavailable or required for higher priority community projects.
- Bonding process may require municipal security pledge and/or vote of citizenry.

Airport Owned/State Loan Program Financed

This method of hangar financing has been successfully utilized by numerous airport owners in the state of California. The public airport owner borrows the funds necessary for hangar development from the California State Airport Loan Program. The loan is then retired from hangar rental revenues over a period of up to 15 years.

Advantages

- Airport owns improvements thus facilitating control.
- Scarce airport and community funds are not required.
- Interest rate charged (currently 7.0% per annum) is attractively below the rates available from private financing sources.
- Loan can be retroactively applied to eligible projects.

Disadvantages

- The State Loan Program usually has backlog of loan requests sometimes as long as a year.
- Repayment schedule has constant principal payments thus expenses usually exceed revenues in initial years.

Redirected Tax Proceeds

In some jurisdictions, the tax revenues which are generated at a public airport are redirected from the general fund to the airport's account. Three forms of airport-generated taxes have this potential: unsecured property taxes, sales taxes, and possessory interest taxes. The principal source of unsecured property taxes at Orland Haigh Field is the aircraft based at the Airport. A typical single-engine aircraft generates between $100 and $1,000 per year in unsecured taxes for the County. Sales taxes are collected on aircraft parts and pilots' supplies sold by the FBO's at the Airport. Possessory interest taxes apply to the value of leased property. At the Orland Airport, hangar and land leases are the current sources of possessory taxes.

Currently, Glenn County does not target any of these taxes for use by the Airport. Through Board of Supervisors action, these taxes could be returned or credited to the Airport. As a minimum, the general extent and nature of tax revenues generated by the Airport should be determined and acknowledged.

Expense Minimization

Orland Haigh Field's financial potential can be enhanced by minimizing the expenses of airport operation. Significant success has already been achieved in this regard. Additional areas of potential expense reduction include: energy conservation, joint purchasing and use programs, and contract services.

Energy Conservation

The cost of electricity represents the greatest airport utility expense. This expense offers the potential for significant cost reduction through electrical energy conservation. Electrical energy can be conserved at airports such as Orland Haigh Field through the following means:

- Reduce airfield lighting costs (day/night automatic lighting activation and control switches, pilot-controlled remote lighting activation capability, use of reflective markers in place of lighted markers where appropriate, and consideration of solar-powered lighted markers where cost effective).
- Reduce ramp, apron, and building lighting costs (install high-efficiency, low-energy bulbs and fixtures).
- Replace old inefficient electrical motors, heating units, air conditioners, etc. with newer, more energy efficient units.
- Install automatic thermostat control systems.
- Insulate buildings and install weather stripping.
- Promote energy conservation awareness among employees, tenants, and users.

- Take care to appropriately charge all tenants for true energy usage (i.e., avoid meterless electrical hookups).

Many public utilities offer electrical usage audit programs. These programs analyze a facility's energy consumption and make recommendations for conservation and usage reduction. In addition, some utilities encourage energy conservation through rebate programs and conservation incentives. It is suggested that the County contact its electricity supplier, PG&E, to determine if such programs are available and applicable to the Airport.

Joint Purchasing and Use Programs

Joint purchasing and use programs offer the airport operator a significant opportunity to minimize expenses. Such programs may involve shared purchase and/or use of equipment, facilities, or personnel among other system airports (i.e., Willows-Glenn), neighboring airports, or within the airport owner's own governmental organization. The benefit of joint purchasing and use are realized through quantity purchase discounts and shared use and cost of specialized low-utilization equipment such as runway sweepers and vacuums, pavement stripers, large construction equipment, etc. A fairly recent variation on this theme involves the potential availability of standardized airport liability insurance coverage through group purchasing plans. Both the American Association of Airport Executives and the Airport Operators Council International are considering this joint purchasing approach.

Essential airport-related maintenance needs are effectively provided at Orland Haigh Field by Glenn County's Public Works personnel and equipment which are jointly utilized both at the Airport and on other county facilities. In addition, other County departmental resources (personnel and equipment) are cost-effectively utilized on an "as needed" basis to assist in management and operation of the Airport.

Contract Services

As local governments come under increasing pressure to provide more public services with less revenue, there is a need to reevaluate the traditional means of delivering public services. Contracting of public services to private businesses is seen as one possible response. Cost savings is the most frequently cited objective in contracting for public services. It is not the only reason, however. A government entity also may contract a chronic problem area or specialized service to the private sector. In addition, the contracting of public services to the private sector encourages a usually beneficial sense of competition between public employees and the private sector.

A potential problem with contract services is the tendency among governmental representatives to perceive a loss of control when certain traditionally public services are not directly provided by the government. Loss of control may or may not prove to be the case, depending upon how the service contract is structured and administered on a day-to-day basis.

At Orland Airport, the County contracts major airfield maintenance and repair to qualified contractors as necessary and appropriate. The County's use of such private contractors is judged a satisfactory and cost-effective response to current airport maintenance and development requirements. As airport activity and revenues increase, however, it is suggested that these arrangements be periodically reviewed and evaluated as to their continued effectiveness and viability.

FINANCIAL SUMMARY

Pro Forma Financial Projection

A projection of revenues, expenses, and net income (loss) for the Orland Airport is set forth in Table 12. These values are intended as an initial guide for financial planning purposes. It is recommended that the County periodically update and revise this financial projection to correspond with future conditions.

The projection covers a period of ten years, but focuses on the first five years. All data is presented in 1988 dollar values; no attempt is made to adjust for future inflation. Major assumptions of the projection include:

- Aviation activity at the Airport will increase as anticipated by the Master Plan forecasts.
- There will continue to be effective and prudent management and operation of the Airport throughout the projection period.
- Rates and charges will be adjusted upward in early 1989 to more accurately reflect market conditions and the cost of services.
- Airport management will continue to review and adjust all rates and charges on an annual basis consistent with demand and airport role. As a minimum, the rates and charges should track the Consumer Price Index to maintain constant value.
- No major capital expenditures other than those identified in this report will be required during the forecast period.
- Eligible capital improvements will be financed to the maximum extent possible with FAA Airport Improvement Program and California Aid to Airports Program funds, with the County's share coming from the airport enterprise account, California Airport Loan Program, and County general funds as required.
- Airport insurance rates will escalate throughout the projection period reflecting both increased facilities and anticipated trends in the insurance industry.
- The California State Annual Grant Program allocation is assumed to increase from $5,000 to $10,000 annually in 1994.

Table 12

PRO FORMA FINANCIAL PROJECTION

Orland Haigh Field

(1988 Dollar Values in 1000's)

	Budget	*Projected*									
	1988	**1989**	**1990**	**1991**	**1992**	**1993**	**1994**	**1995**	**1996**	**1997**	**1998**
REVENUES											
Interest	12.7	12.0	12.0	12.0	12.0	12.0	12.0	12.0	12.0	12.0	12.0
Rents & Concessions	28.0	29.0	30.0	31.0	32.1	33.3	34.4	35.6	36.9	38.2	39.5
Hangar Tiedown & Rents	11.8	12.1	12.4	12.7	13.0	13.4	13.7	14.0	14.4	14.7	15.1
Land/House Rentals	27.4	28.1	28.8	29.5	30.2	31.0	31.8	32.6	33.4	34.2	35.1
Miscellaneous	5.0	5.0	5.0	5.0	5.0	5.0	10.0	10.0	10.0	10.0	10.0
TOTAL REVENUES	84.9	86.2	88.2	90.2	92.3	94.7	101.9	104.2	106.7	109.1	111.7
EXPENSES											
Insurance	9.4	9.6	9.9	10.1	10.4	10.6	10.9	11.2	11.5	11.7	12.0
Utilities	1.0	1.0	1.1	1.1	1.1	1.1	1.2	1.2	1.2	1.3	1.3
Gas & Oil	25.0	25.9	26.8	27.7	28.7	29.7	30.7	31.8	32.9	34.1	35.3
Maintenance - Structures & Equipment	5.8	5.9	5.9	6.0	6.1	6.2	6.2	6.3	6.4	6.5	6.6
Administration	1.0	1.0	1.1	1.1	1.2	1.2	1.2	1.3	1.3	1.4	1.4
Cost Allocation	14.0	14.5	15.0	15.5	16.1	16.6	17.2	17.8	18.4	19.1	19.7
Miscellaneous	1.5	1.5	1.5	1.6	1.6	1.6	1.6	1.6	1.7	1.7	1.7
TOTAL EXPENSES	57.7	59.4	61.3	63.1	65.2	67.0	69.0	71.2	73.4	75.8	78.0
NET INCOME (LOSS)	26.5	26.8	26.9	27.1	27.1	27.7	32.9	33.0	33.3	33.3	33.7

Notes:

1. The projections set forth herein are based upon accounting information supplied by Glenn County and reflect the operational factors and planning assumptions indentified in the accompanying text.

2. The 1988 budget revenue and expense figures represent adopted expenditure detail values as presented in the Airport's Fiscal Year 1988-1989 budget.

3. Totals may vary in some cases due to rounding off.

- All other revenue and expense categories will track the activity levels and facility development specified in previous chapters.

Conclusions

The projections set forth in Table 12 suggest that if the County's proposed airport rates and charges schedule adjustment is implemented as planned in 1989, Orland Haigh Field will generate a modest, consistent net income throughout the ten-year financial planning period.

The importance of this net income cannot be overemphasized. It is suggested that the bulk of the net income be applied toward capital improvement projects that directly benefit the Airport. Such projects include the runway/taxiway rehabilitation, new airfield lighting system, and, if not privately financed, aircraft storage hangar development. Through the maximum use of FAA Airport Improvement Program grants and state grants and loans, the County can significantly extend the effectiveness of its airport-generated revenues as a means of funding capital improvement projects.

Appendix A

ORLAND HAIGH FIELD

CHRONOLOGY OF AIRPORT DEVELOPMENT

1942	Airport constructed by U.S. Army as an auxiliary training field (Chico Auxiliary Field A-1) for Chico Army Airfield. Airfield consists of 3,000-foot square asphalt landing mat on 558 acres of land and is operated under the West Coast Army Air Force Training Command.
1944 October	Army declares facility surplus.
1947 May	U.S. government transfers 480 acres to County of Glenn for use as a civilian airport. Name designated as Haigh Field honoring a County Supervisor.
1947 October	Master Plan prepared by Kaiser Engineers, Inc. adopted by Glenn County Board of Supervisors.
1949 September	Original public airport permit issued by State of California.
1950 February	Airport released from U.S. government prohibition on using surplus airport land for industrial purposes.
1958	Federal Aviation Administration releases northwest 60 acres from provisions of Instrument of Transfer and Glenn County sells property to City of Orland for a sewage treatment plant.
1960 March	County ordinance (no. 383) adopted limiting heights of buildings near Airport.
1968 November	Federal Aviation Administration releases 17 acres for use as orchard.
1974 March	Reissuance of State Airport Permit following construction of overlay on asphalt mat portion of runway and extensions to north and south bringing total runway length to 5,160 feet.
1977 April	Glenn County Board of Supervisors establishes Orland Haigh Field Advisory Board.
1981 December	Airport Layout Plan prepared by Landon Engineering and Surveying, Inc. approved by County Board of Supervisors.
1984	County Department of Public Works takes over operation of Airport from fixed base operator.
1985 February	City of Orland approves negative declaration of environmental impact for proposed industrial treatment facility at Haigh Field.
1985 February	Federal Aviation Administration releases from the terms of the 1947 Instrument of Transfer the 51.5 acres of land required for the Orland wastewater treatment facility. Deed of Release requires that county retain an avigation easement on the property when sold.
1985 April	Airport Land Use Commission established by Glenn County Board of Supervisors.

Appendix B

PAVEMENT CONDITION EVALUATION

Segment	Rough	Alligator Cracking	Rutting	Ravelling	Block Cracking	Drainage	Comments
Runway	1	0	1	1	1	1-2	No load induced distress; some ponding
North End of Parallel Taxiway	0	0	4	0	0	2	Pavement damaged by passage of heavy aircraft
Asphalt Mat (Apron)	3	3	4	3	1	3	Age distress; poor drainage

CODES

Note: Location is a factor in determining the acceptability or unacceptability of each type of pavement distress

Rough

0 – Smooth
1 – Acceptable roughness
2 – Tolerable roughness
3 – Barely tolerable roughness
4 – Unacceptably rough

Alligator Cracking

0 – None observed
1 – Acceptable severity or extent
2 – Tolerable severity over less than 25% of wheel path area
3 – Tolerable severity over greater than 25% of wheel path area and/or unacceptable severity on no more than 5% of wheel path area
4 – Unacceptable severity over greater than 5% of wheel path area

Rutting

0 – None Observed
1 – Less than 1/4" ruts in any extent
2 – 1/4" to 1/2" ruts over no more than 25% of wheel path area
3 – 1/4" to 1/2" ruts over more than 25% of wheel path area and/or greater than 1/2" ruts over no more than 5% of wheel path area
4 – Unacceptable rutting

Ravelling

0 – None Observed
1 – Acceptable degree of ravelling
2 – Tolerable ravelling on no more than 10% of surface area
3 – Tolerable ravelling on more than 10% of surface area
4 – Unacceptable ravelling over any amount of area

Block Cracking

0 – None observed
1 – Acceptable cracks up to 3/8" wide and/or tolerable cracks up to 1/8" wide
2 – Acceptable cracks wider than 3/8" and/or unacceptable cracks up to 1/8" wide
3 – Tolerable cracks wider than 1/8"
4 – Unacceptable cracks wider than 1/8"

Drainage

0 – Good drainage
1 – Minor ponding
2 – Moderate ponding
3 – Poor drainage

Appendix C

GENERAL CRITERIA FOR AIRPORT DESIGN STANDARDS

The Federal Aviation Administration has established standards pertaining to runway length, pavement strength, runway and taxiway clearances, etc. These standards, extensively revised in 1983, vary depending upon the airport's specific operating conditions (e.g. elevation, average maximum temperature, type of approach) and the characteristics of the "critical" aircraft which regularly use the facility or are expected to do so. At airports having multiple runways, each runway may have a different set of standards if each has a different type of approach or critical aircraft.

Aircraft are differentiated primarily according to weight, approach speed, and wingspan.

- *Weight* – Aircraft weight, specifically maximum certificated takeoff weight, is a determining factor in pavement strength and other basic airfield design components.
- *Approach Speed* – Aircraft approach speed influences runway length, runway setback distances, and various safety requirements.
- *Wingspan* – Airplane wingspan is a principal determinant of required runway and taxiway clearance standards.

These characteristics of the critical user aircraft determine the type of airport (or runway) as Basic Utility, General Utility, or Transport as summarized in Table C-1. Table C-2 lists the characteristics of specific aircraft and notes the categories in which each aircraft belongs.

Table C-1

GENERAL AVIATION AIRPORT CLASSIFICATION CHARACTERISTICS

Airport Classification	Aircraft Accommodated				Precision Approach Commonly Available?
	Weight	Approach Speed	Wingspan	Examples	
Basic Utility Stage I	75% of fleet up to 12,500 lbs. (including some twins)	up to 121 knots	up to 49 ft.	Cessna 172 Skyhawk Piper PA-28 Archer	No
Basic Utility Stage II	Most airplanes up to 12,500 lbs. (including many twins plus some air taxi types)	up to 121 knots	up to 49 ft.	Beech Bonanza A36 Mitsubushi Marquis	No
General Utility Stage I	All airplanes up to 12,500 lbs.	up to 121 knots	up to 49 ft.	Cessna 404 Cessna Citation I Piper PA-31 Navajo Swearingen Merlin III	No
General Utility Stage II	All airplanes up to 12,500 lbs plus some heavier	up to 121 knots	up to 79 ft.*	Beech Super King Air 200 Cessna Citation II Dassault Falcon 50 DeHavilland DHC-6 Otter DeHavilland DHC-7 Embraer 110 Bandeirante	Yes
Transport	All weights	up to 166 knots	up to 262 ft.	Canadair Challenger CL-600 Fairchild F-27 Gulfstream III Learjet 35 Rockwell Sabre 75A	Yes

* Up to 118 feet if approach speed is less than 91 knots.

Table C-2
AIRCRAFT CHARACTERISTICS

Aircraft	Engines	Maximum Seats	Maximum Takeoff Weight (pounds)	Wingspan (feet)	Approach Speed (knots)	Weight Group	Design Group	Approach Category
Piston Propellor								
Beech Bonanza A36	1	5	3,600	33.5	72	small	I	A
Cessna 172 Skyhawk	1	4	2,400	36.0	70	small	I	A
Cessna 404 Titan	2	10	8,450	46.3	92	small	I	B
Mitsubushi Marquise	2	9	11,575	39.1	88	small	I	A
Piper PA-28 Archer	1	4	2,550	35.0	69	small	I	A
Piper PA-32 Navajo	2	6	6,500	40.7	100	small	I	B
Turboprop								
Beech Super King Air 200	2	15	12,500	54.5	103	small	II	B
DeHavilland DHC-6 Otter	2	22	12,500	65.0	75	small	II	A
DeHavilland DHC-7	4	53	44,000	93.0	86	large	III	A
Embraer 110 Bandeirante	2	19	12,500	50.3	92	small	II	B
Fairchild F-27	2	48	42,000	95.2	109	large	III	B
Gulfstream I	2	40	35,100	78.5	113	large	II	B
Short Brothers SD3-60	2	36	26,453	74.8	102	large	II	B
Swearingen Merlin III	2	10	12,500	46.3	105	small	I	B
Jet								
British Aerospace BAe-146-200	4	109	89,500	86.4	100	large	III	B
Canadair Challenger CL-600	2	21	32,500	61.8	125	large	II	C
Cessna Citation I	2	9	11,850	47.1	108	small	I	B
Cessna Citation II	2	11	13,300	51.6	108	large	II	B
Cessna Citation III	2	15	17,000	53.5	114	large	II	B
Dassault Falcon 50	3	16	38,480	61.9	113	large	II	B
Gulfstream III	2	22	68,700	77.8	136	large	II	C
Learjet 25	2	10	15,000	35.6	137	large	I	C
Learjet 35	2	10	18,000	39.6	143	large	I	D
Rockwell Sabre 40	2	10	18,650	44.4	120	large	I	B
Rockwell Sabre 60	2	10	20,172	44.6	120	large	I	B
Rockwell Sabre 75A	2	10	23,000	44.7	137	large	I	C

Definitions

Weight Groups

		Maximum Certificated Takeoff Weight
Small	–	12,500 pounds or less
Large	–	Over 12,500 pounds

Design Groups

		Wingspan
I	–	Less than 49 feet
II	–	49 to* 79 feet
III	–	79 to* 118 feet
IV	–	118 to* 171 feet
V	–	171 to* 197 feet
VI	–	197 to* 262 feet

* but not including

Approach Category

		Approach Speed**
A	–	Less than 91 knots
B	–	91 to* 121 knots
C	–	121 to* 141 knots
D	–	141 to* 166 knots
E	–	166 knots or more

* but not including

** Defined as 1.3 times stall speed (V_{SO}) at maximum certificated landing weight

Appendix D

INITIAL STUDY OF ENVIRONMENTAL IMPACTS

BACKGROUND

This Initial Study addresses the environmental impacts associated with implementation of the Orland Haigh Field Master Plan. The temporary and permanent impacts resulting from construction of the proposed facilities as well as the long-term effects of increased airport use are covered. Specific improvements are depicted on the Airport Layout Plan and itemized in Table 1 of the Master Plan Report. Forecasts of future airport activity are presented in Table 6.

A major uncertainty with regard to the environmental impacts of future development at Orland Haigh Field concerns the potential nonaviation commercial/industrial development. The Airport Master Plan sets aside some 60 acres on the east side of the Airport and up to 175 acres on the west side as excess to aviation needs and available for such uses. The specific characteristics and timing of this development is currently unknown. The following analysis notes the general types of impacts that typical commercial/industrial development at an airport might have. Additional environmental review would, however, be required when specific proposals are set forth.

The lead agency for the proposed airport projects is the County of Glenn. This Initial Study was prepared by Hodges & Shutt in conjunction with the Airport Master Plan study.

ENVIRONMENTAL CHECKLIST

		YES	MAYBE	NO
1.	**Earth.** Will the proposal result in:			
a.	Unstable earth conditions or in changes in geologic substructures?	___	___	X
b.	Disruption, displacements, compaction or overcovering of the soil?	X	___	___
c.	Change in topography or ground surface relief features?	___	___	X
d.	The destruction, covering or modification of any unique geologic or physical feature?	___	___	X
e.	Any increase in wind or water erosion of soils, either on or off the site?	___	X	___
f.	Changes in deposition or erosion of beach sands, or changes in siltation, deposition or erosion which may modify the channel of a river or stream or the bed of the ocean or any bay, inlet or lake?	___	___	X

		YES	MAYBE	NO
g.	Exposure of people or property to geologic hazards such as earthquakes, landslides, mudslides, ground failure, or similar hazards?	___	___	X
2.	**Air.** Will the proposal result in:			
a.	Substantial air emissions or deterioration of ambient air quality?	___	___	X
b.	The creation of objectionable odors?	___	___	X
c.	Alteration of air movement, moisture or temperature, or any change in climate, either locally or regionally?	___	___	X
3.	**Water.** Will the proposal result in:			
a.	Changes in currents, or the course or direction of water movements, in either marine or fresh waters?	___	___	X
b.	Changes in absorption rates, drainage patterns or the rate and amount of surface water runoff?	X	___	___
c.	Alterations to the course or flow of flood waters?	___	___	X
d.	Change in the amount of surface water in any water body?	___	___	X
e.	Discharge into surface waters, or in any alteration of surface water quality, including but not limited to temperature, dissolved oxygen or turbidity?	___	X	___
f.	Alteration of the direction or rate of flow of ground waters?	___	___	X
g.	Change in the quantity of ground waters, either through direct additions or withdrawals, or through interception of an aquifer by cuts or excavations?	___	___	X
h.	Substantial reduction in the amount of water otherwise available for public water supplies?	___	___	X
i.	Exposure of people or property to water-related hazards such as flooding or tidal waves?	___	___	X
4.	**Plant Life.** Will the proposal result in:			
a.	Change in the diversity of species, or number of any species of plants (including trees, shrubs, grass, crops, and aquatic plants)?	___	___	X
b.	Reduction of the numbers of any unique, rare or endangered species of plants?	___	___	X

		YES	MAYBE	NO
c.	Introduction of new species of plants into an area, or in a barrier to the normal replenishment of existing species?	___	___	X
d.	Reduction in acreage of any agricultural crop?	___	X	___
5.	**Animal Life.** Will the proposal result in:			
a.	Change in the diversity of species, or numbers of any species of animals (birds, land animals including reptiles, fish and shellfish, benthic organisms or insects)?	___	___	X
b.	Reduction of the numbers of any unique, rare or endangered species of animals?	___	___	X
c.	Introduction of new species of animals into an area, or result in a barrier to the migration or movement of animals?	___	___	X
d.	Deterioration to existing fish or wildlife habitat?	___	___	X
6.	**Noise.** Will the proposal result in:			
a.	Increases in existing noise levels?	X	___	___
b.	Exposure of people to severe noise levels?	___	___	X
7.	**Light and Glare.** Will the proposal produce new light or glare?	X	___	___
8.	**Land Use.** Will the proposal result in a substantial alteration of the present or planned land use of an area?	___	X	___
9.	**Natural Resources.** Will the proposal result in:			
a.	Increase in the rate of use of any natural resources?	___	___	X
b.	Substantial depletion of any nonrenewable natural resource?	___	___	X
10.	**Risk of Upset.** Will the proposal involve:			
a.	A risk of an explosion or the release of hazardous substances (including but not limited to oil, pesticides, chemicals or radiation) in the event of an accident or upset conditions?	___	X	___
b.	Possible interference with an emergency response plan or an emergency evacuation plan?	___	___	X
11.	**Population.** Will the proposal alter the location, distribution, density, or growth rate of the human population of an area?	___	___	X

		YES	MAYBE	NO
12.	**Housing.** Will the proposal affect existing housing, or create a demand for additional housing?	___	___	X
13.	**Transportation/Circulation.** Will the proposal result in:			
	a. Generation of substantial additional vehicular movement?	___	___	X
	b. Effects on existing parking facilities, or demand for new parking?	X	___	___
	c. Substantial impact upon existing transportation systems?	___	___	X
	d. Alterations to present patterns of circulation or movement of people and/or goods?	___	___	X
	e. Alterations to waterborne, rail or air traffic?	___	___	X
	f. Increase in traffic hazards to motor vehicles, bicyclists, or pedestrians?	___	___	X
14.	**Public Services.** Will the proposal have an effect upon, or result in a need for new or altered governmental services in any of the following areas:			
	a. Fire protection?	X	___	___
	b. Police protection?	X	___	___
	c. Schools?	___	___	X
	d. Parks or other recreational facilities?	___	___	X
	e. Maintenance of public facilities, including roads?	X	___	___
	f. Other governmental services?	X	___	___
15.	**Energy.** Will the proposal result in:			
	a. Use of substantial amounts of fuel or energy?	___	___	X
	b. Substantial increase in demand upon existing sources of energy, or require the development of new sources of energy?	___	___	X

		YES	MAYBE	NO
16.	**Utilities.** Will the proposal result in a need for new systems, or substantial alterations to the following utilities?			
	a. Power or natural gas?	___	X	___
	b. Communications systems?	___	X	___
	c. Water?	___	X	___
	d. Sewer or septic tanks?	___	X	___
	e. Storm water drainage?	___	X	___
	f. Solid waste and disposal?	___	X	___
17.	**Human Health.** Will the proposal result in:			
	a. Creation of any health hazard or potential health hazard (excluding mental health)?	___	___	X
	b. Exposure of people to potential health hazards?	___	___	X
18.	**Aesthetics.** Will the proposal result in the obstruction of any scenic vista or view open to the public, or will the proposal result in the creation of an aesthetically offensive site open to public view?	___	X	___
19.	**Recreation.** Will the proposal result in an impact upon the quality or quantity of existing recreational opportunities?	___	X	___
20.	**Cultural Resources.**			
	a. Will the proposal result in the alteration of or the destruction of a prehistoric or historic archeological site?	___	___	X
	b. Will the proposal result in adverse physical or aesthetic effects to a prehistoric or historic building, structure, or object?	___	___	X
	c. Does the proposal have the potential to cause a physical change which would affect unique ethnic cultural values?	___	___	X
	d. Will the proposal restrict existing religious or sacred uses within the potential impact area?	___	___	X

	YES	MAYBE	NO
21. Mandatory Findings of Significance.			
a. Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	___	___	X
b. Does the project have the potential to achieve short-term, to the disadvantage of the long-term, environmental goals? (A short-term impact on the environment is one which occurs in a relatively brief, definitive period of time while long-term impacts will endure well into the future.)	___	___	X
c. Does the project have impacts which are individually limited, but cumulatively considerable? (A project may impact on two or more separate resources where the impact on each resource is relatively small, but where the effect of the total of those impacts on the environment is significant.)	___	X	___
d. Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	___	___	X

DISCUSSION

1. Earth

b. Construction of new pavement and buildings would cover the native soil. The impact is unavoidable, but not of major consequence. *Mitigation*: None proposed.

e. Earthwork essential to the proposed projects would temporarily leave the soil exposed to erosion by wind or water. The nature of the work and the conditions of the project are expected to make any such impacts insignificant. *Mitigation*: If deemed necessary, construction contracts can be written to require that the work be completed prior to the onset of winter rains.

3. Water

b. The construction of new pavement and buildings would reduce the surface area available for absorption of water and therefore very modestly increase the volume of water runoff into adjacent drainage courses. The impact is not judged to be significant. *Mitigation*: None proposed.

e. Project construction could have a temporary, but negligible, impact on water quality if storms occur before construction is complete. During use of the facilities, tiny amounts of rubber from tires and oil from engines would wash from paved areas onto surrounding soils, but would not significantly affect water quality. *Mitigation*: If deemed

necessary, construction contracts can be written to require that the work be completed prior to the onset of winter rains. As provided for in federal and state laws, measures to protect against fuel spills from underground storage tanks and fuel transfers will be taken in the design and use of facilities.

4. Plant Life

d. Approximately 40 acres of agricultural land would be acquired in and adjacent to the clear zone at the south end of the Airport. This land would remain available for agricultural use, but crops would be limited to hay, field crops, and other low-lying plants as opposed to orchards. Currently the property is not in active agricultural production. *Mitigation*: None is warranted.

6. Noise

a. Any increase in aircraft operations fostered by the airport improvements would unavoidably result in additional overflights of the rural residences beneath the traffic pattern. No residences are located within the projected 60 dBA Community Noise Equivalent Level (CNEL) contour. Two residences south of the Airport fall within the projected 55-CNEL contour. This noise level is not normally considered significant, but could be annoying to noise-sensitive individuals particularly if loud noise events occur at night. *Mitigation*: In order to prevent incompatible land use development around the Airport, the compatibility concerns addressed on pages 66-68 of the *Airport Master Plan Report* should be addressed by County staff and acted upon by the Board of Supervisors. No restrictions on aircraft operations are proposed.

7. Light and Glare

Upgrading of the runway edge lights from low to medium intensity, installation of Visual Glide Slope Indicators at both ends of the runway, and placement of more lighting in the building area would produce additional light visible from adjacent roads and some nearby residences. It is unlikely that such light would be intrusive. *Mitigation*: Security lighting should be evaluated at night to assure that lights are aimed properly.

8. Land Use

Acquisition of conservation easements on approximately 40 acres of property north of the Airport would preclude possible future land use changes which could allow residential development in the area. Present land use designations and zoning permit one or two additional residences in this area. *Mitigation*: This action is itself a mitigation for potential noise and other airport/land use compatibility concerns. Property owners will be financially compensated for the acquired property rights in accordance with established federal, state, and local property acquisition procedures.

Development of nonaviation commercial or industrial uses on excess airport property made available for that purpose would have a potentially significant effect on the land use character of the airport area. *Mitigation*: The extent of these impacts and the need for mitigation measures should be assessed in future environmental impact analysis conducted when specific property development proposals are put forth. This development would be consistent with the Airport Master Plan provided that the specific uses are compatible with airport activities. The broader community issues of whether such uses are appropriate in this location would need to be addressed as part of the process of modifying the county general plan.

10. Risk of Upset

a. The principal risk associated with expansion of aviation facilities and activity is that of aircraft accidents. Increased activity would increase the numbers of accidents likely to occur within any given period of time. Enhancing the safety of airport operations, however, is a principal objective behind the proposed runway safety area improvements and clear zone property acquisition. *Mitigation*: Airport improvements will be constructed in accordance with Federal Aviation Administration and California Division of Aeronautics standards. Operation of the Airport also is in accordance with federal and state aviation regulations. The noise and land use compatibility measures noted above will reduce the aircraft accident risks to people and property beyond the airport boundaries.

13. Transportation/Circulation

a. Increased aviation activity would result in additional vehicular traffic to and from the Airport. This increase would represent a small fraction of the traffic on most local roads with the possible exceptions of County Roads 200 and P immediately adjacent to the Airport. Development of the nonaviation commercial/industrial property could have a more significant impact on local traffic volumes. *Mitigation*: Airport-related traffic is not expected to be of such volume as to necessitate mitigation measures. Mitigation of the impacts of nonaviation development, if required, would need to be addressed in conjunction with specific development proposals.

b. Additional aviation and nonaviation development at the Airport would require additional automobile parking. These requirements would be met on site. *Mitigation*: None is needed.

14. Public Services

a. Additional structures and more people at the Airport would increase the chance that fire protection services would be needed. Actual emergency usage would continue to be very infrequent and would not be expected to put any significant strain on the Orland Rural Fire Protection District which serves the Airport. *Mitigation*: New structures should meet the requirements of local fire regulations.

b. More facilities, airplanes, and people at the Airport increase the prospects that police services would be required. *Mitigation*: No additional police staffing appears warranted to serve the expanded activity. To increase security at the Airport, the Master Plan proposes that additional fencing be constructed, particularly in public areas of the Airport. Also, it is expected that a county or fixed base operations employee will continue to live in the residence at the Airport and serve as a watchman.

e. The new facilities constructed at the Airport would need to be maintained. Additional county staff time and budget would be required. *Mitigation*: Revenues generated by increased airport usage are expected to partially offset the added costs.

f. Management of airport development activities as well as increased usage would place additional demands on county staff time. *Mitigation*: Additional taxes and other revenues generated by increased airport usage are expected to partially offset the added costs.

16. Utilities

a. Power supply to the site is adequate for any aviation-related functions as well as for average nonaviation uses which might be developed. Activities needing high power levels might require installation of additional distribution lines. Natural gas service is not currently available to the Airport or the surrounding area and is not necessary for proposed aviation-related development. The need for extension of gas lines to serve nonaviation uses would depend upon the specific uses eventually proposed, but is not essential for commercial/industrial development of the property. *Mitigation*: New commercial/industrial development will be required to pay for connection to utility systems in accordance with established local rates and procedures.

b. Certain nonaviation commercial/industrial uses potentially could require added telephone and other communications service to the site. *Mitigation*: New users will pay for connection and service as determined by the local rate structure.

c. The current water supply at the Airport is from a well on site. Additional wells may be necessary to support future expanded aviation-related activity. Nonaviation development of the property excess to aviation needs could generate substantially higher water supply demands. Ample ground water is available to support aviation-related uses and the most probable types of nonaviation commercial/industrial development. Provision of flow rates adequate for fire protection, especially for commercial/industrial uses, may require construction of a water storage reservoir on the site. *Mitigation*: No additional measures are proposed.

d. Continued use of septic systems would be adequate to meet the need of future aviation-related functions at the Airport. Substantial nonaviation development is expected to entail connection to the City of Orland wastewater treatment facilities located on the west edge of the Airport. A lift station would be required since the airport building area is at a lower elevation than the treatment plant. *Mitigation*: New commercial/industrial development will pay for connection to and use of wastewater treatment systems.

f. Additional solid waste would be generated by future aviation and nonaviation uses at the Airport. It is not anticipated that either would have abnormal disposal requirements. *Mitigation*: No particular measures are necessary.

18. Aesthetics

Commercial/industrial development at the Airport would change the visual character of the area. *Mitigation*: Suitable landscaping and building design would help soften the potential visual contrast with surrounding agricultural lands.

19. Recreation

The Airport is largely a recreational facility and the proposed improvements would enhance this opportunity. *Mitigation*: None is necessary.

20. Mandatory Findings of Significance

c. The cumulative impacts of the airport development and increased usage over the 20-year time frame of the Airport Master Plan would potentially be significant. All anticipated impacts are noted in this Initial Study. *Mitigation*: No additional measures are proposed.

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Appendix F

GLOSSARY

ABOVE GROUND LEVEL (AGL): An elevation datum given in feet above ground level.

AIR CARRIER: A person who undertakes directly by lease, or other arrangement, to engage in air transportation. (FAR 1) (Also see Certificated Route Air Carrier)

AIR CARRIERS: The commercial system of air transportation, consisting of the certificated route air carriers, air taxis (including commuters), supplemental air carriers, commercial operators of large aircraft, and air travel clubs. (FAA Census)

AIR ROUTE TRAFFIC CONTROL CENTER (ARTCC): A facility established to provide air traffic control service to aircraft operating on IFR flight plans within controlled airspace, principally during the en route phase of flight. (AIM)

AIR TAXI: A classification of air carriers which directly engage in the air transportation of persons, property, mail, or in any combination of such transportation and which do not directly or indirectly utilize large aircraft (over 30 seats or a maximum payload capacity of more than 7,500 pounds) and do not hold a Certificate of Public Convenience and Necessity or economic authority issued by the Department of Transportation. (Also see commuter air carrier and demand air taxi.) (FAA Census)

AIR TRAFFIC CONTROL (ATC): A service operated by appropriate authority to promote the safe, orderly, and expeditious flow of air traffic. (FAR 1)

AIRPORT TRAFFIC CONTROL TOWER (ATCT): A terminal facility that uses air/ground communications, visual signaling, and other devices to provide ATC services to aircraft operating in the vicinity of an airport or on the movement area. (AIM)

AIRCRAFT ACCIDENT: An occurrence associated with the operation of an aircraft which takes place between the time any person boards the aircraft with the intention of flight until such time as all such persons have disembarked, and in which any person suffers death or serious injury as a result of being in or upon the aircraft or by direct contact with the aircraft or anything attached thereto, or in which the aircraft receives substantial damage. (NTSB)

AIRCRAFT OPERATION: The airborne movement of aircraft in controlled or noncontrolled airport terminal areas and about given en route fixes or at other points where counts can be made. There are two types of operations – local and itinerant. (FAA Stats)

AIRCRAFT PARKING LINE LIMIT (APL): A line established by the airport authorities beyond which no part of a parked aircraft should protrude. (Utility AC)

AIRPORT: An area of land or water that is used or intended to be used for the landing and taking off of aircraft, and includes its buildings and facilities, if any. (FAR 1)

AIRPORT ELEVATION: The highest point of an airport's usable runways, measured in feet above mean sea level. (AIM)

AIRPORT HAZARD: Any structure or natural object located on or in the vicinity of a public airport, or any use of land near such airport, that obstructs the airspace required for the flight of aircraft in landing or taking off at the airport or is otherwise hazardous to aircraft landing, taking off, or taxiing at the airport. (Utility AC)

AIRPORT LAYOUT PLAN: A scale drawing of existing and proposed airport facilities, their location on the airport, and the pertinent clearance and dimensional information required to demonstrate conformance with applicable standards.

AIRPORT RADAR SERVICE AREA (ARSA): Regulatory airspace surrounding designated airports wherein FAA Air Traffic Control provides radar vectoring and sequencing on a full-time basis for all IFR and VFR aircraft. (AIM)

AIRPORT REFERENCE POINT: A point established on an airport, having equal relationship to all existing and proposed landing and takeoff areas, and used to geographically locate the airport and for other planning purposes. (Utility AC)

AIRWAY/FEDERAL AIRWAY: A control area or portion thereof established in the form of a corridor, the centerline of which is defined by radio navigational aids. (AIM)

ALERT AREA: A special use airspace which may contain a high volume of pilot training activities or an unusual type of aerial activity, neither of which is hazardous to aircraft. (AIM)

APPROACH LIGHT SYSTEM (ALS): An airport lighting system which provides visual guidance enabling a pilot to align the aircraft with the extended runway centerline during a final approach to landing. Among the specific types of systems are:

- LDIN – Sequenced Flashing Lead-in Lights.
- ODALS – Omnidirectional Approach Light System, a combination of LDIN and REILS.
- SSALR – Simplified Short Approach Light System with Sequenced Flashing Lights. (AIM)

APPROACH SPEED: The recommended speed contained in aircraft manuals used by pilots when making an approach to landing. This speed will vary for different segments of an approach as well as for aircraft weight and configuration. (AIM)

AUTOMATED WEATHER OBSERVING SYSTEM (AWOS): Airport electronic equipment which automatically measures meteorological parameters, reduces and analyzes the data via computer, and broadcasts weather information which can be received on aircraft radios.

AUTOMATIC DIRECTION FINDER (ADF): An aircraft radio navigation system which senses and indicates the direction to a nondirectional radio beacon ground transmitter. (AIM)

AUTOMATIC TERMINAL INFORMATION SERVICE (ATIS): The continuous broadcast of recorded noncontrol information in selected terminal areas. (AIM)

BACK COURSE APPROACH: A nonprecision instrument approach utilizing the rearward projection of the ILS localizer beam.

BASED AIRCRAFT: Aircraft stationed at an airport on a long-term basis.

BUILDING RESTRICTION LINE (BRL): A line established with respect to the runway centerline to assure that structures will not project above the imaginary surfaces required by FAR Part 77.

CEILING: Height above the earth's surface to the lowest layer of clouds or obscuring phenomena. (AIM)

CERTIFICATED ROUTE AIR CARRIER: An air carrier holding a Certificate of Public Convenience and Necessity issued by the Department of Transportation authorizing the performance of scheduled service over specified routes, and a limited amount of nonscheduled service. (FAA Census)

CIRCLING APPROACH/CIRCLE-TO-LAND MANEUVER: A maneuver initiated by the pilot to align the aircraft with a runway for landing when a straight-in landing from an instrument approach is not possible or not desirable. (AIM)

COMMERCIAL OPERATOR: A person who, for compensation or hire, engages in the carriage by aircraft in air commerce of persons or property, other than as an air carrier. (FAR 1)

COMPASS LOCATOR: A low power, low or medium frequency radio beacon installed at the site of the outer or middle marker of an instrument landing system (ILS). (AIM)

COMPASS ROSE: A circle, graduated in degrees, printed on some charts or marked on the ground at an airport. It is used as a reference to either true or magnetic direction. (AIM)

COMMUNITY NOISE EQUIVALENT LEVEL (CNEL): The noise rating adopted by the State of California for measurement of airport noise. It represents the average daytime noise level during a 24-hour day, measured in decibels and adjusted to an equivalent level to account for the lower tolerance of people to noise during evening and nighttime periods.

COMMUTER AIR CARRIER: An air taxi operator which performs at least five round trips per week between two or more points and publishes flight schedules which specify the times, days of the week and places between which such flights are performed. (FAA Census)

CONTROLLED AIRSPACE: Any of several types of airspace within which some or all aircraft may be subject to air traffic control. (FAR 1)

CONTROL ZONE: Controlled airspace surrounding one or more airports, normally a circular area with a radius of 5 statute miles plus extensions to include instrument arrival and departure paths. Most control zones surround airports with air traffic control towers and are in effect only for the hours the tower is operational.

DEMAND AIR TAXI: Use of an aircraft operating under Federal Aviation Regulations, Part 135, passenger and cargo operations, including charter and excluding commuter air carrier. (FAA Census)

DISPLACED THRESHOLD: A threshold that is located at a point on the runway other than the designated beginning of the runway. (See Threshold) (AIM)

DISTANCE MEASURING EQUIPMENT (DME): Equipment (airborne and ground) used to measure, in nautical miles, the slant range distance of an aircraft from the DME navigational aid. (AIM)

FAR PART 77: The part of the Federal Aviation Regulations which deals with objects affecting navigable airspace.

FAR PART 77 SURFACES: Imaginary surfaces established with relation to each runway of an airport. There are five types of surfaces: (1) primary; (2) approach; (3) transitional; (4) horizontal; and (5) conical.

FEDERAL AVIATION ADMINISTRATION (FAA): The United States government agency which is responsible for insuring the safe and efficient use of the nation's airspace.

FIXED BASE OPERATOR (FBO): A business operating at an airport that provides aircraft services to the general public, including but not limited to sale of fuel and oil; aircraft sales, rental, maintenance, and repair; parking and tiedown or storage of aircraft; flight training; air taxi/charter operations; and specialty services, such as instrument and avionics maintenance, painting, overhaul, aerial application, aerial photography, aerial hoists, or pipeline patrol.

FLIGHT SERVICE STATION (FSS): FAA facilities which provide pilot briefings on weather, airports, altitudes, routes, and other flight planning information.

GENERAL AVIATION: That portion of civil aviation which encompasses all facets of aviation except air carriers. (FAA Stats)

GLIDE SLOPE: An electronic signal radiated by a component of an ILS to provide descent path guidance to approaching aircraft.

HELIPAD: A small, designated area, usually with a prepared surface, on a heliport, airport, landing/takeoff area, apron/ramp, or movement area used for takeoff, landing, or parking of helicopters. (AIM)

INSTRUMENT APPROACH PROCEDURE: A series of predetermined maneuvers for the orderly transfer of an aircraft under instrument flight conditions from the beginning of the initial approach to a landing or to a point from which a landing may be made visually. It is prescribed and approved for a specific airport by competent authority. (AIM)

INSTRUMENT FLIGHT RULES (IFR): Rules governing the procedures for conducting instrument flight. Generally, IFR applies when meteorological conditions with a ceiling below 1,000 feet and visibility less than 3 miles prevail. (AIM)

INSTRUMENT LANDING SYSTEM (ILS): A precision instrument approach system which normally consists of the following electronic components and visual aids: (1) Localizer; (2) Glide Slope; (3) Outer Marker; (4) Middle Marker; (5) Approach Lights. (AIM)

INSTRUMENT OPERATION: An aircraft operation in accordance with an IFR flight plan or an operation where IFR separation between aircraft is provided by a terminal control facility. (FAA ATA)

INSTRUMENT RUNWAY: A runway equipped with electronic and visual navigation aids for which a precision or nonprecision approach procedure having straight-in landing minimums has been approved. (AIM)

ITINERANT OPERATION: An arrival or departure performed by an aircraft from or to a point beyond the local airport area.

LARGE AIRCRAFT: An aircraft of more than 12,500 pounds maximum certificated takeoff weight. (FAR 1)

LIMITED REMOTE COMMUNICATIONS OUTLET (LRCO): An unmanned, remote air/ground communications facility which may be associated with a VOR. It is capable only of receiving communications and relies on a VOR or a remote transmitter for full capability.

LOCALIZER (LOC): The component of an ILS which provides course guidance to the runway. (AIM)

LOCAL OPERATION: An arrival or departure performed by an aircraft: (1) operating in the traffic pattern, (2) known to be departing or arriving from flight in local practice areas, or (3) executing practice instrument approaches at the airport. (FAA ATA)

MARKER BEACON (MB): The component of an ILS which informs pilots that they are at a significant point on the approach course.

MEAN SEA LEVEL (MSL): An elevation datum given in feet above mean sea level.

MICROWAVE LANDING SYSTEM (MLS): A precision instrument approach system providing a function similar to an ILS, but operating in the microwave spectrum. It normally consists of three components: azimuth station, elevation station, and precision distance measuring equipment.

MILITARY OPERATIONS AREA (MOA): A type of special use airspace established to separate certain military activities from IFR traffic and to identify for VFR traffic where these activities are conducted.

MINIMUM DESCENT ALTITUDE (MDA): The lowest altitude, expressed in feet above mean sea level, to which descent is authorized on final approach or during circle-to-land maneuvering in execution of a standard instrument approach procedure where no electronic glide slope is provided. (FAR 1)

MISSED APPROACH: A maneuver conducted by a pilot when an instrument approach cannot be completed to a landing. (AIM)

NAVIGATIONAL AID/NAVAID: Any visual or electronic device airborne or on the surface which provides point-to-point guidance information or position data to aircraft in flight. (AIM)

NONDIRECTIONAL BEACON (NDB): A radio beacon transmitting nondirectional signals whereby the pilot of an aircraft equipped with direction finding equipment can determine his bearing to or from the radio beacon and "home" on or track to or from the station. (AIM)

NONPRECISION APPROACH PROCEDURE: A standard instrument approach procedure in which no electronic glide slope is provided. (FAR 1)

NONPRECISION INSTRUMENT RUNWAY: A runway with an instrument approach procedure utilizing air navigation facilities, with only horizontal guidance, or area-type navigation equipment for which a straight-in nonprecision instrument approach procedure has been approved or planned, and no precision approach facility or procedure is planned. (Utility AC)

OBSTACLE: An existing object, object of natural growth, or terrain, at a fixed geographical location, or which may be expected at a fixed location within a prescribed area, with reference to which vertical clearance is or must be provided during flight operation. (AIM)

OBSTRUCTION: An object, including a mobile object, which penetrates an imaginary surface described in FAR Part 77.

OUTER MARKER: A marker beacon at or near the glide slope intercept position of an ILS approach. (AIM)

PRECISION APPROACH PATH INDICATOR (PAPI): An airport landing aid similar to a VASI, but which has light units installed in a single row rather than two rows.

PRECISION APPROACH PROCEDURE: A standard instrument approach procedure in which an electronic glide slope is provided. (FAR 1)

PRECISION INSTRUMENT RUNWAY: A runway with an instrument approach procedure utilizing an instrument landing system (ILS), microwave landing system (MLS), or precision approach radar (PAR). (Utility AC)

REMOTE COMMUNICATIONS AIR/GROUND FACILITY (RCAG): An unmanned VHF/UHF transmitter/receiver facility which is used to expand ARTCC air/ground communications coverage and to facilitate direct contact between pilots and controllers. (AIM)

REMOTE COMMUNICATIONS OUTLET (RCO) AND REMOTE TRANSMITTER/RECEIVER (RTR): An unmanned communications facility remotely controlled by air traffic personnel. RCO's serve FSS's. RTR's serve terminal ATC facilities. (AIM)

RESTRICTED AREA: Designated airspace within which the flight of aircraft, while not wholly prohibited, is subject to restriction. (FAR 1)

RUNWAY CLEAR ZONE: A trapezoidal area at ground level, under the control of the airport authorities, for the purpose of protecting the safety of approaches and keeping the area clear of the congregation of people. The runway clear zone begins at the end of each primary surface and is centered upon the extended runway centerline. (Utility AC)

RUNWAY EDGE LIGHTS: Lights used to define the lateral limits of a runway. Specific types include:

- HIRL – High-Intensity Runway Lights.
- MIRL – Medium-Intensity Runway Lights.

RUNWAY END IDENTIFIER LIGHTS (REIL): Two synchronized flashing lights, one on each side of the runway threshold, which provide a pilot with a rapid and positive visual identification of the approach end of a particular runway. (AIM)

RUNWAY SAFETY AREA: A cleared, drained, graded, and preferably turfed area symmetrically located about the runway which, under normal conditions, is capable of supporting snow removal, fire fighting, and rescue equipment and of accommodating the occasional passage of aircraft without causing major damage to the aircraft.

SMALL AIRCRAFT: An aircraft of 12,500 pounds or less maximum certificated takeoff weight. (FAR 1)

SPECIAL USE AIRSPACE: Airspace of defined horizontal and vertical dimensions wherein activities must be confined because of their nature and/or wherein limitations may be imposed upon aircraft operations that are not a part of those activities. (AIM)

STANDARD INSTRUMENT DEPARTURE (SID): A preplanned instrument flight rules (IFR) air traffic control departure procedure printed for pilot use in graphic and/or textual form. SID's provide transition from the terminal to the appropriate en route structure. (AIM)

STANDARD TERMINAL ARRIVAL ROUTE (STAR): A preplanned instrument flight rule (IFR) air traffic control arrival route published for pilot use in graphic and/or textual form. STARs provide transition from the en route structure to an outer fix or an instrument approach fix/arrival waypoint in the terminal area. (AIM)

STOPWAY: An area beyond the takeoff runway, no less wide than the runway and centered upon the extended centerline of the runway, able to support the airplane during an aborted takeoff, without causing structural damage to the airplane, and designated by the airport authorities for use in decelerating the airplane during an aborted takeoff. (FAR 1)

STRAIGHT-IN INSTRUMENT APPROACH: An instrument approach wherein final approach is begun without first having executed a procedure turn; it is not necessarily completed with a straight-in landing or made to straight-in landing weather minimums. (AIM)

TAXILANE: The portion of the aircraft parking area used for access between taxiways, aircraft parking positions, hangars, storage facilities, etc. (Utility AC)

TAXIWAY: A defined path, from one part of an airport to another, selected or prepared for the taxiing of aircraft. (Utility AC)

TERMINAL CONTROL AREA (TCA): Controlled airspace extending upward from the surface or higher to specified altitudes, within which all aircraft are subject to operating rules and pilot and equipment requirements specified in FAR Part 91. (AIM)

TERMINAL INSTRUMENT PROCEDURES (TERPS): Procedures for instrument approach and departure of aircraft to and from civil and military airports. There are four types of terminal instrument procedures: precision approach, nonprecision approach, circling, and departure.

TERMINAL RADAR SERVICE AREA (TRSA): Airspace surrounding designated airports wherein ATC provides radar vectoring, sequencing, and separation on a full-time basis for all IFR and participating VFR aircraft. (AIM)

THRESHOLD: The beginning of that portion of the runway usable for landing. (AIM) (Also see Displaced Threshold)

TOUCH-AND-GO: A practice maneuver consisting of a landing and a takeoff performed in one continuous movement. A touch-and-go is defined as two operations.

TRAFFIC PATTERN: The traffic flow that is prescribed for aircraft landing at, taxiing on, or taking off from an airport. The components of a typical traffic pattern are upwind leg, crosswind leg, downwind leg, base leg, and final approach. (AIM)

TRANSIENT AIRCRAFT: Aircraft not based at the airport.

TRANSMISSOMETER: An apparatus used to measure runway visibility on an ILS runway.

TRANSPORT AIRPORT: An airport designed, constructed, and maintained to serve airplanes having approach speeds of 121 knots or more. (Utility AC)

UNICOM (Aeronautical Advisory Station): A nongovernment air/ground radio communication facility which may provide airport information at certain airports. (AIM)

UTILITY AIRPORT: An airport designed, constructed, and maintained to serve airplanes having approach speeds less than 121 knots. (Utility AC)

VERY-HIGH-FREQUENCY OMNIDIRECTIONAL RANGE (VOR): The standard navigational aid used throughout the airway system to provide bearing information to aircraft. When combined with Tactical Air Navigation (TACAN) the facility, called VORTAC, provides distance as well as bearing information.

VISUAL APPROACH SLOPE INDICATOR (VASI): An airport landing aid which provides a pilot with visual descent (approach slope) guidance while on approach to landing. Also see PAPI.

VISUAL FLIGHT RULES (VFR): Rules that govern the procedures for conducting flight under visual conditions. VFR applies when meteorological conditions are equal to or greater than the specified minimum – generally, a 1,000-foot ceiling and 3-mile visibility.

VISUAL GLIDE SLOPE INDICATOR (VGSI): A generic term for the group of airport visual landing aids which includes Visual Approach Slope Indicators (VASI), Precision Approach Path Indicators (PAPI), and Pulsed Light Approach Slope Indicators (PLASI). When FAA funding pays for this equipment, whichever type recieves the lowest bid price will be installed unless the airport owner wishes to pay the difference for a more expensive unit.

VISUAL RUNWAY: A runway intended solely for the operation of aircraft using visual approach procedures, with no straight-in instrument approach procedure and no instrument designation indicated on an FAA-approved airport layout plan. (Utility AC)

WARNING AREA: Airspace which may contain hazards to nonparticipating aircraft in international airspace. (AIM)

REFERENCES

FAR 1: Federal Aviation Regulations Part 1, Definitions and Abbreviations. (1974)

AIM: Airman's Information Manual, Pilot/Controller Glossary. (1988)

Utility AC: Federal Aviation Administration. *Utility Airports – Air Access to National Transportation.* Advisory Circular 150/5300-4B. (1987)

FAA ATA: Federal Aviation Administration. *Air Traffic Activity.* (1986)

FAA Census: Federal Aviation Administration. *Census of U.S. Civil Aircraft.* (1986)

FAA Stats: Federal Aviation Administration. *Statistical Handbook of Aviation.* (1984)

NTSB: National Transportation Safety Board.

ATTACHMENT D

15 Unified Development Code
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15.01.010 Title

This title shall be known and may be cited as the “Unified Development Code of Glenn County.” (Ord. 1183 § 2, 2006)

15.01.020 Purpose

The purposes of this title are:

A. To promote and protect the public health, safety, peace, morals, comfort, convenience and general welfare;

B. To implement the county general plan, and to facilitate and guide growth in accordance with the general plan; and

C. To protect the social and economic stability of residential, commercial, industrial, resource production, and recreational activities within the county through the orderly, planned use of real property.
(Ord. 1183 § 2, 2006)

15.01.030 Applicability

The provisions of this title apply throughout the unincorporated portions of the county and apply to lands owned, leased, or otherwise controlled by the state or a local government, or any unit or agency or either of them, to the extent permitted either by law or by the consent of or agreement with the state or local government or unit or agency affected. The provisions of this title apply to public lands as

defined in the Federal Land Policy and Management Act (43 U.S.C. 1701 et seq.) to the extent permitted by that act or other federal law, or regulations adopted pursuant thereto or agreements made with the county. The provisions of this title do not apply to federal reservations or to land owned, leased or otherwise controlled by the county. As used in this subsection, “local government” includes, but is not limited to, cities, school districts and special districts. (Ord. 1183 § 2, 2006)

15.01.040 Scope

The zoning plan consists of the establishment of various zone districts to be used within the unincorporated territory of the county. Within some, all or none of the districts it shall be lawful, and within some, all or none of the districts it shall be unlawful, to erect, construct, alter or maintain certain buildings, or to carry on certain uses of land or of buildings. Within the districts, the height and bulk of future buildings shall be limited, and certain open spaces shall be required around future buildings. Each district shall consist of additional appropriate regulations to be enforced, all as set forth in this title. (Ord. 1183 § 2, 2006)

15.01.050 Administration

This title shall be administered and enforced by the planning authority who shall advise the public about its requirements. The responsibilities of the director under this title include the following functions, which may be carried out by planning authority employees under the supervision of the director:

A. Accept and review all applications authorized hereunder; certify that applications submitted have been properly completed; establish permanent files; conduct site and project analysis; prepare public notices; meet with applicants; collect fees; prepare reports; process appeals; present staff reports to the planning commission and board of supervisors; and

B. Issue administrative permits under this title and certify that all such permits are in full conformance with these requirements; and

C. Refer and coordinate matters related to the administration of this title with other agencies and county departments; and

D. Enforce and secure compliance with the provisions of the title.
(Ord. 1183 § 2, 2006)

15.01.060 General Plan Consistency

Where any regulations specified in this title and any portion of any element of the general plan are inconsistent, the general plan shall prevail. (Ord. 1183 § 2, 2006)

15.01.070 Solar Energy And Shade Control Act

Pursuant to California Public Resources Code Section 25985, the county declares itself exempt from the provisions of the Solar Shade Control Act, Chapter 12 (commencing with Section 25980) of Division 15 of the Public Resources Code. (Ord. 1183 § 2, 2006)

15.01.080 Compliance With Requirements

It is unlawful for any individual, firm, association, syndicate, partnership, trust, or any other legal entity, as a principal, agent, or otherwise, to offer to sell, to contract to sell, or sell, or lease, or transfer, or utilize, or otherwise assign for financing or other purposes, any parcel or parcels or real property or any part thereof in the unincorporated territory of the county, unless and until all the requirements hereinafter provided have been complied with. (Ord. 1183 § 2, 2006)

15.01.090 Interim Ordinance

Without following the procedures otherwise required prior to the adoption of an ordinance, the board of supervisors, to protect the public safety, health and welfare, may adopt as an urgency measure an interim ordinance prohibiting any uses which may be in conflict with a contemplated general plan, specific plan, or zoning proposal which the board of supervisors, planning commission or the planning authority is considering or studying or intends to study within a reasonable time. The urgency measure shall require a four-fifths vote of the board of supervisors for adoption. The interim ordinance may be adopted by meeting all requirements set forth in Section 65858 of the Government Code. (Ord. 1183 § 2, 2006)

15.02 Definitions

15.02.010 General
15.02.020 Definitions

15.02.010 General

For the purposes of this title, certain terms or words used herein shall be interpreted as follows unless the context clearly calls for another meaning:

A. The word “person” includes a firm, association, organization, partnership, trust, company, or corporation as well as an individual;

B. The present tense includes the future tense; the singular number includes the plural, and the plural number includes the singular;

C. The word “shall” is mandatory, the word “may” is permissive;

D. The words “used” or “occupied” include the words “intended”, “designed”, or “arranged to be used” of “occupied”;

E. The word “lot” includes the words “plot”, “site”, or “parcel”;

F. The masculine includes the feminine;

G. The word “county” as used herein means the county of Glenn; the words “board of supervisors” mean the board of supervisors of the county of Glenn; the words “planning commission” mean the planning commission of the county of Glenn; and the words “county boundary” mean the boundary of the county of Glenn, and/or the boundary of any incorporated municipality within the county.
(Ord. 1183 § 2, 2006)

15.02.020 Definitions

When used in this title, the following words and phrases have the meaning and usage indicated unless another meaning or usage is required by the context in which a word or phrase is used:

A.

1. “Accessory building” means a building, part of a building or structure which is detached from the main building and the use of which is incidental to that of the main building structure or use on the same lot.

2. “Accessory use” means a use incidental, related, appropriate and clearly subordinate to the main use of the lot or building, which accessory use does not alter the principal use of the subject lot or affect other properties in the zone.

3. “Accumulation vehicles” means the accumulation and storage of abandoned, wrecked, dismantled, inoperative or nonregistered vehicles, travel trailers, unoccupied mobilehomes, or parts thereof, on private or public property.

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4. “Adult entertainment businesses” includes the following:

    a. “Adult book store” means an establishment having as a substantial or significant portion of its stock in trade, books, magazines and other periodicals which are distinguished or characterized by their emphasis on matter, depicting, describing or relating to “specified sexual activities” or “specified anatomical areas” or an establishment with a segment or section devoted to the sale or display of such materials.

    b. “Adult motion picture theater” means an enclosed building with a capacity of fifty or more persons used for presenting material distinguished or characterized by an emphasis or manner depicting, describing or relating to “specified sexual activities” or “specified anatomical areas” for observation by patrons therein.

    c. “Adult mini motion picture theater” means an enclosed building with a capacity for less than fifty persons used for presenting material distinguished or characterized by an emphasis on matter depicting or relating to “specified sexual activities” or “specified anatomical areas” for observation by patrons therein.

    d. “Adult hotel or motel” means a hotel or motel wherein material is presented which is distinguished or characterized by an emphasis on matter depicting, describing or relating to “specified sexual activates” or “specified anatomical areas.”

    e. “Adult motion picture arcade” means any place to which the public is permitted or invited wherein coin or slug-operated or electronically, electrically or mechanically controlled still or motion picture machines, projectors or other image-producing devices are maintained to show images to five or fewer persons per machine at any one time, and where the images so displayed are distinguished or characterized by an emphasis on depicting or describing “specified sexual activities” or “specified anatomical areas.”

    f. “Cabaret” means a nightclub, theater or other establishment which features live performances by topless and/or bottomless dancers, “go-go” dancers, exotic dancers, strippers or similar entertainers, where such performances are distinguished or characterized by an emphasis on “special sexual activities” or “specified anatomical areas.”

    g. “Massage parlor” means any place where for any form of consideration or gratuity, massage, alcohol rub, administration of fomentations, electric or magnetic treatments, or any other treatment or manipulation of the human body occurs as part of or in connection with “specified sexual activities” or where any person providing such treatment, manipulation or services related thereto exposes “specified anatomical areas.”

    h. “Model studio” means any business where, for any form of consideration or gratuity, figure models who display “specified anatomical areas” are provided to be observed, sketched, drawn, painted, sculptured, photographed or similarly depicted by persons paying such consideration or gratuity.

    i. “Sexual encounter center” means any business, agency or person who, for any form of consideration or gratuity, provides a place where three or more persons, not all members of the same family, may congregate, assemble or associate for the purpose of engaging in “specified sexual activities” or exposing “specified anatomical areas.”

    j. Any business or establishment which offers its patrons services or entertainment characterized by an emphasis on matter depicting, describing or relating to “specified sexual activities” or “specified anatomical areas.”

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5. “Advisory agency” means the Glenn County Planning Commission.
6. “Affordable Housing” means housing costs as defined in Section 50052.5 of the Health and Safety Code or rents at qualifying levels for lower-income or very low-income households.
7. “Affordability” is determined by the economic feasibility to construct lower-income housing in the proposed development.
8. “Agricultural accessory building” means an uninhabited structure, designed and built to store farming animals, implements, supplies or products (not including commercial greenhouses or buildings for agricultural processing activities), which is not used by the public.
9. “Agricultural Homestay Establishment” shall mean an establishment that meets all of the requirements of Section 113870 of the California Health and Safety Code including the following:
    a. Has not more than six guest rooms or accommodates not more than 15 guests.
    b. Provides overnight transient accommodations.
    c. Serves food only to its registered guests and serves meals at any time, with respect to which the price of food is included in the price of the overnight transient occupancy accommodation.
    d. Lodging and meals are incidental and not the primary function of the agricultural homestay establishment.
    e. The agricultural homestay establishment is located on, and is a part of, a farm as defined in Section 53363 (52262) of the Food and Agricultural Code, that produces agricultural products as its primary source of income.
10. “Agricultural operations” means and includes, but is not limited to the cultivation and tillage of the soil, dairying, the production, irrigation, frost protection, cultivation, growing, harvesting and processing of any agricultural commodity including viticulture, horticulture, timber and apiculture, the raising of livestock, fur-bearing animals, fish or poultry, and any commercial agricultural practices performed as incident to or in conjunction with such operations, including preparation for market, delivery to storage or to market, or to carriers for transportation to market.
11. “Agricultural processing” means the refinement, treatment or packaging of all primary and secondary agricultural products for commercial purposes.
12. “Agriculture” means the art or science of cultivating the ground, including harvesting of crops and rearing and management of livestock, tillage, husbandry, farming, horticulture and forestry. “Agricultural land” means all that real property within the boundaries of Glenn County currently used for agricultural operations or upon which agricultural operations may in the future be established;
13. “Aircraft” means any contrivance used or designated for navigation of or flight in the air.
14. “Aircraft ground movement area” means the runways, taxiways and parking apron of the airport.
15. “Airports and landing strips” means any area of land or water used or intended for the landing and takeoff of aircraft, and any accessory areas for airport buildings and other facilities. “Airfields” and “landing strips” include the following:

a. “Agricultural or personal landing strip” means a landing strip or heliport for agricultural crop dusting or for personal use of the tenant or owner of the site which is not available for public use or commercial operations.

b. “Restricted use airfield” means:

(1) A landing strip or heliport having not more than ten based aircraft with exclusive rights of use reserved to the owners or tenants of units within any cluster development, multifamily development, subdivision, industry or institution; or

(2) An emergency heliport operated in conjunction with a hospital or public safety facility.

c. “Public use airfield” means any landing strip, airport or heliport available for public use.

16. “Airport elevation” means the highest point, measured in feet above or below mean sea level, of the airport’s usable landing area.

17. “Airport hazard” means any structure or tree, or use of land in the vicinity of the airport, which obstructs the runway safety areas, clear zones, approach surfaces as defined in FAR Part 77, or any other imaginary surface specified in FAR Part 77 if these obstructions have been determined by the FAA or the State Department of Transportation to constitute a hazard.

18. “Alley” means any public thoroughfare, having a width of not less than twenty feet and not greater than forty feet, which affords only a secondary means of access to abutting property.

19. “Animal hospital or veterinary hospital” means a place where animals or pets are given medical or surgical treatment and are cared for during the time of such treatment. Use as a kennel shall be limited to short term boarding incidental to such hospital use.

20. “Apartment” means any building, or portion thereof which is designed and built as the residence of three or more families living independently of each other and which contains kitchen facilities in each dwelling unit.

21. “Approved access” means a private right-of-way that meets the following conditions:

a. Does not exceed an average of fifteen percent grade for any five hundred consecutive feet;

b. Does not contain any grade which would exceed twenty-two percent;

c. Has a recorded or recordable sixty-foot right-of-way from a public road to the property under consideration except that in the case of an access that can serve no more than one parcel, has a recorded or recordable forty-foot right-of-way; and

d. Has traversable access year round except in snow season.

22. “Approving Authority” means that body which has the authority to act to approve a permit, application, action or other development request.

23. “Aquifer” means a geologic formation that stores, transmits and yields significant quantities of water to wells and springs.

24. “Appeal” means a request for a review of the flood plain administrator’s interpretation of any provision of this chapter.
25. “Area of shallow flooding” means a designated AO or AH Zone on the Flood Insurance Rate Map (FIRM). The base flood depths range from one to three feet; a clearly defined channel does not exist; the path of flooding is unpredictable and indeterminate; and velocity flow may be evident. Such flooding is characterized by ponding or sheet flow.
26. “Area of special flood hazard” — see “Special flood hazard area.”
27. “Automobile dismantling” means the taking apart, stripping or wrecking of motor vehicles or trailers for scrap or for used parts to be sold either at retail or wholesale or to be used as replacements in other motor vehicles or trailers whether or not intended for the same kind of vehicle or trailer from which the parts were removed.
28. “Automobile repair” means a general repair, rebuilding or reconditioning of engines, motor vehicles or trailers; it also means collision service, including body, frame or fender repair and over-all painting.
29. “Automobile service station” means a lot or portion of a lot used for the servicing of motor vehicles. Such servicing may include sale of motor fuel and oils, lubrication, car washing (with no steam equipment), waxing and polishing, sale and service of tires, tubes, batteries and service of automobile accessories. Such servicing shall not include tire recapping, sale of major automobile accessories, sale or rebuilding of engines, battery manufacturing or rebuilding, radiator repair or steam cleaning, body repair, painting or upholstery, or installation of automobile glass.
30. “Automobile wrecking yard” means a site or portion of a site on which the dismantling or wrecking of used vehicles, whether self propelled or not, or the storage, sale or dumping of dismantled or wrecked vehicles or their parts is conducted. The presence on a site of two or more motor vehicles which have not been capable of operating under their own power for thirty days or more, or in the case of vehicles not self propelled, which have not been towable or from which parts have been removed for re-use or sale, shall constitute prima facie evidence of an automobile wrecking yard.
31. “Automotive repairs, major” means repair or refurbishing of any motor vehicle including the dismantling of an engine by removal of the head or pistons; the removal of the transmission, rear end or major assembly of any motor vehicle. Painting, body and fender work are excluded.
32. “Automotive repairs, minor” means limited repair of any motor vehicle including installation of tires or replacement of fluids or minor automotive parts including, but not limited to, spark plugs, belts, batteries, mufflers, tires and wheels. Major automotive repair, painting, body and fender work are excluded.

B.

1. “Base flood” or “100-year flood” means a flood which has a one-percent chance of being equaled or exceeded in any given year.
2. “Basement” means any area of the building having its floor subgrade, i.e., below ground level, on all sides.
3. “Bed and breakfast establishment” means a single-family dwelling containing no more than four guestrooms used, let or hired out for transient occupancy of one or more guests in which no meals other than breakfast are served.
4. “Boardinghouse or roominghouse” means a building, other than a hotel, where regular meals for five or more persons are provided for compensation or profit. Nursing homes and rest homes are not included.

5. “Building” means a structure or enclosure having a roof and which is constructed in a permanent position upon the ground, and which is designed and intended to be used to house, shelter or enclose persons, animals, goods or property. It does not include any type of vehicle, house trailer, boat or tent. Also see “Structure”.
6. “Building coverage” means the total area of land covered by all buildings on a lot, including all projections other than eaves.
7. “Building, enclosed” means a building, the occupants, animals or property within which cannot be seen by any person off the premises except by the customary use of doors, windows or balconies.
8. “Building height” means the vertical distance measured from the average level of the highest and lowest points of that portion of the lot covered by the building to a point midway between the highest and lowest points on the roof; provided, that the chimneys, spires, towers, tanks and similar projections shall not be included in the height.
9. “Building site” means a recorded lot or parcel of land occupied or to be occupied by a main building and its accessory buildings, or by a dwelling group and its accessory buildings, together with such open spaces as are required by this title. A building site shall not include easements or roadways for ingress or egress to any parcels of land.

C.

1. “Campground” means land or premises which are used or intended to be used for occupancy by campers, whether camping by tent or vacation vehicle or whether for seasonal hunting, fishing, recreational or vacation purposes.
2. “Carport” means a permanent roofed structure not less than ten feet by twenty feet open on two or more sides for the storage of automobiles.
3. “Certificate of compliance” means a document identifying the real property involved and stating that the division thereof complies with applicable provisions of the California Subdivision Map Act and the Glenn County Code.
4. “Church” means a nonprofit organization, as determined by the Internal Revenue Service, which uses buildings for the teaching or practice of religious doctrine and worship.
5. “Clinic, dental or medical” means a building in which a group of physicians and/or dentists and allied professional assistants are associated for the purpose of carrying on their professions. The clinic may include a dental or medical laboratory but it shall not include:
    a. In-patient care or operating rooms for surgery;
    b. Offices for veterinarians.
6. “Clothes cleaning establishment” means a commercial use wherein clothes cleaning is conducted, such as a laundry pickup establishment, launderette or a coin-operated dry cleaning service, and where nonvolatile materials are used in the process.
7. “Club” means an association of persons (whether or not incorporated) for a common purpose, but not including groups organized solely or primarily to render a service carried on as a business for profit.
8. “Cluster development” means three or more detached buildings located on a parcel of land and having common open space areas.
9. “Communications equipment building” means a building housing electrical and mechanical equipment necessary for the conduct of a public communications business

with or without personnel.

10. “Competent aircraft operator” means a person holding a valid aircraft operator’s license from the Federal Aviation Administration or a person who, in the opinion of the airport manager, has the requisite skill and knowledge to perform limited ground operations.
11. “Confined Animal Facilities” are cattle, calves, horses, sheep, goats, swine, rabbits, or large fowl, corralled, penned, or otherwise caused to remain in restricted areas for agricultural-commercial purposes where feeding is other than grazing for more than 45 days during the year. Range pastures for livestock beef cattle are exempt from the definition of confined animal facilities. School projects, 4-H, fairs and other individual educational projects are exempt from the definition of confined animal facilities.
12. “Confined Animal Facility Expansion” shall include, but is not limited to, any increase in herd or flock size such that the facility would have to:
    a. Acquire more acreage for reuse of waste or wastewater to prevent impacts to surface water or groundwater quality; or
    b. Increase the capacity of the retention pond to maintain compliance with the conditions of the “Waiver of Water Discharge Requirements for Discharges from Confined Animal Facilities” for adequate flood protection and wastewater containment.
13. “Contractor’s yard” means any land and/or buildings used primarily for the storage of equipment, vehicles, machinery, new or used, building materials, paints, pipe or electric components used solely by the owner or occupant of the premises in the conduct of any building trades.
14. “Convalescent hospital” means the same as “rest home” and “nursing home”.
15. “Costs” means administrative costs, including staff time expended and reasonably related to enforcement, for items including site inspections, summaries, reports, telephone contacts and correspondence. Travel time for inspections shall not be included.
16. “County” means the County of Glenn.

D.

1. “Density Bonus”, as defined by the State of California Government Code Section 65915, et seq., is an increased density of at least twenty-five (25) percent over the maximum authorized density which is granted to a developer/property owner of a housing project agreeing to construct a prescribed percentage of lower-income units.
2. “Department” means the Planning and Community Development Services Agency or the Public Works Agency of the County, whichever is the responsible Agency.
3. “Development” means any man-made change to improved or unimproved real estate, including but not limited to buildings or other structures, mining, dredging, filling, grading, paving, excavation or drilling operations or storage of equipment or materials.
4. “Director” means the Director of the Planning and Community Development Services Agency or the Public Works Agency or any person within the Agencies authorized by the Director.
5. “Dump” means a place used for the disposal, abandonment or discarding by burial, incineration or by any other means, of any garbage, sewage, trash, refuse, rubble or waste materials.

6. “Dwelling” means a building or portion thereof designed for or occupied exclusively for residential purposes, including one-family, two-family and multiple dwellings, but not including hotels, motels, trailers, tents, converted transit vehicles, boardinghouses or lodginghouses, or any type of temporary structures.
7. “Dwelling, group” means a group of two or more detached or semidetached single-family or two-family dwellings occupying a parcel of land in one ownership, and having any yard in common.
8. “Dwelling, guest” means an accessory structure which consists of a detached living quarter of a permanent type of construction with no provisions for appliances or fixtures for the storage and/or preparation of food, such as refrigerators, dishwashers or cooking facilities, and which is not leased, subleased, rented or subrented separately from the main dwelling.
9. “Dwelling, mobilehome” means a structure transportable in one or more sections, designed and equipped to contain not more than two dwelling units to be used with or without a foundation system. Mobilehome does not include a recreational vehicle, commercial coach, or factory-built housing, as defined in the Health and Safety Code.
10. “Dwelling, multiple” means a building containing two or more dwelling units on one lot to be occupied by two or more families living independently of each other.
11. “Dwelling, second” means an attached or a detached residential dwelling unit that provides complete independent living facilities for one or more persons. It shall include permanent provisions for living, sleeping, eating, cooking, and sanitation on the same parcel as the single-family dwelling is situated. A second unit includes the following:
    a. An efficiency unit, as defined in Section 17958.1 of the Health and Safety Code.
    b. A manufactured home, as defined in Section 18007 of the Health and Safety Code.
12. “Dwelling, single-family” means a building designed and used exclusively for residence purposes by one family on a single lot and no portion of which is to be rented separately.
13. “Dwelling unit” means an independent, attached or detached residential building designed to house and provide living space, including kitchen and bathroom facilities, for an individual family.

E.

1. “Educational institutions” means public and other nonprofit institutions conducting regular academic instruction at kindergarten, elementary, secondary and collegiate levels and including graduate schools, universities, nonprofit research institutions and religious institutions. Such institutions must either:
    a. Offer general academic instruction equivalent to the standards prescribed by the state board of education; or
    b. Confer degrees as a college or university of undergraduate or graduate standings; or
    c. Conduct research; or
    d. Give religious instructions.
    e. This definition does not include commercial or trade schools.
2. “Encroachment” means the advance or infringement of uses, plant growth, fills, excavations, buildings, permanent structures or development into a flood plain which

ATTACHMENT D

may impede or alter the flow capacity of a flood plain.

3. “Engineer” means a civil engineer competent to practice civil engineering and registered under the provisions of the Business and Professions Code of the State of California, retained by the applicant, owner, developer or contractor to provide civil engineering services.

4. “Equivalent Financial Value” refers to the cost to the developer/property owner based on the land cost per dwelling unit. This is determined by the difference in the value of the land with and without the density bonus.

5. "Existing manufactured home park or subdivision” means a manufactured home park or subdivision for which the construction of facilities for servicing the lots on which the manufactured homes are to be affixed (including, at a minimum, the installation of utilities, the construction of streets, and either final site grading or the pouring of concrete pads) is completed before the effective date of the flood plain management regulations adopted by a community.

6. “Expansion to an existing manufactured home park or subdivision” means the preparation of additional sites by the construction of facilities for servicing the lots on which the manufactured homes are to be affixed (including the installation of utilities, the construction of streets, and either final site grading or the pouring of concrete pads).

7. “Exploration” means searching for minerals by geological, geophysical, geochemical or other techniques including, but not limited to sampling, assaying, drilling or any surface or underground works used to determine the type, extent or quantity of minerals present.

8. “Extraction” means the removal from the earth of oil, gas or geothermal resources by drilling, pumping or other means, whether for exploration or production purposes.

F.

1. “Family” means one or more persons sharing a dwelling unit in a living arrangement indicative of a single household.

2. “Farm labor” means residents of a farm such as the owner, lessee, foreman, or others whose principal employment is the operation of the farm.

3. “Feed yard” means corrals or holding areas for the primary purpose of holding or feeding animals for slaughtering, shipping or resale and not incidental to a farm or ranch.

4. “Fences, hedges and walls, height of” means the vertical distance from the ground level of public property closest to the property line on which the fence is to be built to the highest point on the fence. The height of a fence separating private property shall mean the vertical distance from the ground level of the property line to the highest point on the fence. Where a property line separates property having unequal ground levels, the lowest level shall be used to measure the vertical distance of the fence, wall or hedge.

5. “Fire chief” means the fire chief, or his or her authorized representative, of the local government entity having responsibility for fire protection in the airport area.

6. “Fixed base operator” means a person under contract to the county as a concessionaire at the airport.

7. “Flood, flooding, or flood water” means a general and temporary condition of partial or complete inundation of normally dry land areas from the overflow of inland waters or the unusual and rapid accumulation or runoff of surface waters from any source.

8. “Flood Boundary and Floodway Map (FBFM)” means the official map on which the Federal Emergency Management Agency or Federal Insurance Administration has delineated both the areas of special flood hazards and the floodway.

9. “Flood Hazard Boundary Map” means the official map on which the Federal Emergency Management Agency or Federal Insurance Administration has delineated the areas of flood hazards applicable to Glenn County.
10. “Flood Insurance Rate Map (FIRM)” means the official map on which the Federal Emergency Management Agency or Federal Insurance Administration has delineated both the areas of special flood hazards and the risk premium zones applicable to Glenn County.
11. “Flood Insurance Study” means the official report provided by the Federal Insurance Administration that includes flood profiles, the Flood Insurance Rate Map, the Flood Boundary and Floodway Map, and the water surface elevation of the base flood.
12. “Flood plain or flood-prone area” means any land area susceptible to being inundated by water from any source - see “Flooding”.
13. “Flood plain administrator” is the individual appointed to administer and enforce the flood plain management regulations.
14. “Flood plain management” means the operation of an overall program of corrective and preventive measures for reducing flood damage and preserving and enhancing, where possible, natural resources in the flood plain, including but not limited to emergency preparedness plans, flood control works, flood plain management regulations, and open space plans.
15. “Flood plain management regulations” means this chapter and other zoning ordinances, subdivision regulations, building codes, health regulations, special purpose ordinances (such as grading and erosion control) and other application of police power which control development in flood-prone areas. This term describes federal, state or local regulations in any combination thereof which provide standards for preventing and reducing flood loss and damage.
16. “Floodproofing” means any combination of structural and nonstructural additions, changes, or adjustments to structures which reduce or eliminate flood damage to real estate or improved real property, water and sanitary facilities, structures, and their contents.
17. “Floodway” means the channel of a river or other watercourse and the adjacent land areas that must be reserved in order to discharge the base flood without cumulatively increasing the water surface elevation more than one foot. Also referred to as “Regulatory Floodway”.
18. “Floodway fringe” is that area of the flood plain on either side of the “Regulatory Floodway” where encroachment may be permitted.
19. “Floor area” means the total horizontal area of all the floors of a building including the surrounding walls, exclusive of basement storage space and areas within a building used for the parking of vehicles.
20. “Fraud and victimization”, as related to Section 15.54.180, Variances, means that the variance granted must not cause fraud on or victimization of the public. In examining this requirement, the Board of Supervisors will consider the fact that every newly constructed building adds to government responsibilities and remains a part of the community for fifty to one-hundred years. Buildings that are permitted to be constructed below the base flood elevation are subject during all those years to increased risk of damage from floods, while future owners of the property and the community as a whole are subject to all the costs, inconvenience, danger, and suffering that those increased flood damages bring. In addition, future owners may purchase the property, unaware that it is subject to potential flood damage, and can be insured only at very high flood insurance rates.

21. “Frontage” means the lot width measured parallel to the property line, adjacent to the street right-of-way. On a corner lot the frontage shall be the lesser of the two frontages. On a lot with radial lines to a curved street, the frontage shall be measured as an arc length along the minimum setback line rather than on the property line of the lot.
22. “Frontage, primary” means that portion of a parcel which is adjacent to the public right of way. For a comer lot, the frontage with the smallest dimension shall be considered as the primary frontage. There shall be only one primary frontage per parcel.
23. “Frontage, secondary” means, on a corner lot, that portion of a parcel which is adjacent to a public right-of-way which is not the primary frontage.
24. “Functionally dependent use” means a use which cannot perform its intended purpose unless it is located or carried out in close proximity to water. The term includes only docking facilities, port facilities that are necessary for the loading and unloading of cargo or passengers, and ship building and ship repair facilities, and does not include long-term storage or related manufacturing facilities.

G.

1. “Garage, private” means a detached accessory building or a portion of a main building on the same lot for the parking or temporary storage of vehicles of the occupants of the premises.
2. “Garage, public” means any garage other than a private garage.
3. “General plan” means the county general plan or any element thereof as set forth in the Planning and Zoning Law, Title 7 of the Government Code of the State of California.
4. “Gross floor area” means the total floor area including public areas such as hallways, lobbies, washrooms, related storage areas and service rooms or areas, but excluding unfinished dead storage and mechanical areas.
5. “Group care facility” means a facility, licensed by the state, to provide adult supervision and residence services to seven or more individuals who are not related to the resident owner or operator and may be physically or mentally handicapped or aged.

H.

1. “Habitually situated aircraft” means that an aircraft is based at the airport for a period of time in excess of one week.
2. “Hauler” is the specified carrier of produced salt water.
3. “Height” means, for the purpose of determining the height limits in all zones set forth in this chapter and shown on the airport zoning map, the mean sea level elevation of the airport unless otherwise specified.
4. “Highest adjacent grade” means the highest natural elevation of the ground surface prior to construction next to the proposed walls of a structure.
5. “Historic structure” means any structure that is:
    a. Listed individually in the National Register of Historic Places (a listing maintained by the Department of Interior) or preliminarily determined by the Secretary of the Interior as meeting the requirements for individual listing on the National Register;
    b. Certified or preliminarily determined by the Secretary of the Interior as contributing to the historical significance of a registered historic district or a district preliminarily determined by the Secretary to qualify as a registered historic district;

c. Individually listed on a state inventory of historic places in states with historic preservation programs which have been approved by the Secretary of Interior; or

d. Individually listed on a local inventory of historic places in communities with historic preservation programs that have been certified either by an approved state program as determined by the Secretary of the Interior or directly by the Secretary of the Interior in states without approved programs.

6. “Home, occupation” means any use customarily conducted entirely within a dwelling and carried on by the inhabitants thereof, which use is clearly incidental and secondary to the use of structure for dwelling purposes and which use does not change the character thereof or does not adversely affect the uses permitted in the same zone of which it is part.

7. “Hospital” means any building or portion thereof used for the accommodation and medical care of sick, injured or infirm persons and including sanitariums, alcoholic sanitariums, institutions for the cure of chronic drug addicts and mental patients.

8. “Hotel or motel” means a building or group of buildings containing individual living units for the accommodation of transient occupants.

I.

1. “Idle mine” means to curtail for a period of one year of more surface mining operations by more than ninety percent of the operation’s previous maximum annual mineral production, with the intent to resume those surface mining operations at a future date.

2. “Improvements” means streets, highways, monuments, or any other facilities required to be installed or constructed in accordance with this title and specifications of the county for acceptance or maintenance by the county or other public agencies.

3. “Industry” means the production, processing or servicing of goods by hand or by machinery.

4. “Injection well, Class II” is a well used for the disposal of produced salt water brought to the surface as a result of the production of oil or natural gas as defined by the California Department of Conservation, Division of Oil and Gas (CDOG).

5. “Injection zone” means that portion of the receiving formation which has received, is receiving or is expected to receive, over the lifetime of the well, produced salt water from the Class II injection well.

6. “Injectivity test” is used to test a formation’s capability to take fluids. The test is performed by operators to determine the feasibility of conducting permanent injection operations.

7. “Inoperable motor vehicle” means any motor vehicle that is incapable of being transported by its own motive power.

J.

1. “Junkyard” means any premises with a total of more than one hundred fifty cubic feet of “junk” as herein defined as cast-off, damaged, discarded, junked, implements, obsolete salvage, scrapped, unusables, worn out or wrecked objects, things or material composed in whole or in part of carbon, plastic or other synthetic substance, fiber, glass, ferrous or nonferrous metal, paper, plaster, plaster of paris, rubber, terra cotta, wool, cotton cloth, canvas, organic matter or other waste which has been abandoned from its original use and may be used again in its present or in a new form, whether or not it has any substantial market value, or requiring reconditioning in order to be used for its

original purpose also including automobiles, accumulation vehicles, other vehicles, or dismantled vehicles in whole or part.

K.

1. “Kennel” means any premises where five (5) or more dogs six (6) months of age or older which are kept, maintained, bred, boarded or cared for, for compensation, or are kept for the purposes of sale, hire, breeding, shelter, hunting, pets, exhibition or any other purpose. Dogs used in herding farm animals when incidental to an agricultural use, and when housed in an agricultural zoning district, are excluded from this definition.
2. “Kennel, commercial hobby” means any hobby kennel use involving the sale of goods or services or a hobby kennel use conducted by individuals other than the inhabitants of the parcel where the dogs are kept.
3. “Kennel, hobby” means an accessory use of a principal residential or agricultural use where four (4) or fewer dogs more than six (6) months of age or older are sheltered, bred or trained for the personal and non-commercial use of the inhabitants of the parcel where the dogs are kept.

L.

1. “Laboratory” means a building or part of a building devoted to the testing and analysis of any product or animal, including humans. No manufacturing shall be permitted except for experimental or testing purposes.
2. “Laboratory, medical or dental” means a laboratory which provides bacteriological, biological, medical, x-ray, pathological and similar analytical or diagnostic services to doctors or dentists. No fabricating shall be permitted except the custom fabrication of dentures.
3. “Labor camp, permanent” means any housing or living accommodations, other than a temporary labor camp, maintained in connection with any work or place where work is being performed, provided for the housing of ten or more employees.
4. “Land division classification” means one of the following, classified according to the zone in which the development is situated:
    a. Urban Developments. Those developments within any of the following zones: R-1, R-M, LC, CC, C, SC, HVC, M, MP, PDR and PDC.
    b. Estate Developments. Those developments within any of the following zones: RE.
    c. Rural Developments. Those developments within the AE zone.
    d. Agricultural Developments. Those developments within any of the following zones: AE, FA, FS, AP and TPZ.
    e. Wild Land and Primitive Developments. Those developments for recreational purposes consisting of parcels forty acres or larger where permanent occupancy (residence in excess of ninety days within a one year period) is allowed within any of the following zones: RZ, FA, and TPZ.
5. “Landing Area” means the area of the airport used for the landing, takeoff or taxiing of aircraft.
6. “Landscaping” means planting, including trees, shrubs, lawn areas, ground covers, suitably designed, selected, installed and maintained so as to be permanently attractive. Decorative screens, fences, ornamental post lamps, decorative rock or other paved surfaces are considered as elements of landscape development.

7. “Lead agency” is the County; the County Planning Commission, herein called the Commission, is the Agency designated to administer this chapter; and the Planning and Community Development Services Agency or Public Works Agency is the processing and Advisory agency.
8. “Lease” means an oral or written contract for the use, possession, and occupation of property.
9. “Levee” means a man-made structure, usually an earthen embankment, designed and constructed in accordance with sound engineering practices to contain, control or divert the flow of water so as to provide protection from temporary flooding.
10. “Levee system” means a flood protection system which consists of a levee, or levees, and associated structures, such as closure and drainage devices, which are constructed and operated in accord with sound engineering practices.
11. “Loading space” means an off-street space or berth on the same lot with a main building, or contiguous to a group of buildings, for the temporary parking of commercial vehicles while loading or unloading, and which has access from a street, alley or other permanent means of ingress and egress.
12. “Lodge” means an association of persons, whether incorporated or unincorporated, for some common purpose, but not including groups organized to render service carried on as a business.
13. “Lot” means:
    a. A parcel of real property shown as a delineated parcel of land with a number or other designation on the final map of subdivision recorded in the office of the county recorder, or
    b. A parcel of land, the dimensions or boundaries of which are defined by a record of survey map recorded in the office of the county recorder in accordance with the law regulating the subdivision of land; or
    c. Real property not delineated as in subsection a or b above, and containing not less than the prescribed minimum area required in the zone in which it is located and which abuts at least one public street that the planning commission has designated adequate for access purposes, and is held under one ownership.
14. "Lot Area" means the area within lot lines excluding any right-of way, easements for ingress or egress or the panhandle of a flag lot.
15. “Lot, corner” means a lot located at the intersection or interception of two or more streets at an angle of not more than one hundred thirty-five degrees. If the angle is greater than one hundred thirty-five degrees, the lot shall be considered an “interior lot.”
16. “Lot coverage” means the total area or percentage of a lot occupied by building and/or structures that diminishes the yard and/or open space areas.
17. “Lot, cul-de-sac” means a lot fronting on, or with more than one-half of its lot frontage on, the turnaround end of a cul-de-sac street.
18. “Lot depth” means the maximum distance between the front and the rear lot lines, or between the front lot line and the intersection of the two sidelines if there should be no rear lot line.
19. “Lot, Flag or Panhandle” means a lot with a narrow portion between the main portion of the lot and a public street or appurtenant private ingress/egress easement that is often called a panhandle or flag pole. Said narrow portion is of such dimensions that it is

limited primarily for the use of ingress/egress and utility service to the main portion of the lot. Such area contained within the “flag pole or panhandle” shall not be used to calculate lot area, length, wide or lot width ratio. The maximum length of such “flag pole or panhandle” shall not exceed the maximum allowable length of a cul-de-sac and such length shall be calculated from the interior end of the “flag pole or panhandle” to the nearest connecting intersect of a through public access or street.

20. “Lot, interior” means a lot other than a corner or reversed corner lot with only one frontage on a street.
21. “Lot, key” means the first lot to the rear or a reversed corner lot and whether or not separated by an alley.
22. “Lot lines” means the property lines bounding the lot.
23. “Lot line, front” means:
    a. In the case of an interior lot, a line separating the lot from the street;
    b. In the case of a corner lot, a line separating the narrowest street frontage of the lot from the street.
24. “Lot line, rear” means the line which is opposite and most distant from the front lot line. For the purpose of establishing the rear lot line of a triangular or trapezoidal lot, or of a lot the rear line of which is formed by two or more lines, the following shall apply:
    a. For a triangular, gore shaped, or irregular shaped lot, a line ten feet in length within the lot and farthest removed from the front lot line and at right angles to the lot depth line shall be used as the rear lot line; or
    b. In the case of a trapezoidal or quadrilateral lot the lot line of which is not parallel to the front lot line, the rear lot line shall be deemed to be the line which is opposite and most distant from the front lot line, providing the line is a minimum length, the rear line shall be a line ten feet in length drawn parallel to but farthest removed from the front lot line; or
    c. In the case of a pentagonal lot, the rear boundary of which includes an angle formed by two lines such angle shall be employed for determining the rear lot line in the same manner as prescribed for triangular lots.
25. “Lot line, side” means any lot line other than a front or rear lot line. A side lot line separating a lot from a street is called a side street lot line. A side lot line separating a lot from another lot or lots is called an interior side lot line.
26. “Lot of record” means a lot that is designated upon a map showing the lot, block and tract as indicated on a final map, as such map is filed in the county recorder’s office, or as a lot shown on a recorded parcel map.
27. “Lot, reversed corner” means a corner lot, the side line of which is substantially a continuation of the front lot lines of the lots to its rear, whether across an alley or not.
28. “Lot, through” means a lot having frontage on two dedicated parallel or approximately parallel streets.
29. “Lot width” means the average horizontal distance between the side lot lines, measured at right angles to the lot depth at a point midway between the front and rear lot lines. In the case of triangular lots, or lots that are bounded by more than four straight lines, or that have curvilinear side lines, the director shall determine the lot width.

30. “Lower- and Very Low-income Households” re-defined by income limits published by the State Department of Housing and Community Development. This applies to both for-rent and for-sale housing.

31. “Lowest floor” means the lowest floor of the lowest enclosed area, including a basement.

    a. An unfinished or flood resistant enclosure below the lowest floor that is usable solely for parking of vehicles, building access or storage in an area other than a basement area, is not considered a building’s lowest floor provided it conforms to applicable non-elevation design requirements, including, but not limited to:

    b. The anchoring standards in Section 15.54.100.A.

    c. The construction materials and methods standards in Section 15.54.100.B.

    d. The wet floodproofing standard in Section 15.54.100.C.3.

    e. The standards for utilities in Section 15.54.120.

    f. For residential structures, all subgrade enclosed areas are prohibited as they are considered to be basements. This prohibition includes below-grade garages and storage areas.

M.

1. “Maintain aircraft” means any form of service, maintenance or repair of aircraft.

2. “Major electrical transmission and distribution project” means a project that includes a network of transmission lines, related towers, and similar facilities with a capacity to convey 200 kilovolts (kV) or greater. It shall also include any project that proposes the designation of a transmission corridor zone to accommodate such facilities.

3. “Manufactured home” means a structure, transportable in one or more sections, which is built on a permanent chassis and is designed for use with or without a permanent foundation when attached to the required utilities. The term “Manufactured home” does not include a recreational vehicle.

4. “Manufactured home park or subdivision” means a parcel (or contiguous parcels) of land divided into two or more manufactured home lots for rent or sale.

5. “Map Act” means the current Subdivision Map Act of the State of California, as amended from time to time.

6. “Cannabis” shall have the same meaning as that set forth in Health and Safety Code section 11018, “cannabis products,” as defined in Health and Safety Code section 11018.1. Except where the context otherwise requires, the following definitions shall govern Chapter 797, of this Title:

    a. “Collective" means qualified patients, persons with valid identification cards, and the designated primary caregivers of qualified patients who associate in any manner within the unincorporated area of the County in order to collectively or cooperatively cultivate, store, and/or dispense marijuana for medical purposes, as provided in Health and Safety Code Section 11362.775. The term collective shall include "cooperative," whether formed in accordance with the Corporations Code or otherwise unless the context clearly indicates otherwise.

    b. “Cultivation” means the planting, growing, harvesting, drying, processing, or storage of one or more cannabis plants or any part thereof in any location, indoor or outdoor, including from within a fully enclosed and secure building.

c. “Delivery” has both the meaning set forth in Business and Professions Code section 19300.5, subdivision (m), and the meaning set forth in Business and Professions Code section 26001, subdivision (h).

d. “Dispensary” or “Medical Cannabis Dispensary” or “Retailer” means any facility or location, whether fixed or mobile, and any delivery service, where cannabis for medical or non-medical purposes is made available to and/or distributed, with or without consideration, to any person or persons, including without limitation a primary caregiver, a qualified patient, or patient with an identification card, as those terms are defined in California Health and Safety Code section 11362.5 et seq. “Cannabis Dispensary” includes medicinal cannabis “cooperative” and collectives” (i.e., facilities or undertakings where an person(s) provides cannabis to any one or more other persons, or where persons meet or congregate to distribute or provide cannabis for medicinal or other purposes).

e. “Residence” has the same meaning as “private residence” set forth in Health and Safety Code Section 11362.2(b)(5).

f. "Sheriff" or "Sheriff's Department" means the Sheriff's Office of the County of Glenn or the authorized representatives thereof.

7. “Market value” means the value of the structure as determined by one of the two methods stated below:

   a. The Actual-Cash-Value of the structure as determined by the Building Official and the Tax Assessor, or

   b. By an appraisal made by a certified appraiser within 90 days of the date of application for improvements and/or repairs to the structure. Said appraisal shall be based on the existing value of the structure along and shall be for the structure prior to the proposed improvements and/or repairs being made.

8. “Mean sea level”, for purposes of the National Flood Insurance Program, means the National Geodetic Vertical Datum (NGVD) of 1929 or other datum, to which base flood elevations shown on a community’s Flood Insurance Rate Map are referenced.

9. “Mined lands” includes the surface water, subsurface water, and groundwater of an area in which surface mining operations will be, are being, or have been conducted, including private ways and roads appurtenant to any such area, land excavations, workings, mining waste, and areas in which the structure facilities, equipment, machines, tools, or other materials or property which result from, or are used in, surface mining operations are located.

10. “Mining waste” includes the residual of soil, rock, mineral, liquid, vegetation, equipment, machines, tools, or other materials or property directly resulting from or displaced by surface mining operations.

11. “Minor land division” means any division of land into parcels, each of which has an area of one hundred sixty acres (or one quarter section) or more, and each with approved access.

12. “Minor modification” means an amendment to a reclamation plan involving insignificant changes that do not require further review under CEQA.

13. “Mobilehome accessory building or structure” means any awning, portable, demountable or permanent cabana, storage cabinet, carport, fence, windbreak or porch established for the use of the occupant of the mobilehome.

14. “Mobilehome park” means an area or tract of land where three or more mobilehome lots are rented or leased or held out for rent or lease to accommodate mobilehomes used for human habitation. The rental paid for any such mobilehome shall be deemed to include rental for the lot it occupies.
15. “Mobilehome site” means any portion of a trailer park or mobilehome park designed for the use or occupancy of one trailer coach or mobilehome.
16. “Museum” means a nonprofit, noncommercial establishment operated as a repository or a collection of objects of nature, scientific or literary curiosities or objects of interest or works of art.
17. "Motorsport" means auto racing (also known as automobile racing or autosport) as a sport involving racing automobiles and motorcycle racing.

N.

1. “Net floor area” means the total floor area excluding public areas such as hallways, stairs, lobbies and storage or service area.
2. “New construction”, for flood plain management purposes, means structures for which the “start of construction” commenced on or after the effective date of flood plain management regulations adopted by Glenn County, and includes any subsequent improvements to such structures.
3. “New manufactured home park or subdivision” means a manufactured home park or subdivision for which the construction of facilities for servicing the lots on which the manufactured homes are to be affixed (including at a minimum, the installation of utilities, the construction of streets, and either final site grading or the pouring of concrete pads) is completed on or after the effective date of flood plain management regulations adopted by the county.
4. “Nonconforming building” means a building or portion thereof lawfully existing at the time the ordinance codified in this title became effective and which was designed, erected or structurally altered for a use which does not conform to the use zone in which it is located, or which does not comply with all the height and area regulations of the zone in which it is located.
5. “Nonconforming lot” means a parcel of land having less area, frontage or dimensions than required in the zone in which it is located.
6. “Nonconforming use” means a use which was lawfully established and maintained at the time the ordinance codified in this title became effective, but which does not conform to subsequently established zoning or zoning regulations.
7. “Nursery” means a facility for propagation and sale of horticultural or ornamental plant materials and related products:
    a. “Retail nursery” means a nursery offering products to the general public, including plant materials, planter boxes, fertilizer, garden tools, and related items.
    b. “Wholesale nursery” means a nursery that sells to other businesses plant materials raised on the same site.
    c. “Accessory nursery” means a nursery that is developed as a subordinate use to a principal or main building.
    d. “Greenhouse” means a nursery facility (may be used with any of the above nurseries) for indoor propagation of plants, constructed with transparent panels, including lath houses.

8. “Nursery school” means the supervisory care and education development of pre-elementary school-age children for profit or nonprofit and licensed by the state of California.

9. “Nursing home” means a structure operated as a lodginghouse in which nursing, dietary and other personal services are rendered to convalescents, invalids or aged persons (other than persons suffering from contagious or mental diseases, alcoholism or drug addiction) and in which surgery is not performed and primary treatment, such as customarily is given in hospitals and sanitariums, is not provided. A convalescent home shall be deemed a nursing home.

O.

1. “Obstruction” includes, but is not limited to, any dam, wall, wharf, embankment, levee, dike, pile, abutment, protection, excavation, channelization, bridge, conduit, culvert, building, wire, fence, rock, gravel, refuse, fill, structure, vegetation or other material in, along, across or projecting into any watercourse which may alter, impede, retard or change the direction and/or velocity of the flow of water, or due to its location, its propensity to snare or collect debris carried by the flow of water, or its likelihood of being carried downstream.

2. “Office” means a building, room or department wherein a business or service is transacted, but does not include a building wherein the storage or sale of merchandise is a primary function.

3. “One-hundred-year flood” or “100-year flood” - see “Base flood.”

4. “Open space” means those areas suitable for common recreational use or which provide visual relief to developed areas. Open space does not include areas devoted to parking, private use or any other area which does not significantly lend itself to the overall benefit of either the particular development or surrounding environment. Open space may include areas in private lot ownership, if such areas are not fenced. The boundaries of open space areas shall be treated as property lines in determining required rear and side yard setbacks.

5. “Operate aircraft” means the self-propelled, pushed or towed movement of aircraft on the ground or the movement of aircraft in flight.

6. “Operator, mine” means any person engaged in surface mining operations, himself or herself, or who contracts with others to conduct operations on his or her behalf, except a person who is engaged in surface mining operations as an employee with wages as his or her sole compensation. “Operator” also means any person who permits others to conduct surface mining operations on his or her property and who receives a financial benefit therefrom. “Operator” includes any person defined as an operator under “state policy.”

7. “Owner” means the person or persons, firm, corporation or partnership that is the owner of record of a premises identified on the last equalized assessment roll or any person having possession and control of the subject property.

8. “Overburden” means soil, rock, or other materials that lie above a natural mineral deposit or in between mineral deposits, before or after their removal by surface mining operations.

P.

1. “Parcel of land” means the same as “lot”.

2. “Parking area, off street” means an area, building or space, exclusive of street or alley rights-of-way, used for the parking of automobiles.

3. “Parking area, private” means an open area, located on the same lot as a dwelling or apartment, for the parking of automobiles of the occupants of such buildings.
4. “Parking area, public” means an off-street parking area publicly or privately owned available for public use whether free, for compensation or as an accommodation for clients or customers.
5. “Parking space” means space in the open, within a structure on private property or in a public parking area designed for the parking of one automobile.
6. “Permit” means any formal authorization or entitlement from the county, the absence of which would preclude establishment of a land use, activity, construction project, grading or surface mining operation.
7. “Person” means any individual, firm, association, corporation, organization, or partnership, or any city, district, or other local public agency.
8. “Pet shop” means a facility for the conduct of a business for buying and selling (or bartering) birds, fowl or animals other than livestock.
9. “Place of public assembly” means a location, auditorium, hall or similar facility, publicly or privately owned, developed for the principal purpose of accommodating groups of persons for meetings, exhibitions, shows and other public interest events.
10. “Planning authority” means the Planning and Community Development Services Agency or its successors.
11. “Planning Director” means the Planning and Community Development Services Agency Director or his or her designees.
12. “Primary surface” means a ground surface longitudinally centered on the runway.
13. “Premises” means a lot and all buildings or structures thereon.
14. “Preschool” means the same as “nursery school”.
15. “Private road” means a right-of-way for vehicular traffic, however designated, which is not designed or intended to be accepted by the county, and for which any offer of dedication or other offer for acceptance by the county shall be rejected until such time as specified conditions for future acceptance have been fully complied with.
16. “Professional offices” means buildings, structures or establishments used as offices for attorneys, registered engineers or architects, licensed surveyors, accountants or realtors, but not for barbers, beauticians, cosmetologists or other service establishments.
17. “Property line” means the same as “lot line”.
18. “Public safety and nuisance”, as related to Section 15.54.190, Variance Appeals, means that the granting of a variance must not result in anything which is injurious to safety or health of an entire community or neighborhood, or any considerable number of persons, or unlawfully obstructs the free passage or use, in the customary manner, of any navigable lake, or river, bay, stream, canal, or basin.
19. “Public water system” means and includes the water supply of either of the following:
    a. A public water district organized under the laws of this state; or
    b. A water company regulated by the California Public Utilities Commission.
20. “Public use” means a use operated exclusively by a public body to serve the public health, safety or general welfare, including such uses as parks, playgrounds and administrative and service facilities.

21. “Public utility structures” means electrical distribution and transmission lines, poles, towers, and sub-stations that convey less than 200 kilovolts (kV), gas regulator and metering stations, communication equipment buildings and public service pumping stations. Water well and pump sites approved in connection with the approval of a tentative subdivision map are not public utility structures. See also “Major Electrical Transmission and Distribution Project”.

Q.

1. “Qualified person” means a county employee or a person contracted by the county to perform the duties set forth in this chapter who has at least five years of full time experience in hydrogeology and who is a registered geologist registered pursuant to Section 7850 of the Business and Professions Code or a registered petroleum engineer registered pursuant to Section 6762 of the Business and Professions Code.
2. “Quarry, sand pit or gravel pit” means a lot or land or part thereof used for the purpose of excavating sand, gravel, limestone, marble or other such nonmetallic materials, but shall not include oil wells or shaft mine operations. The term does not include the process of grading a lot preparatory to the construction of a building for which application for building permit has been made.

R.

1. “Record of survey map” means a map to delineate land boundaries or property lines prepared in accordance with provisions of the Land Surveyors’ Act.
2. “Reclamation” means the combined process of land treatment that minimizes water degradation, air pollution, damage to aquatic or wildlife habitat, flooding, erosion, and other adverse effects from surface mining operations, including adverse surface effects incidental to underground mines, so that mined lands are reclaimed to a usable condition which is readily adaptable for alternate land uses and create no danger to public health or safety. The process may extend to affected lands surrounding the mined lands, and may require back-filling, grading, sloping, resoiling, revegetation, soil compaction, stabilization, or other measures.
3. "Recreation vehicle” means a travel trailer, pickup camper or motorized home, with or without motive power, designed for human habitation for recreational or emergency occupancy. “Recreational vehicle” also means a vehicle which is:
    a. Built on a single chassis;
    b. 400 square feet or less when measured at the largest horizontal projection;
    c. Designed to be self-propelled or permanently towable by a light-duty truck; and
    d. Designed primarily not for use as a permanent dwelling but as temporary living quarters for recreational, camping, travel, or seasonal use.
4. “Recreational vehicle park” means an area designed to accommodate recreational vehicles such as travel trailers, pickup campers, and motorized homes, but not tent or tent trailers.
5. “Regulatory floodway” means the channel of a river or other watercourse and the adjacent land areas that must be reserved in order to discharge the base flood without cumulatively increasing the water surface elevation more than one foot.
6. “Remedy a violation” means to bring the structure or other development into compliance with State or local flood plain management regulations, or, if this is not possible, to reduce the impacts of its noncompliance. Ways that impacts may be reduced include protecting the structure or other affected development from flood damages,

implementing the enforcement provisions of this chapter or otherwise deterring future similar violations, or reducing State or federal financial exposure with regard to the structure or other development.

7. “Rent” means money or other consideration given for the right of use, possession and occupation of property.
8. “Residence” means a building used, designed or intended to be used as a home or dwelling place for one family.
9. “Residential density” means the total number of dwelling units on one acre of land in a given area.
10. “Rest homes” means the same as “nursing home”.
11. “Restaurant” is a comprehensive term meaning an eating house providing service to the general public as said term “restaurant” is more fully defined in the California Health and Safety Code. Some types of establishments are included within the term “restaurants” are cafes, cafeterias, coffee houses, coffee shops, dinner houses, drive-in or drive-through restaurants, fast food service establishments, and sandwich shops.
    a. “Cafeteria” is a place where food primarily is pre-prepared (not cooked to order) and served to the customer by direct visible selection, for consumption principally (but not necessarily exclusively) upon the premises.
    b. “Coffee shop” is a place where food generally cooked to order is served to the customer seated at a table or counter for consumption principally (but not necessarily exclusively) upon the premises, the establishment being open for all three meals of the day, and sometimes on a twenty-four-hour basis.
    c. “Dinner house” is a place where meals are generally cooked to order and served to the customer seated at tables or counters for consumption on the premises, and the establishment is open for service of the dinner meal only, although it may also be open for service of the midday meal.
    d. “Drive-in or drive-through restaurant” is a place where food and drink are served for consumption either on or off the premises by order from and/or service to vehicular passengers outside the structure, including service from an outdoor window.
    e. “Fast food service establishment” is a place where food not displayed for selection as in a cafeteria; and which food may or may not be cooked to order or be prepared, is served to the customer at a window or over a counter for consumption elsewhere on the premises or away from the premises as the customer prefers.
12. “Retail store” means a business of selling goods, wares or merchandise directly to the ultimate consumer.
13. “Review authority” means the officer, committee, commissioner, board or employee responsible for the approval or disapproval of any permit or entitlement or responsible for the administration, interpretation or enforcement of the provisions of this chapter.
14. “Right-Of-Way” means an easement for purposes of roads, canals, pipelines and/or passage of utilities over fee title land. A right-of-way or easement does not include fee title land.
15. “Riverine” means relating to, formed by, or resembling a river (including tributaries), stream, brook, etc.

16. “Road” means a right-of-way for vehicular traffic, whether designated as a street, highway, thoroughfare, road, avenue, boulevard, lane, place, court, circle, drive or right-of-way which has been dedicated for public use and acceptance by the county, or has been laid out and constructed as county road by the county or has been made a public road pursuant to law. It includes public roads constructed by federal and state agencies but not private roads or private alleys.

S.

1. “Sanitarium” means a health station or retreat or other place where patients are housed and where medical or surgical treatment is given. This does not include mental institutions or places for the treatment of narcotic addicts.
2. “School, trade” means private schools offering instruction in the technical, commercial or trade skills, such as real estate schools, business colleges, beauticians and barber colleges, electronics schools, automotive and aircraft technicians schools, and similar commercial establishments operated for a profit.
3. “Scrap” means used metal and include appliances and machine parts, which can be recycled or reused only with repair, refurnishing, or attachment to other such materials.
4. “Seasonal Farmworker Housing” means any housing accommodation or structure of a temporary or permanent nature used as housing for farmworkers for not more than 180 days in any calendar year and approved for such use pursuant to Title 25 of the California Code of Regulations and which meets the requirements of Chapter 15.80 Seasonal Farmworker Housing Standards. Seasonal Farmworker Housing shall also conform to such public health, building, and fire safety criteria as may be established by resolution or ordinance of the Board of Supervisors.
5. “Seats or seating capacity” refers to the actual seating capacity or an area based upon the number of seats or one seat per eighteen inches of bench or pew length.
6. “Septic system” means any combination of septic tanks and leaching systems or areas.
7. “Setback area” means the area near the property line on which no building, structure or portion thereof shall be permitted, erected, constructed or placed unless specifically permitted by this title.
8. “Sheet flow area” - see “Area of shallow flooding”.
9. “Shopping center” means a group of contiguous retail stores, service facilities and related uses utilizing common facilities such as parking, landscaping, signing and loading areas. This group does not have to be in a single ownership.
10. “Sign” means any structure, wall, natural object or other device used for visual communication which is visible from any public or private street or means of access and is used to advertise or direct attention to an activity, product, place, person, organization, business or enterprise. For the purpose of this title, the word sign does not include the flag, pennant or insignia of any nation, state, city or other political unit, or any official notice issued by any court or public body or officer or directional warning or information sign or structures required or authorized by law.
11. “Sign, animated” means any sign which is designed and constructed to give its message through a sequence of progressive changes of parts or lights or degree of lighting.
12. “Sign, appurtenant” means any sign which directs attention to an occupancy, business, commodity, service or entertainment conducted, sold or offered only from the premises where the sign is maintained.

13. “Sign area” means the surface area of a sign enclosing the extreme limits of writing, representation, emblem or any figure or similar character but does not include the necessary supports or uprights on which such sign is placed.

14. “Sign, attached” means any sign which is supported primarily by a building which is supported wholly by the ground. Any roof sign, as defined in this title, shall be considered an attached sign.

15. “Sign, detached” means any sign which is not an attached sign as defined in this title and which is supported primarily by one or more columns, uprights or braces placed in or upon the ground.

16. “Sign, development” means a sign listing the architect, engineer, contractor or other person or firm participating in the development, or construction or financing of the project on the premises on which the sign is located.

17. “Sign, directly illuminated” means a sign designed to give forth artificial light directly or through transparent or translucent material from a source of light visible from the street, or from abutting property, including but not limited to exposed tubing neon signs.

18. “Sign, directional” means a poster, card, painting or other advertisement used for commercial or business purposes displaying symbols, emblems or written words used or designed to guide or direct pedestrian or vehicular traffic to a designated destination.

19. “Sign, double face” means a sign displaying information on both surfaces.

20. “Sign face” means the visible portions of a sign which includes all characters and symbols, but excluding structural elements not an integral part of the display.

21. “Sign, flashing” means any sign which may be illuminated and which exhibits blinking, flashing or fluttering lights or other illuminating devices which have a changing light or color intensity or which are constructed to create an appearance or illusion of writing, excluding time and temperature signs.

22. "Sign, freestanding” means a sign not attached to any buildings and having its own support structure.

23. “Sign, height of” means the vertical distance from the uppermost point used in measuring the area of a sign to the ground immediately below such point or to the level of the upper surface of the nearest curb of a street or alley, whichever measurement permits the greater elevation of the sign.

24. “Sign, identification” means a sign, other than a bulletin board, which serves to tell only the name, address and lawful uses of the premises upon which the sign is located and shall include name plates.

25. “Sign, indirectly illuminated” means a sign whose illumination is reflected from its source by the sign-display surface to the viewer’s eye, the source of light not being visible from the street or from abutting property.

26. “Sign, marquee” means a sign placed on the face of a permanent roofed structure, projecting over the building entrance, which is an integral part of the building (usually a theater or hotel).

27. “Sign, monument” means a self-supported sign with its base on the ground, not exceeding six feet in height.

28. “Sign, name” means a sign serving to designate only the name or the name and professional occupation or home occupation of a person or persons residing in or occupying space in a building located on the premises on which the sign is located.

29. “Sign, nonconforming” means any sign which was legal prior to the adoption of the ordinance codified in this title but does not conform to the standards of this title.
30. “Sign, off-premises” means a sign directing attention to a business, service, product or entertainment not sold or offered on the premises on which the sign is located.
31. “Sign, painted” means a sign which is painted directly upon a surface of a building.
32. “Sign, political” means a sign intended to influence the voting for or against a candidate or issue.
33. “Sign, portable” means a sign which, by its design, is readily movable and is equipped with wheels, casters or rollers or which sits on the surface of the ground rather than being attached.
34. “Sign, professional” means a sign indicating the name or names and occupations of a professional person or group of associated professional persons occupying the premises.
35. “Sign, projection” means any sign other than a wall sign which is suspended from or supported by a building or wall and which projects more than twelve inches therefrom.
36. “Sign, real estate” means a sign advertising the sale, rental or lease of the premises on which the sign is maintained, including a subdivision sign.
37. “Sign, revolving” means a sign which rotates at ten or less revolutions per minute.
38. “Sign, roof” means any sign of any nature, together with all its parts and supports, exclusive of a sign tower, which is erected, constructed or maintained on or above the roof or parapet of any building; all roof signs shall be considered attached signs.
39. “Sign, single face” means a sign displaying information on one surface only.
40. “Sign, temporary” means a sign intended to be displayed for a limited time only (i.e., not more than thirty days).
41. “Sign, wall” means a sign erected against a building or structure with the exposed face of the sign in a plane parallel to the plane of the wall.
42. “Sign, window” means a sign displayed within a building or attached to a window but visible through a window or similar opening for the primary purpose of exterior visibility.
43. “Site” means the surface land area or location of the Class II injection well.
44. “Site plan” means a plan, prepared to scale, showing accurately and with complete dimensions, all of the buildings, structures and uses and the exact manner of development proposed for a specific parcel of land.
45. “Special flood hazard area (SFHA)” means an area having special flood hazards and shown on an FHBM or FIRM as Zone A, AO, Al-A30, AE, A99, and AH.
46. “Specified sexual activities” includes the following:
    a. Actual or simulated sexual intercourse, oral copulation, anal intercourse, oral anal copulation, bestiality, direct physical stimulation of unclothed genitals, flagellation or torture in the context of a sexual relationship, or the use of excretory functions in the context of a sexual relationship;
    b. Clearly depicted human genitals in a state of sexual stimulation, arousal or tumescence;
    c. Use of human or animal masturbation, sodomy, oral copulation, coitus, ejaculation;

d. Fondling or touching of nude human genitals, pubic region, buttocks or female breast;

e. Masochism, erotic or sexual oriented torture, beating or the infliction of pain;

f. Erotic or lewd touching, fondling or other contact with an animal by a human being;

g. Human excretion, urination, menstruation, vaginal or anal irrigation.

47. “Specified anatomical areas” includes the following:

    a. Less than completely and opaquely covered:

    b. Mature human genitals,

    c. Mature human buttocks,

    d. Mature human female breast below a point immediately above the top of the areola; and

    e. Human male genitals in a discernibly turgid state, even if completely and opaquely covered.

48. “Spinner surveys” are electro-mechanical surveys used to determine points of fluid exist and the amount of fluids exiting those points.

49. “Stable, commercial” means a stable for horses, mules or ponies which are let, hired, used or boarded on a commercial basis and for compensation.

50. “Stable, private” means a detached accessory building for the keeping of horses, mules or ponies owned by the occupants of the premises and not kept for remuneration, hire or sale.

51. “Start of construction” includes substantial improvement and other proposed new development and means the date the building permit was issued, provided the actual start of construction, repair, reconstruction, rehabilitation, addition, placement, or other improvement was within 180 days from the date of the permit. The actual start means either the first placement of permanent construction of a structure on a site, such as the pouring of slab or footings, the installation of piles, the construction of columns, or any work beyond the stage of excavation; or the placement of a manufacture home on a foundation. Permanent construction does not include land preparation, such as clearing, grading, and filling; installation of streets or walkways; excavation for a basement, footings, piers, or foundations or the erection of temporary forms; or installation on the property of accessory buildings, such as garages or sheds not occupied as dwelling units or not part of the main structure. For a substantial improvement, the actual start of construction means the first alteration of any wall, ceiling, floor, or other structural part of a building, whether or not that alteration affects the external dimensions of the building.

52. “Store, department” means a store divided into separate departments carrying a great variety of goods, including major appliances and furniture.

53. “Story” means that portion of a building included between the surface of any floor and the surface of floor next above it, or if there be no floor above it then the space between such floor and the ceiling next above it.

54. “Street” means a public thoroughfare or right-of-way dedicated, deeded or condemned for use as such, or approved private thoroughfare or right-of-way, other than an alley, which affords the principal means of access to abutting property including avenue, place, way, drive, land, boulevard, highway, road and any other thoroughfare, except as

excluded in this ordinance. The word street includes all major and secondary highways, traffic collector streets and local streets.

55. “Street, side” means that street bounding a corner or reversed corner lot and which extends in the same general direction as the line determining the depth of the lot.

56. “Street line” means the boundary line between street right-of-way and abutting property.

57. “Street centerline” means the centerline of a street right-of-way as established by official surveys.

58. “Structural alteration” means any changes in or alteration to the structure of a building involving a bearing wall, column, beam or girder, floor or ceiling joists, roof, rafters, roof diaphragms, foundations, piles, retaining walls or similar components.

59. “Structure” means any artifact constructed or erected, the use of which requires attachment to the ground, including any building, gas or liquid storage, manufactured home, towers, poles, masts, antennas, smokestacks, earth formations, overhead wires or transmission lines, and guy wires, but not including fences or walls six feet or less in height.

60. “Substantial damage” means damage of any origin sustained by a structure whereby the cost of restoring the structure to its before damaged condition would equal or exceed 50 percent of the market value of the structure before the damage occurred.

61. “Substantial improvement” means any reconstruction, rehabilitation, addition, or other proposed new development of a structure, the cost of which equals or exceeds 50 percent of the market value of the structure before the “start of construction” of the improvement. This term includes structures which have incurred “substantial damage”, regardless of the actual repair work performed. The term does not, however, include either:

    a. Any project for improvement of a structure to correct existing violations, or state or local health, sanitary, or safety code specifications which have been identified by the local code enforcement official and which are the minimum necessary to assure safe living conditions, or

    b. Any alteration of a “historic structure”, provided that the alteration will not preclude the structure’s continued designation as a “historic structure”.

62. “Surface mining operations” means all or any part of the process in the mining of minerals on mined lands by removing overburden and mining directly from the mineral deposits, open-pit mining of minerals naturally exposed, mining by the auger method, dredging and quarrying, or surface work incident to an underground mine. Surface mining operations shall include, but are not limited to:

    a. In-place distillation or retorting or leaching;

    b. The production and disposal of mining waste; and

    c. Prospecting and exploratory activities.

63. “Surveyor” means a land surveyor or civil engineer competent to practice land surveying under the provisions of the Business and Professions Code of the State of California, retained by the applicant, owner, developer or contractor to provide land surveying services.

ATTACHMENT D

T.

1. “Travel trailer” means a vehicle, other than a motor vehicle which is designed or used for human habitation, and for travel upon a public highway without a special permit or chauffeur’s license or both, without violating any provision of the vehicle code.
2. “Tree” means any object of natural growth or planted.

U.

1. “Use” means the purpose for which land or a building is arranged, designed or intended, or for which either land or building is or may be occupied or maintained.

V.

1. “Variance” means a grant of relief from the requirements of this chapter which permits construction in a manner that would otherwise be prohibited by this chapter.
2. “Vesting tentative map” shall mean a “tentative map” for a subdivision where a final map is required. The vesting tentative map shall have printed conspicuously on its face the words “vesting tentative map” at the time it is filed in accordance with this chapter.
3. “Violation” means the failure of a structure or other development to be fully compliant with this chapter. A structure or other development without the elevation certificate, other certifications, or other evidence of compliance required in this chapter is presumed to be in violation until such time as that documentation is provided.

W.

1. “Wall” means a solid vertical barrier attached to or part of a building. It also includes a solid fence.
2. “Warehouse” means a building or buildings used for the storage of goods of any type, when such building or buildings contain more than five hundred square feet of storage space and where no retail operation is conducted.
3. “Water surface elevation” means the height, in relation to the National Geodetic Vertical Datum (NGVD) of 1929, (or other datum, where specified) of floods of various magnitudes and frequencies in the flood plains of coastal or riverine areas.
4. “Watercourse” means a lake, river, creek, stream, wash, arroyo, channel or other topographic feature on or over which waters flow at least periodically. Watercourse includes specifically designated areas in which substantial flood damage may occur.
5. Wholesaling” means the selling of any type of goods for purposes of resale.

X. (Blank)

Y.

1. “Yard” means any open space on the same lot with a building or dwelling group, which open space is unoccupied and unobstructed except for the projections permitted by this title.
2. “Yard, front” means a yard extending across the front of a lot between the inner side yard lines and measured from the front line of the lot to the nearest lines of the building; provided, that if any building line or official plan line has been established for the street upon which the lot faces, then such measurement shall be taken from such building line or official plan line to the nearest line of the building.
3. “Yard, rear” means a yard extending across the full width of the lot and measured between the rear line of the lot and the nearest line of the building.
4. “Yard, side” means a yard between the side line of the lot and the nearest line of the building and extending from the front line of the lot to the rear yard.

Z.

1. “Zone” means a portion of the territory of the county, exclusive of streets, alleys, and other public ways, within which certain uses of land, premises and buildings are permitted and within which certain property development standards are required as set forth and specified in this title.
(Ord. 1288 §4, 2020; Ord. 1269 § 4, 5, 6, & 10, 2018; Ord. 1263 § 3, 2017; Ord. 1233 § 2, 2012; Ord. 1227 § 2, 2011; 1221 § 2, 2010; 1200 § 3, 2008; 1189 § 2, 2006; 1183 § 2, 2006)

15.03 Administration

15.03.010 Zone District Boundary Interpretation
15.03.020 Zone District Land Use Interpretation
15.03.030 Combining Uses
15.03.040 General Plan Consistency Interpretation

15.03.010 Zone District Boundary Interpretation

Where uncertainty exists as to the boundaries of any district shown on the zoning maps, the following rules shall apply:

A. Where such boundaries are indicated as approximately following street and alley lines, such lines shall be construed to follow the center of the street or alley or along the lot line if the lot line is not also a street boundary;

B. Where a public street or alley is officially vacated or abandoned, the regulations applicable to the property to which it reverts shall apply to such vacated or abandoned street or alley;

C. For property described by a district boundary, the locations of such boundaries, unless indicated by dimensions, shall be determined by use of the scale appearing on the map;

D. In all other cases where any uncertainty exists, the planning commission shall determine the location of boundaries.
(Ord. 1183 § 2, 2006)

15.03.020 Zone District Land Use Interpretation

Where a proposed land use is not specifically listed by the applicable zone district within which the property proposed for the use is located, the director may determine that the use is a permitted use, or the use is permitted if a use permit is first secured, if the following findings are made:

A. The proposed unlisted use is similar in character and impact to a listed use; and

B. The proposed use will be treated in the same manner as the listed use including determining where it is allowed, what permits are required, and what standards affect its establishment.

C. The decision of the director may be appealed to the planning commission in accordance with Section 15.05.010.
(Ord. 1183 § 2, 2006)

15.03.030 Combining Uses

More than one permitted use may be permitted on one lot in any zone district, provided there is no conflict between the uses, and further provided that the applicable zone requirements and county development standards are met. Each use must meet the lot area requirements without using the lot area requirements of another use. For lots for which a use permit has been approved, the only uses

allowed are those specifically described by the use permit.
(Ord. 1183 § 2, 2006)

15.03.040 General Plan Consistency Interpretation

Where any regulations specified in this title and any portion of any element of the general plan appear to be in conflict, the planning director may make a determination as to the intent of the general plan as it relates to that particular section of this title. (Ord. 1200 § 3, 2008; Ord. 1183 § 2, 2006)

15.04 Public Hearings

15.04.010 Purpose
15.04.020 Notice Of Hearing
15.04.030 Hearing Procedures
15.04.040 Planning Commission
15.04.050 Board Of Supervisors
15.04.060 Time Limitation

15.04.010 Purpose

This chapter provides procedures for public hearings required by the Unified Development Code of Glenn County. In the event a public hearing is required, advance notice of the hearing shall be given and the hearing conducted in compliance with this chapter and applicable State Law. (Ord. 1268 § 2, 2018; Ord. 1183 § 2, 2006)

15.04.020 Notice Of Hearing

When State Law or this Title require a noticed public hearing before a decision on a permit may be rendered by the appropriate authority, or for any other matter which may require a public hearing, notice shall be provided as required by this section and state law.

A. Notice of the hearing shall be given pursuant to California Government Code Section 65090. If the proposed project affects the permitted uses of real property, notice shall also be given pursuant to Government Code Section 65091.

B. In addition to the notification required under subsection A., notification to real property owners required by Government Code Section 65091 shall be extended to 1,000 feet from the exterior boundary of the subject property and shall notify at least twenty unique property owners. When less than twenty unique property owners are found within 1,000 feet of the subject exterior boundary, the notification distance shall be extended in 100 foot increments of the exterior boundary, until at least twenty unique property owners are notified. The cost for notification shall be borne by the applicant of the proposed project. (Ord. 1268 § 2, 2018; Ord. 1183 § 2, 2006)

HISTORY
Amended by Ord. 1326 on 3/12/2024

15.04.030 Hearing Procedures

After an applicant has provided all information required to render a decision on a proposed project as determined by the director, a public hearing, if required, shall be scheduled before the appropriate hearing body at the next regularly scheduled meeting date provided that all notification periods required by state law have been met.

A. A hearing shall be held at the date, time and place for which notice was given unless the required quorum of hearing body members is not present.

B. Any hearing may be continued from time to time without further notice; provided that the chair of the hearing body announces the date, time, and place to which the hearing will be continued before the adjournment or recess of the hearing. (Ord. 1268 § 2, 2018; Ord. 1183 § 2, 2006)

15.04.040 Planning Commission

Following a public hearing held by the planning commission on any matter on which it will make a recommendation, the director shall submit a written report including a summary of the hearing, findings and recommendations to the board of supervisors within thirty (30) calendar days after completion of said hearing. (Ord 1268 § 2, 2018; Ord. 1183 § 2, 2006)

15.04.050 Board Of Supervisors

A. Upon receipt of the recommendations of the planning commission, the board of supervisors shall hold a public hearing after giving notice in the manner specified in Government Code sections 65090 & 65091; provided, however, that if the planning commission has recommended against the approval of such request, the board of supervisors shall not be required to take any further action unless an appeal is filed with the clerk of the board of supervisors within five calendar days after the decision of the planning commission.

B. Within sixty calendar days from the date of receipt of the planning commission's report, the board of supervisors may approve, modify or disapprove the proposed request. Any modification shall be referred back to the planning commission for a report.

C. Upon receipt of the recommendation of the planning commission, the board of supervisors shall hold a public hearing after giving notice in the manner specified in Government Code sections 65090 & 65091. The board of supervisors may approve, modify or disapprove the recommendations of the planning commission; provided, that any modification of the amendment not previously considered by the planning commission during its hearing, shall first be referred to the planning commission for report and recommendations, but the planning commission shall not be required to hold a public hearing thereon. Planning commission shall review the modification and shall report its recommendations back to the board of supervisors not more than forty calendar days after the referral by the board.
(Ord. 1268 § 2, 2018; Ord. 1183 § 2, 2006)

15.04.060 Time Limitation

Any judicial proceeding or action to attack, review, set aside, void or annul any decision of matters listed in this title which are subject to judicial review (other than those listed in Government Code Section 65009 and 65860, and Public Resources Code Section 21167) or concerning any of the proceedings, acts or determinations taken, done or made prior to such decision or to determine the reasonableness, legality or validity of any conditions attached thereto, or concerning the general plan or any specific plan, or any amendment to, interpretation of, deletion from, addition to, or application of the general plan or specific plan, or to compel action as to any of these matters, or to seek relief from inaction on any of these matters, shall not be maintained by any person unless such action or proceeding is commenced and service of summons effected within 90 days after the date of such decision, act or determination, or, in the case of inaction, within 90 days after the date on which the act sought to be compelled should have been performed. Thereafter, all persons are barred from any such action or proceeding or any defense of invalidity or unreasonableness of such decisions or of such proceedings, acts or determinations. (Ord. 1183 § 2, 2006) (Ord. 1268 § 2, 2018; Ord. 1183 § 2, 2006)

15.05 Appeals

15.05.010 Action By Director
15.05.020 Action By The Planning Commission
15.05.030 Automatic Appeals

15.05.040 Appeal Of Application Completeness

15.05.010 Action By Director

A. For proposes of this chapter, aggrieved person or persons shall mean the following:

1. Any person affected by a decision of the director or planning commission.
2. Anyone who, in person or through a representative explicitly identified as such, appeared at a public hearing in connection with the decision being appealed, or who otherwise informed the county in writing of the nature of his/her concerns before the hearing.

B. Any aggrieved person or persons adversely affected by any decision of the director may, within ten (10) calendar days after the action of the director, file a notice of appeal in writing to the planning commission. Said notice of appeal shall be accompanied by a filing fee and shall include the following information:

1. The name, address, and telephone number of the person requesting the appeal;
2. The decision being appealed, any applicable project number, or some other means of identification and the date of the decision. The appellant shall be specific as to whether he is appealing the entire decision, a specific term or condition, or an environmental document (e.g., approval of a negative declaration, issuance of an exemption, adequacy of an environmental impact report);
3. If a specific term or condition is appealed, it shall be set forth with clarity. The specific error claimed to have been made and the basis upon which the appellant claims there was an error shall also be stated;
4. A detailed statement of the factual and/or legal grounds upon which the appeal is being taken.
5. Appellant’s interest in the action. The appellant shall state whether he/she is the applicant or an aggrieved party;
6. The specific relief sought.

C. Upon the filing of an appeal, the planning commission shall review the matter within thirty (30) calendar days from the date of filing the appeal.

D. The planning commission shall consider the record and such additional relevant evidence as may be offered. It shall be the responsibility of the appellant to provide the planning commission with the relevant portions of the record. The planning commission may affirm, reverse or modify, in whole or in part, the order, requirement, decision, recommendation, interpretation or ruling appealed from, or make and substitute such other or additional decision or determination as it may find warranted under the law and facts.

E. The decision of the planning commission as a result of the review shall be made by motion recorded in minutes and shall forthwith transmit a copy of the minute order to the appellant and the applicant.
(Ord. 1268 § 3, 2018; Ord. 1183 § 2, 2006)

15.05.020 Action By The Planning Commission

A. Within the limitations set forth in this subdivision, any aggrieved person or entity adversely affected by a formal action of the planning commission, may appeal such action by filing a written notice thereof with the Clerk of the Board of Supervisors within ten (10) calendar days

after the action of the planning commission; provided that the issue being appealed was raised during the planning commission hearing.

B. The notice of appeal shall be accompanied by an appeal fee and shall include the information required by Section 15.05.010 A.

C. Applicants that appeal shall be limited to raising issues that were placed before the planning commission. Other persons or entities that appeal shall be limited to raising issues that such person or entity specifically raised, either orally or in writing, at the planning commission hearing.

D. It shall be the burden of the appellant to show by convincing evidence that the decision or conclusion of the planning commission is contrary to law, or that such decision is not supported by substantial evidence.

E. Within thirty (30) calendar days from the date of filing the appeal, the clerk of the board shall schedule the date for the hearing. The hearing shall be held within thirty (30) calendar days from the date of filing the appeal. Notice of hearing shall be given as required by Chapter 15.04. The board of supervisors may continue such hearing for one additional meeting, to be held within fifteen (15) days, any further continuances shall be with the consent of the appellant.

F. The board of supervisors shall consider the record of the planning commission and such additional relevant evidence as may be offered. It shall be the responsibility of the appellant to provide the board of supervisors with the relevant portions of the record. The board of supervisors may affirm, reverse or modify, in whole or in part, the order, requirement, decision, recommendation, interpretation, or ruling appealed from, or make and substitute such other or additional decision or determination as it may find warranted under the laws and facts.

G. The decision of the board as a result of the hearing shall be made by a motion recorded in the minutes and the board shall forthwith transmit a copy of the minute order thereof to the appellant and the applicant.
(Ord. 1268 § 3, 2018; Ord. 1183 § 2, 2006)

15.05.030 Automatic Appeals

A. Automatic Appeals. If a ballot of the members of the planning commission results in a tie vote, or if the planning commission is unable to take action because of legal disqualification or abstentions, the matter shall be deemed to be automatically denied at the first hearing at which the application is considered and is unable to be acted upon; and be appealed to the board of supervisors for public hearing. Automatic appeals pursuant to this section shall not be subject to filing fees as provided for in Section 15.05.020 of this chapter.

B. Continuations. Notwithstanding subsection A of this section, if a ballot of the members of the planning commission results in a tie vote, or if a majority vote is not reached and no action results, the planning commission may decide to continue the matter for further consideration.
(Ord. 1183 § 2, 2006)

15.05.040 Appeal Of Application Completeness

Appeals from a determination by the director that an application is incomplete pursuant to Section 15.09.050 shall be permitted only to the planning commission whose decision shall be final. (Ord. 1183 § 2, 2006)

15.06 Nonconforming Uses And Property

15.06.010 Nonconforming Uses
15.06.020 Nonconforming Uses And Property

ATTACHMENT D

15.06.010 Nonconforming Uses

A. Use of Land. Any lawful use of land existing at the time of the adoption of this title or any zoning ordinance or amendment thereto may be continued, although such use does not conform to the regulation specified in such enactment title for the zone in which such land is located. A conditional use permit shall first be obtained for any enlargement or expansion.

B. Use of Building. Any lawful use of a building existing at the time of the adoption of any zoning ordinance, may be continued, although such use does not conform to the regulations specified for the zone in which such building is located. Except residential uses, a conditional use permit shall first be obtained for any enlargement or expansion of such non-conforming use by 21% or more. An administrative permit shall first be obtained for any enlargement or expansion of non-conforming uses of 20% or less in size or area. However, except as otherwise provided by law, nothing in this Title shall prevent the restoring to a safe condition of any part of a building or structure declared unsafe by proper authority.

C. Reconstruction of Nonconforming Building. A nonconforming building or structure damaged or destroyed by fire, explosion, earthquake or other act, may be restored only if made to conform to all regulations, other than use restrictions, specified by this title; provided, that such building may be restored to a total floor area not exceeding that of the former building.

D. Abandonment. If the actual operation of a nonconforming use ceases for a continuous period of six months, the nonconforming use shall be considered abandoned unless the legal owner can establish valid proof to the contrary; then, without further action by the planning commission, the use of such land or building shall be subject to all the regulations specified by this title.
(Ord. 1183 § 2, 2006)

15.06.020 Nonconforming Uses And Property

A. Except as otherwise provided in this title, a lot having an area, frontage, width or depth less than the minimum prescribed for the zone in which the lot is located, as depicted on a subdivision map duly approved and recorded prior to the adoption of this title, may be used for any use permitted in the zone, but shall be subject to all other standards for the zone in which the lot is located.

B. Lot Line Adjustments for nonconforming parcels

Any lot having an area, frontage, width or depth less than the minimum prescribed for the zone in which the lot is located, as depicted on a subdivision map duly approved and recorded prior to the adoption of this title, may be adjusted with another lot provided that the number of nonconforming lots is not increased. A reduction in size of a nonconforming parcel shall be allowed provided that said reduction meets the following:

1. The nonconforming lot area is not decreased by more than twenty percent (20%) in size.
2. The lot line adjustment will allow conformance with setback requirements for the zoning district.
3. The applicant is able to provide documentation showing that all lots involved were legally created.
(Ord. 1268 § 4, 2018; Ord. 1183 § 2, 2006)

15.07 Completion Of Improvements

15.07.010 Security Agreement And Bond
15.07.020 Bond For Completion Of The Improvements
15.07.030 Bond And Release

15.07.040 Development Agreements

15.07.010 Security Agreement And Bond

If any improvements required by this title have not been completed prior to approval of the final map, the applicant shall, prior to acceptance of the map by the county, enter into an agreement with the county agreeing to have the improvements completed within the time specified in the agreement. The agreement shall contain a clause guaranteeing the workmanship and materials provided in all improvements for a twelve-month period after acceptance of the improvements by the board of supervisors. The agreement may provide for an extension of time under specified conditions. The agreement may also provide for the termination thereof upon a reversion to acreage or revocation of all or part of the subdivision. (Ord. 1183 § 2, 2006)

15.07.020 Bond For Completion Of The Improvements

To assure that the improvements required by this title are satisfactorily completed, adequate improvement security shall be furnished by the applicant for the cost of constructing the improvements according to the plans and specifications in a sum or amount equal to the estimate approved by the director. Partial release of the improvement security may be made in accordance with the provisions of the Subdivision Map Act. (Ord. 1183 § 2, 2006)

15.07.030 Bond And Release

The improvement security shall be released by the director upon acceptance of the work or upon revocation or reversion to acreage of the subdivision and abandonment of all roads and easements, except that security in the amount specified by the director to guarantee workmanship and materials shall remain in full force and effect for one year after acceptance of the improvements. (Ord. 1183 § 2, 2006)

15.07.040 Development Agreements

A. Purpose and authority

1. The lack of certainty in the approval of larger or phased development projects can result in a waste of resources, escalate the cost of housing and other development to the consumer, and discourage investment in and commitment to comprehensive planning which would make maximum efficient utilization of resources at the least economic cost to the public, due to potential changes in development regulations, rules and planning ordinances.
2. The provisions of this Chapter will provide assurance to applicants for development projects that upon approval of a project, the applicant may proceed with the project in accordance with the policies, rules and regulations, and subject to conditions of approval in effect at the time of approval. Development agreements entered into pursuant to this Article will strengthen the public planning process, encourage private participation in comprehensive planning, and reduce the economic costs of development.
3. Development agreements may also include provisions whereby applicants are reimbursed over time for financing public facilities and improvements installed in excess of those needed to serve the applicant’s development project.
4. These regulations are adopted for the purposes authorized and under the authority of the California Government Code Sections 65864-65869.5.

B. Applications

1. The director shall prescribe the form for each application, notice and document provided for or required by these regulations for the preparation and implementation of development agreements.
2. The director may require an applicant to submit such pertinent information and supporting data as he considers necessary to process the application.
3. The application shall be accompanied by a fee(s) in an amount to be set by the Board of Supervisors.
4. The applicant shall present to the director, the written consent to the development agreement of all parties having any record title interest in the real property which is the subject of the development agreement.

C. Qualification as an applicant. Only a qualified applicant may file an application to enter into a development agreement. A qualified applicant is a person who has legal or equitable interest in the real property which is the subject of the development agreement. Applicant includes authorized agent. The director may require an applicant to submit proof of his or her interest in the real property and of the authority of the agent to act for the applicant.

D. Form of agreement. Applications shall be accompanied by a proposed development agreement prepared by the applicant. This requirement may be met by submittal of a development agreement consistent with the standard form of development agreements prepared by the planning authority that may include a specific proposal for changes in or additions to the language of the standard form.

E. Review of application. The director shall review the application and may reject it if it is incomplete for processing. If he find that the application is complete, he shall accept it for filing. The Director shall review the application and determine the additional requirements necessary to complete the agreement. After receiving the required information, he shall prepare a staff report and recommendation and shall state whether or not the agreement proposed or in an amended form would be consistent with the general plan and any applicable specific or community plan.

F. Public hearings and notice

1. Public hearings shall be held on any application for a Development Agreement and subject to the same proceedings as provided for rezoning applications.
2. Notice of the hearing shall be given as provided for rezoning applications.
3. When a Development Agreement is for a project requiring a General Plan Amendment, Specific or community plan amendment, rezoning, Conditional Use Permit or any subdivision approval, consideration of the development agreement shall be concurrent with or subsequent to consideration of any of the entitlement identified above.

G. Recommendation by the Planning Commission

1. After the hearing by the Planning Commission, the Planning Commission shall make its recommendation in writing to the Board of Supervisors. The recommendation shall include the Planning Commission’s determination whether or not the development agreement proposed:
    a. Is consistent with the objectives, policies, general land uses and programs specified in the general plan and any applicable specific plan or community plan;
    b. Is compatible with the uses authorized in, and the regulations prescribed for, the zoning district in which the real property is located;

c. Is in conformity with public convenience, general welfare and good land use practice;

d. Will be detrimental to the public health, safety and general welfare;

e. Will adversely affect the orderly development of property or the preservation of property values.

2. The recommendation of the Planning Commission shall include the reasons for the recommendation.

H. Decision by the Board of Supervisors

1. After the Board of Supervisors completes its public hearing, it may accept, modify or disapprove the recommendation of the Planning Commission.

2. The Board of Supervisors shall not be required to enter into any such development agreement and it may not do so unless it finds that the provisions of the agreement are consistent with the general plan and any applicable specific or community plan.

3. If the Board of Supervisors approves the development agreement, it shall do so by the adoption of an ordinance.

4. After the ordinance approving the development agreement takes effect, the County may enter into the agreement.

I. Amendment or cancellation. Either party may propose an amendment to or cancellation in whole or in part of the development agreement previously entered into. The procedure for proposing and adoption of an amendment to or cancellation in whole or in part of the development agreement shall be the same as the procedure for entering into an agreement. However, where the Board of Supervisors initiates the proposed amendment to or cancellation of the development agreement, it shall first give at least thirty (30) days notice to the applicant of its intention to initiate such proceedings in advance of the public hearing by the Planning Commission.

J. Recordation of development agreement

1. The applicant shall present the written consent to the development agreement of all parties having any record title interest in the real property which is the subject of the development agreement prior to recordation of the agreement.

2. Within ten (10) days after the Board of Supervisors enters into the development agreement, the County Clerk shall have the agreement recorded with the County Recorder. The Agreement shall describe the land subject thereto.

3. If the parties to the agreement or their successors in interest amend or cancel the agreement, or if the Board of Supervisors terminates or modifies the agreement for failure of the applicant to comply in good faith with the terms or conditions of the agreement the County Clerk shall have notice of such action recorded with the County Recorder.

K. Periodic review

1. Time for and initiation of review:

a. The Planning Commission shall review the development agreement every twelve (12) months from the date the agreement is entered into.

b. The time for review may be modified by affirmative vote of at least three (3) members of the Planning Commission.

2. Notice of periodic review: The director shall begin the review proceeding by giving notice that the County intends to undertake a periodic review of the development agreement to the property owner or successor in interest. He shall give the notice at least thirty (30) days in advance of the time at which the matter will be considered by the Planning Commission.

3. Public hearing by Planning Commission: The Planning Commission shall conduct a public hearing at which time the property owner or successor in interest must demonstrate good faith compliance with the terms of the agreement.

4. Findings upon public hearing: The Planning Commission shall determine upon the basis of substantial evidence whether or not the applicant has, for the period under review, complied in good faith with the terms and conditions of the agreement.

5. Procedure upon findings: If the Planning Commission determines on the basis of substantial evidence that the property owner has complied in good faith with the terms and conditions of the agreement during the period under review, the review for that period is concluded.

6. If the Planning Commission finds and determines on the basis of substantial evidence that the property owner has not complied in good faith with the terms and conditions of the agreement during the period under review, the Planning Commission may initiate proceedings to modify or terminate the agreement.

7. The property owner may appeal a Planning Commission decision to the Board of Supervisors pursuant to the appeal procedure in the Section 15.05.020 of this Code.

L. Modification or termination

1. If upon a finding, the Planning Commission determines to proceed with modification or termination of the agreement, the director shall transmit to the Board of Supervisors all pertinent materials concerning the periodic review and a staff report setting forth the reasons for the decision by the Planning Commission.

2. Upon receipt of the Staff Report pursuant to paragraph A. above, the Board of Supervisors shall hold a public hearing on the matter scheduled and noticed as required in the appeal procedure set forth in Chapter 15.05 of this code.

3. At the time and place set for the hearing on modification or termination, the property owner shall be given an opportunity to be heard. The Board of Supervisors may refer the matter back to the Planning Commission for further proceedings or for report and recommendation. The Board of Supervisors may impose those conditions to the action it takes as it considers necessary to protect the interests of the County. The decision of the Board of Supervisors is final.
(Ord. 1269 § 4, 5, 6, & 10, 2018; Ord. 1183 § 2, 2006)

15.08 Violations And Enforcement

15.08.010 General Prohibitions
15.08.020 Permit Authority Limitation
15.08.030 Enforcement
15.08.040 Recovery Of Costs

15.08.010 General Prohibitions

A. No person shall use any real property in violation of the regulations of this title applicable to the property. The erection, construction, alteration, enlargement, conversion, movement, maintenance, establishment or operation of any building, structure, facility, premises or use contrary to the provisions of this title is unlawful and a violation of this code.

B. Except as otherwise provided by law:

1. No building, structure or facility shall be erected or placed, and no existing structure shall be moved, altered, added to or enlarged, nor shall any land, building or premises be used, designated or intended to be used for any purpose, or in any manner other than is included among the uses listed in this title as permitted in the district in which such land, building or premises is located.

2. No building, structure or facility shall be erected, reconstructed or structurally altered to exceed the height limit designated in this title for the district in which such building, structure or facility is located.

3. No building, structure or facility shall be erected, nor shall any existing building be altered, enlarged or rebuilt, nor shall any required open space be encroached upon or reduced in any except in conformity to the yard, building site and building location regulations specified in this title for the district in which such building, structure or facility or open space is located.

4. No yard or other open space provided around any building, structure or facility for the purpose of complying with the provisions of this code shall be considered as providing a yard or open space for any other building, structure or facility and no yard or other open space on one building site shall be considered as providing a year or open space for a building, structure or facility on any other building site.
(Ord. 1183 § 2, 2006)

15.08.020 Permit Authority Limitation

A. All county officers, departments and employees vested with the duty or authority to issue permits, licenses or other entitlement shall do so subject to the requirements of this title. No permit, license or other entitlement shall be issued or approved for any purpose or in any manner which conflicts with the provisions of this title. Any permit, license or other entitlement issued or approved in conflict with any provision of this title is null and void as of the date of issuance or approval.

B. No county officer, department or employee vested with the duty or authority to issue or approve permits, licenses or other entitlement shall do so when there is an outstanding zoning violation for which a citation has been issued pursuant to this title involving the premises to which the pending application pertains. The authority to deny shall apply whether the applicant was the occupant or owner of record at the time of such violation or whether the applicant is either the current occupant or owner of record or a purchaser of the property pursuant to a contract of sale, with or without actual or constructive knowledge of the violation at the time he or she acquired his or her interest in such real property.

C. Upon notification of a refusal to issue order prepared by an enforcement officer that such a violation exists, all departments, commissions and employees shall refuse to issue permits, licenses or entitlements involving the premises except those necessary to abate such violation. The refusal to issue order shall be rescinded when the department, commission or employee has been notified by the enforcing officer that all required work to abate the violation has been completed and has been approved by the affected department.

D. The director of the affected department may waive the provisions of this section if the director determines that health or safety hazards will result from the refusal to issue order.
(Ord. 1183 § 2, 2006)

15.08.030 Enforcement

A. It shall be the duty of the director to enforce the provisions of this title. All departments, officials and public employees of the county vested with the duty or authority to issue permits shall conform to the provisions of this title and shall not willfully issue any permit or license for use, construction or purpose in conflict with the provisions of this title; and any such permit or license issued in conflict with the provisions of this title shall be null and void.

B. It shall be the duty of the director to enforce Articles No. 1 and No. 2 of Chapter 7 of the State Subdivision Map Act, except Section 66499.32 (a) and (b).
(Ord. 1183 § 2, 2006)

15.08.040 Recovery Of Costs

A. Purpose and intent. This chapter establishes procedures for the recovery of administrative costs, including staff time expended on the enforcement of the provisions of this title. The intent of this chapter is to recoup administrative costs reasonably related to enforcement.

B. Records. The department shall maintain records of all administrative costs, incurred by responsible county employees, associated with the processing of violations and enforcement of this title and shall recover such costs from the property owner as provided in this chapter. Staff time shall be calculated at an hourly rate as established and revised from time to time by the board of supervisors.

C. Notice. Upon investigation and a determination that a violation of any of the provisions of this title is found to exist, the director, or any person within the department authorized by the director, shall notify the record owner, or any person having possession or control of the subject property, by mail of the existence of the violation, the department's intent to charge the property owner for all administrative costs associated with enforcement, and of the owner's right to a hearing on the objections thereto. The notice shall be in substantially the following form:

NOTICE

The Glenn County planning authority has determined that conditions exist at the property at which violate Section of the County Code, to wit:

_____

_____

_____

__

(description of violation)

Notice is hereby given that at the conclusion of this case you will receive a summary of administrative costs associated with the processing of this violation, at an hourly rate as established and adjusted from time to time by the Board of Supervisors. The hourly rate presently in effect is per hour of staff time.

You will have the right to object to these charges by filing a Request for Hearing with the Planning Commission within ten (10) days of service of the summary of charges, pursuant to Section 15.08.040.

D. Summary of costs

ATTACHMENT D

1. At the conclusion of the case, the director shall send a summary of costs associated with enforcement to the owner and/or person having possession or control of the subject property by certified mail. Said summary shall include a notice in substantially the following form:

   NOTICE

   If you object to these charges you must file a Request for Hearing on the enclosed form within ten (10) days of the date of this notice.

   IF YOU FAIL TO TIMELY REQUEST A HEARING, YOUR RIGHT TO OBJECT WILL BE WAIVED AND YOU WILL BE LIABLE TO THE COUNTY FOR THESE CHARGES, TO BE RECOVERED IN A CIVIL ACTION IN THE NAME OF THE COUNTY,IN ANY COURT OF COMPETENT JURISDICTION WITHIN THE COUNTY.

   *Dated:*_____

   _____
   Director

2. In the event that (a) no request for hearing is timely filed or, (b) after a hearing the planning commission affirms the validity of the costs, the property owner or person in control and possession shall be liable to the county in the amount stated in the summary or any lesser amount as determined by the planning commission. These costs shall be recoverable in a civil action in the name of the county, in any court of competent jurisdiction within the county.
3. Any property owner, or other person having possession and control thereof, who receives a summary of costs under this section shall have the right to a hearing before the planning commission on his or her objections to the proposed costs in accordance with the procedures set forth in this section.
4. A request for hearing shall be filed with the planning commission within ten days of the service by mail of the department's summary of costs, on a form provided by the department.
5. Within thirty days of the filing of the request, and on ten-days written notice to the owner, the planning commission shall hold a hearing on the owner's objections, and determine the validity thereof.
6. In determining the validity of the costs, the planning commission shall consider whether the total costs are reasonable in the circumstances of the case. Factors to be considered include, but are not limited to, the following: Whether the present owner created the violation; whether there is a present ability to correct the violation; whether the owner moved promptly to correct the violation; the degree of cooperation provided by the owner; whether reasonable minds can differ as to whether a violation exists.
7. The planning commission's decision shall be appealable to the board of supervisors pursuant to Section 15.05.020 of this title.
   (Ord. 1269 § 10, 2018; Ord. 1183 § 2, 2006)

Division 15-2 Development Permits
15.09 General Provisions
Division 15-2 Part 1 Ministerial Permits
Division 15-2 Part 2 Minor Discretionary Permits

ATTACHMENT D

Division 15-2 Part 3 Major Discretionary Permits

15.09 General Provisions
15.09.010 Application And Fees
15.09.020 Filing And Processing
15.09.030 Information Required
15.09.040 Waiver Of Statements Or Reports
15.09.050 Final Date Of Filing
15.09.060 Refund Of Fees
15.09.070 Reapplication For Denied Permits
15.09.080 Denial Without Prejudice
15.09.090 Reapplication For Amendment Of Permits
15.09.100 Expiration
15.09.110 Revocation/Modification

15.09.010 Application And Fees

A. Any owner or appointed representative may submit to the planning authority in writing on a form prescribed by the planning authority. Said application shall be accompanied by a fee set by resolution adopted by the board of supervisors.

B. The planning authority staff shall examine the application and all accompanying data and the tentative maps and shall accept them for processing only if all the requirements of chapter 15.09 have been met.
(Ord. 1183 § 2, 2006)

15.09.020 Filing And Processing

A. The tentative map of the proposed subdivision shall be clearly and legibly drawn on sheets eighteen by twenty-six inches or twenty-four by thirty-six inches, using an engineer's scale in all cases.

B. The applicant shall submit the following items with the application:

1. A completely filled out and signed application form;
2. A completely filled out environmental information form;
3. A title report issued within three months prior to the date of submission of the application and any necessary deeds evidencing current record title. If a deed shows a corporation as the owner, a copy of a resolution from the corporation authorizing the application shall also be submitted;
4. One reproducible (sepia or mylar) copy of the tentative map plus fifteen blueprints in the case of a tentative parcel map or twenty-five blueprints in the case of a tentative final map;
5. Filing fees;
6. Written verification from the Glenn County Health Department stating that each proposed parcel is suitable for on-site sewage disposal (or meets the provisions of Section 15.66.040 (C).)
7. A vesting tentative map shall be filed in the same form and have the same contents, accompanying data and reports and shall be processed in the same manner as set forth elsewhere in this code for a tentative map except as hereinafter provided.

C. At the time a vesting tentative map is filed the applicant shall also supply the following information:

1. Height, size and location of buildings;
2. Sewer, water, storm drain and road details sufficient for plan checking and approval;
3. Information on the uses to which the building will be put;
4. Detailed grading plans;
5. Geological studies;
6. Flood control information as required by the department of public works and the building inspector;
7. Architectural plans sufficient for plan checking and approval;
8. Soil test and design information sufficient for on-site sewage disposal system permit application and approval;
9. Any other studies deemed required by the County.
(Ord. 1183 § 2, 2006)

15.09.030 Information Required

A. The following information shall be shown on each tentative map:

1. Name and address of record owner or owners of the property to be subdivided, and their signed statement of consent to the preparation of the map;
2. Name and address of person or persons proposing the subdivision;
3. Name and address of the person who prepared the tentative map;
4. A site location sketch indicating the location of the property to be divided in relation to the surrounding area or region;
5. Date of preparation, current assessor’s parcel number, north arrow and scale;
6. Boundaries of proposed subdivision, showing all contiguous lands of owner;
7. The location and configuration of all existing and proposed waste disposal systems and water supplies located on the parcel or adjacent parcels as might affect the design of the land division, together with their dimensions;
8. Lines indicating the direction of the slope of the land and the approximate percent of grade, including all drainage features. Areas subject to inundation or overflow shall be so indicated;
9. The name, location and width of all existing interior, abutting and proposed streets and easements and width of existing pavement;
10. Approximate layout and approximate dimensions of each lot and the total area for each lot. Each lot shall be separately identified by number or letter or other appropriate designation;
11. The dimensions and location of any existing structures, trees or group of trees on the property;
12. The location, identification and description of known or found survey monuments on or adjacent to the sites;

13. Proposed approximate radii of all curves and approximate slopes of streets;
14. A statement of improvements to be made, including a sketch showing designed widths and street sections;
15. Indication of adjacent recorded subdivisions and known proposed subdivisions, lot lines, or any other development which will affect or be affected by this development;
16. Identify on the tentative map all adjacent road and street right-of-way widths and widths of existing pavements;
17. If it is impossible or impractical to place any of the above information upon the tentative map, such matter or information shall be submitted with the tentative map; provided, however, that all information necessary to provide a clear description of the proposed subdivision shall be on the face of the tentative map.

B. The following documents shall be submitted with each tentative map which requires a final map:
    1. A copy of any condition or any restrictive reservations or covenants, existing or proposed;
    2. A preliminary geologic and soil report based upon adequate test borings or excavations; and
    3. A statement by a registered engineer or competent hydrologist as to flooding characteristics. This statement shall identify the areas subject to inundation, and the depth, velocities and duration of flow.
    (Ord. 1183 § 2, 2006)

15.09.040 Waiver Of Statements Or Reports

A. The public works director may, on the basis of the statements of preliminary geologic and soil reports provided for in Section 15.09.030, require a soil investigation by a registered civil engineer of any or all lots; or he may, on the basis of such reports or statements or based on knowledge of the quality of soils on the site, waive the requirement for a preliminary geologic and soil report and/or soil investigation. The public works director may also waive the requirement for a statement of flooding characteristics when, based on available knowledge of flooding characteristics, he determines that no such report or investigation is necessary.

B. An exception request may be filed, in writing, by the applicant requesting that the director examine the application and all accompanying data and the tentative maps, in place of the planning authority staff, as required in Section 15.09.010. Such an exception request shall be filed with the application. No action on the application shall be taken by the planning authority staff until the director has reviewed the application for completeness.
(Ord. 1183 § 2, 2006)

15.09.050 Final Date Of Filing

The application shall be deemed finally filed and completed only if the items set forth in Sections 15.09.020 and 15.09.030 have been submitted. The director shall consider and determine whether an application is complete within thirty days after the application has been submitted by the applicant. (Ord. 1183 § 2, 2006)

15.09.060 Refund Of Fees

All refund requests shall be made in writing. The following refund schedule shall be applied to all applications:

A. A one hundred percent refund of the filing fees shall be made if the applicant requests withdrawal of the application within five working days after the application was submitted;

B. A seventy-five percent refund of the filing fees shall be made if the applicant requests withdrawal of the application within ten working days after the application was submitted;

C. A fifty percent refund of the filing fees shall be made if the applicant requests withdrawal of an application which has not been advertised for public hearing;

D. No refund of the filing fees shall be made if the applicant requests withdrawal of an application that has been advertised for public hearing.
(Ord. 1183 § 2, 2006)

15.09.070 Reapplication For Denied Permits

No reapplication for a Conditional Use Permit, Variance Permit, Zone Change, General Plan Amendment, Tentative Parcel Map, Tentative Subdivision Map or Specific Plan of Development which has been denied shall be filed or accepted by the planning authority earlier than one (1) year after the date of such denial; unless specific authority to do so has been granted by the Board of Supervisors or the Planning Commission. (Ord. 1183 § 2, 2006)

15.09.080 Denial Without Prejudice

A. The Planning Commission or Board of Supervisors may deny without prejudice any Conditional Use Permit, Variance Permit, Zone Change, General Plan Amendment, Tentative Parcel Map, Tentative Subdivision Map or Specific Plan of Development application provided that no substantial progress has been made by the applicant within a six (6) month period after either of the following has been required:

   1. A project has been deemed incomplete for certain specified reasons; or

   2. An environmental review determination has been made requiring additional environmental documentation and/or an Environmental Impact Report (EIR).

B. A “denial without prejudice” shall authorize the reapplication for a permit without meeting the one (1) year period specified in Section 15.09.070.
(Ord. 1183 § 2, 2006)

15.09.090 Reapplication For Amendment Of Permits

Any permit pursuant to this Title may be amended by the granting of a new permit of the same type and following the same procedure for adoption of the original permit, except as specifically provided for in this Title. Amendments to permits may include extensions of expiration periods, and changes in uses, structures, and conditions previously approved; however any change in conditions must be approved by the Reviewing Authority that originally adopted such conditions. (Ord. 1183 § 2, 2006)

15.09.100 Expiration

A. An approved conditional use permit expires one (1) year from the date of granting unless substantial physical construction and/or use of the property in reliance on the permit has commenced prior to its expiration. An approved conditional use permit may be extended by the director for an additional sixty (60) calendar days provided that the applicant/owner submits a written request for extension to the director at least twenty-one (21) calendar days prior to the

expiration date. Only one (1) extension shall be allowed for each permit. Any person aggrieved by the decision of the director may appeal as provided in Chapter 15.05.

Any active Conditional Use Permit for a use that has not been active for five (5) consecutive years is void unless a longer inactive time period is specifically allowed by the Conditions of Approval for the Conditional Use Permit.

B. The approval or conditional approval of a vesting tentative map shall expire at the end of the same time period and shall be subject to the same extensions, established by this code for the expiration of approval or conditional approval of a tentative subdivision map.
(Ord. 1183 § 2, 2006)

15.09.110 Revocation/Modification

A. Whenever in the opinion of the director the conditions of any conditional use permit issued have not been complied with, the director shall give the property owner and lessee of the subject property a ten (10) calendar days written notice to comply.

B. If, at the end of the ten (10) calendar day period, the property owner and lessee still fail to comply with the conditions of approval of the permit, the director shall immediately set a hearing before the Planning Commission to determine why the permit should not be revoked/modified. Notice of the hearing shall only be mailed to the property owner and lessee of the subject property involved ten (10) calendar days prior to the hearing. The notice shall state the violations and shall request appearance of the owner and lessee at the time and place specified for the hearing to show cause why the permit should not be revoked or modified. At the conclusion of the hearing, if the Planning Commission determines that any condition of the conditional use permit has not been complied with, the Planning Commission shall have the right to revoke or modify the permit. Such revocation or modification shall be subject to the right of appeal in the same manner as set forth in Chapter 15.05.
(Ord. 1183 § 2, 2006)

Division 15-2 Part 1 Ministerial Permits

15.10 Zoning Clearance (Reserved)
15.11 Building Inspection And Permits
15.12 Encroachment Permits
15.13 Site Plan Review
15.14 Lot Line Adjustments
15.15 Certificate Of Compliance
15.16 Reversion To Acreage
15.17 Voluntary Merger
15.175 Second Dwellings

15.10 Zoning Clearance (Reserved)

15.11 Building Inspection And Permits

15.11.010 Department Established--Official--Duties
15.11.020 Department--State Code Enforcement
15.11.030 Permit--Application--Contents
15.11.040 Application--Review In Flood Hazard Areas
15.11.050 Certificate Required
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15.11.100 Revocation
15.11.110 Denial Or Revocation--Request For Hearing
15.11.120 Denial Or Revocation--Appeal
15.11.130 Transfer
15.11.140 Temporary Living Quarters
15.11.150 Prohibitions
15.11.160 Building Valuation
15.11.170 Factory-Built Housing And Mobile Homes
15.11.180 Factory-Built Housing And Mobilehomes
15.11.190 Accessory Buildings

15.11.010 Department Established--Official--Duties

There is in county government a building department under the supervision and direction of a building official who is charged with the administration and enforcement of this title and the codes incorporated by reference into this title. (Ord. 1183 § 2, 2006)

15.11.020 Department--State Code Enforcement

Every law, rule and regulation included or referred to in the State Housing Law, Part 1.5 (commencing with Section 17910), the Mobilehomes Park Act, Part 2.1 (commencing with Section 18200) and Chapter 2 (Earthquake Protection) (commencing with Section 19100), Part 3 of Division 13 of the Health and Safety Code of the State of California shall be enforced by the building department within the unincorporated area of the county. However, this title does not constitute assumption by the county of enforcement responsibility for the Mobilehome Parks Act pursuant to Section 18300 of the Health and Safety Code. (Ord. 1183 § 2, 2006)

15.11.030 Permit--Application--Contents

Any person desiring to erect, construct, reconstruct, move, enlarge, convert, alter, repair or demolish any apartment, house, manufactured or mobilehome on a foundation, hotel, dwelling or other building shall file with the building department an application on a form provided by the building department for a permit. The application shall include the following:

A. The name of the property owner desiring to obtain a building permit;

B. The name of the contractor to perform work;

C. The residence and business mailing addresses of the owner and the contractor;

D. The legal description of the property on which the work is to be performed, the street address of the property, including the name of the street and the street number, or the name of the road or highway nearest the property;

E. The kind and character of the building or structure and the purposes for which it is to be used, or the reason it is to be moved or demolished;

F. The number of stories;

G. A complete description of the work for which a building permit is being obtained;

H. The number of square feet of floor space in the building or structure;

I. The estimated cost of the work; and

J. Plans, diagrams, computations, specifications, and other pertinent information the building official may require.
(Ord. 1183 § 2, 2006)

ATTACHMENT D

15.11.040 Application--Review In Flood Hazard Areas

A. The building official shall review all building permit applications for major repairs within the floodplain area having special flood hazards to determine that the proposed repairs include the following:

    1. Use of construction materials and utility equipment that are resistant to flood damage; and

    2. Use of construction methods and practices that will minimize flood damage.

B. The building official shall review all building permit applications for new construction or substantial improvements within the floodplain area having special flood hazards to assure that the proposed construction, including prefabricated and mobilehomes, include the following:

    1. Protection against flood damage;

    2. Design, or modification, and anchoring to prevent flotation, collapse, or lateral movement of the structure;

    3. Use of construction materials and utility equipment that are resistant to flood damage; and

    4. Use of construction methods and practices that will minimize flood damage.
    (Ord. 1183 § 2, 2006)

15.11.050 Certificate Required

The application shall be accompanied by the certificate required by Section 3800 of the Labor Code of the State of California. (Ord. 1183 § 2, 2006)

15.11.060 Fees Required

The application shall also be accompanied by such permit fees as may from time to time be fixed by the board of supervisors. (Ord. 1183 § 2, 2006)

15.11.070 Frontage Improvements

A. For every building permit issued for work which will result in any one of the following improvements the construction of frontage improvements is required prior to the final building inspection and issuance of the Certificate of Occupancy:

    1. Construction or conversion which will cause increased vehicular traffic entering or leaving a public street or road as determined by the Public Works Director;

    2. Construction of a driveway approach where no such approach existed previously;

    3. Conversion of a residential building to commercial, industrial, or agricultural use as defined in the building codes;

    4. Conversion of an agricultural building to residential, commercial or industrial use as defined in the building codes;

    5. An increase in the gross conditioned floor area of any building of more than twenty-five percent (25%) of the previous conditioned floor area as determined by the Building Inspector;

B. Frontage improvements will be determined by the Public Works Director for each building permit issued and may include, but are not limited to, the construction of curbs, gutters, sidewalk, pedestrian or bicycle ways, matching pavement, parkway strips, street lighting, drainage, driveway approaches, and gravel or paved shoulders.

C. The character and extent of frontage improvements required by County Ordinance or conditions of an entitlement as a condition of any building permit will be determined by the proposed use of the building to be constructed, expanded, converted or improved, and the classification of the road or street as, stated in Title 15 of the Glenn County Code, on which the proposed construction, expansion, conversion or improvement is located;

D. For parcels of five acres or more in size, where only a portion of the property is being developed, an exception to the frontage improvement requirement may be granted by the Director of Public Works for the undeveloped portion of the property with the following provisions:

    1. The applicant must request the specific exception in writing and explain the reasons for the request;

E. The Public Works Director may issue an exception in writing provided that adequate bonding and a processing fee equal to 10% of the required improvement cost is received; and that the work required will be completed within 180 days from the date of granting the exception;

F. Where exceptional difficulties exist, as determined by the Public Works Director, the frontage improvement requirement may be deferred for a specified length of time by the Public Works Director with the following provisions:

    1. The applicant must request the specific frontage improvement deferred agreement in writing and explain the reasons for the request;

G. The Public Works Director may issue a frontage improvement deferred agreement in writing provided that adequate bonding and a processing fee equal to 10% of the required improvement cost is received; and that the work required will be completed within 180 days from the date of granting the frontage improvement deferred agreement;

H. Frontage improvements are not required for replacement of a building by a building of like use and size;

I. Frontage improvements shall be constructed in accordance with Standard Drawings prepared by the Director of Public Works and adopted from time to time by resolution of the Board of Supervisors as part of Title 15 of the Glenn County Code;

J. Appeals: In the event that an applicant is dissatisfied with the frontage improvements required, the applicant may appeal the decision of the Public Works Director in writing to the Planning Commission by filing an appeal with the planning authority and paying the required fee adopted by the Board of Supervisors;

K. Action by Planning Commission: The Planning Commission shall follow the appeal procedure outlined in Section 15.05.020 of the Glenn County Code.
(Ord. 1183 § 2, 2006)

15.11.080 Inspection

Upon the filing of an application, submittal of plans, and permit issuance, as specified in this chapter, the building official shall determine whether the proposed construction, erection, alteration, repair, removal or conversion is in conformity and compliance with this title and any code incorporated by reference within or enforced pursuant to the title. (Ord. 1183 § 2, 2006)

ATTACHMENT D

15.11.090 Expiration

Every permit issued under the provisions of any code adopted by this title expires by limitation and becomes null and void if the work authorized by a permit is not commenced within 180 days from the date of issuance, or if the work is abandoned or suspended at any time after work is commenced for a period of 180 days. Before such abandoned or suspended work can be recommenced, a new permit application and a full permit fee must be paid for a new permit. The chief building official is authorized to grant, in writing, one extension of time, for a period of no more than 180 days. The extension shall be requested in writing by the permittee and justifiable cause demonstrated. (Ord. 1199 § 1, 2008; Ord. 1183 § 2, 2006)

15.11.100 Revocation

If, after inspection, the building official determines that the work of construction is not being done in compliance with all the terms and conditions of the permit as issued, and all applicable laws, rules and regulations, the building official shall revoke the permit after giving the owner five days' written notice of intention to do so. (Ord. 1183 § 2, 2006)

15.11.110 Denial Or Revocation--Request For Hearing

Upon the denial of any application for a permit under this chapter or upon the revocation of any permit under Section 15.11.100, the applicant or person whose permit has been revoked may, within 10 days after the denial of such application or the revocation of such permit, request a hearing before the building official, who shall hear all facts and testimony he deems pertinent relative to the denial of such application or the revocation of such permit. The building official shall not be limited by the technical rules of evidence. The hearing before the building official shall be held within 20 days of the filing of the request for hearing or at such other time as may be stipulated by and between the building official, the building inspector and the party requesting such hearing. (Ord. 1183 § 2, 2006)

15.11.120 Denial Or Revocation--Appeal

Any interested party may appeal the decision of the building official by filing a written notice of appeal with the county clerk within five days after the decision. Such appeal shall be heard by the board, who may affirm, amend or reverse the order or take such other action as may be deemed appropriate. Such appeal shall be heard by the board within 20 days after the filing of the notice of appeal or at such later time as may be stipulated to by the parties and the board. The clerk shall give written notice of the time and place of the hearing to all parties not less than five days prior to the hearing. (Ord. 1183 § 2, 2006)

15.11.130 Transfer

Any unexpired permit issued under the provisions of any code adopted by this chapter may be transferred by the original permittee to another person, firm, or corporation due to change in ownership or contractor after payment of a transfer fee to the building inspection department. (Ord. 1183 § 2, 2006)

15.11.140 Temporary Living Quarters

When a building permit has been issued for construction of a new single-family dwelling the building official may permit the use of a travel trailer, recreational vehicle, factory-built home, manufactured home, or mobilehome (hereinafter mobilehome) for temporary living quarters during construction provided the following standards are met:

A. The building official has determined that all applicable standards and regulations for mobilehome installations as promulgated by the Department of Housing and Community Development of the State of California have been complied with;

B. Prior to and during such use an adequate supply of drinking water, approved by the health department, shall be available for the occupants and for fire protection on the premises or immediately adjacent thereto;

C. Prior to and during such use the immediate area around and under the mobilehome shall be kept clean, well-drained and free of construction debris, litter and flammable materials;

D. Prior to and during such use the exterior and exposed parts of the mobilehome shall be kept painted and in good repair;

E. Prior to such use all the supply connections for plumbing, gas, electricity, sewage, and structural installations related thereto shall be installed to the satisfaction of the building official and the health department and shall be in conformance with applicable provisions of the Mobile Homes Parks Act;

F. The undercarriage and wheels shall not be removed from the mobilehome. The mobilehome shall be disconnected from all utilities and services and removed from the site, or stored onsite when such storage is permitted by the zoning regulations applicable to the site, prior to issuance of the certificate of occupancy for the dwelling being constructed.
(Ord. 1183 § 2, 2006)

15.11.150 Prohibitions

It is unlawful for any person, firm, or corporation to erect, construct, alter, repair, move, remove, improve, convert, or demolish, equip, use, occupy, or maintain any building or structure; or to make any installation, alteration, or repair, or to cause, permit, or suffer the same to be done, of any electrical wiring or devices, appliances, or equipment; or to install, alter, or repair any plumbing or drainage systems or facilities; or to alter, reconstruct or repair any heating, ventilating, comfort cooling or refrigeration systems or equipment; or to store, handle or use hazardous substances, materials and devices, or to maintain fire and explosion hazards or conditions hazardous to life or property in the use or occupancy of buildings or premises in the unincorporated areas of the county, or to cause the same to be done contrary to or in violation of any of the provisions of this title, or any code incorporated by reference within or enforced pursuant to the title. (Ord. 1183 § 2, 2006)

15.11.160 Building Valuation

For the purpose of determining permit fees under the codes adopted wherein the same relate to building valuations, the chief building official shall establish a cost per square foot on buildings using the “Building Valuation Data” section in the March/April 2002 issue of the “Building Standards” journal, as prepared and published by the International Conference of Building Officials. The fees shall be increased annually in January according to the rate of the Consumer Price Index (CPI) for All Urban Consumers (CPI-U) as published by the U.S. Department of Labor, Bureau of Labor Statistics, and rounded up to the nearest dollar, to meet the inflationary cost associated with labor and materials, and to substantially achieve total cost recovery of the services provided. (Ord. 1199 § 2, 2008; Ord. 1183 § 2, 2006)

15.11.170 Factory-Built Housing And Mobile Homes

For the purpose of determining permit fees for installation of factory-built or manufactured homes or mobilehomes on a foundation, the applicant shall furnish to the building official a copy of the “Manufactured Home Purchase Order and Federal Disclosure Statement” for the unit, or if purchased from a private party, a written bill of sale for the unit. One-half (1/2) of the total sale price amount (including accessory costs) plus the full cost of the foundation will be used in computing the total valuation. (Ord. 1183 § 2, 2006)

15.11.180 Factory-Built Housing And Mobilehomes

The fees published in Title 25, Mobilehome Parks Act, California Code of Regulations, shall apply when determining permit fees for installation of factory-built or manufactured homes or mobilehomes without foundation. (Ord. 1183 § 2, 2006)

15.11.190 Accessory Buildings

If a property owner constructs any buildings or other structures that are accessory to a factory-built or manufactured home or a mobilehome, the property owner shall secure a permit from the building department. The fee for the permit shall be as specified in the appropriate code adopted in Chapter 15.11. (Ord. 1183 § 2, 2006)

15.12 Encroachment Permits

15.12.010 Encroachment Permit Required
15.12.015 Indemnification, Defense And Hold-Harmless Condition
15.12.020 Permit Conditions
15.12.030 Security To Guarantee Performance
15.12.040 Reserved
15.12.050 Fees
15.12.060 Annual Permit For Public Utilities
15.12.070 Permit Exceptions
15.12.080 Fee Exemptions
15.12.090 Long-Term And Permanent Encroachments By Adjacent Property Owners

15.12.010 Encroachment Permit Required

It is unlawful to do any of the following acts in any county road right-of-way without first obtaining an encroachment permit from the Public Works Director:

A. Make an opening or excavation for any purpose in any county roadway.

B. Place, change or renew any encroachment in any county roadway.

C. Place or display in, under or over any county roadway any kind of advertising sign or device.

D. Plant, remove, cut, cut down, injure or destroy any tree, shrub, plant or flower growing within any county roadway.

Any person who does any of the acts specified in this section without the authority of a permit is guilty of a misdemeanor and is liable to the county for all expenses and damages caused thereby.
(Ord. 1212 § 2, 2009; 1183 § 2, 2006)

HISTORY
Adopted by Ord. 1329 on 6/4/2024

15.12.015 Indemnification, Defense And Hold-Harmless Condition

Every permit issued under this Division must require the permittee to, and every permittee, regardless of the existence of any such requirement in the permit, must, defend, indemnify, and hold harmless the County of Glenn and its Board of Supervisors, officers, and employees, to the maximum extent permitted by law, from any loss or liability or damage, including expenses and costs, for property damage, personal injury, or death sustained by any person as a result of the encroachment or activity for which the permit was issued.

HISTORY
Adopted by Ord. 1329 on 6/4/2024

15.12.020 Permit Conditions

The Public Works Director may establish any permit conditions deemed necessary for the protection of the highway and may supervise any work done under the provisions of such permit. (Ord. 1212 § 2, 2009)

HISTORY
Adopted by Ord. 1329 on 6/4/2024

15.12.030 Security To Guarantee Performance

The Public Works Director may require the applicant to provide a bond or adequate surety in such amount as the Public Works Director deems sufficient to guarantee proper compliance with the conditions of the permit; but no bond nor adequate surety shall be required of a public agency or public utility unless that public agency or public utility has failed to comply with provisions of a previous permit. (Ord. 1212 § 2, 2009)

HISTORY
Adopted by Ord. 1329 on 6/4/2024

15.12.040 Reserved

(Ord. 1212 § 2, 2009)

HISTORY
Adopted by Ord. 1329 on 6/4/2024

15.12.050 Fees

A. The permittee shall pay the reasonable cost of County supervision of the permitted work to the Public Works Director. Such supervision costs shall be determined, from time to time, by the Board of Supervisors and listed in the Glenn County Master Fee Schedule.

B. Public Utility Companies:

1. In addition to the encroachment permit fee set forth in the Glenn County Master Fee Schedule, the permittee may be required to pay the actual County costs of providing inspection for and other work related to tree removal and the placement of underground facilities, including, but not limited to, water lines, sewers, telephone lines, power lines, gas lines, electrical transmission lines, communication lines, pipelines and cables that are placed within the right-of-way limits of the County roads. The cost of inspection and other related work shall be chargeable to the owner of the utility.

2. Upon completion of the work, if the County's cost is less than the amount of the deposit, the County shall either refund any amount remaining from the deposit after the County's cost has been deducted or apply the amount remaining to a future permit. If the County's cost exceeds the amount of the deposit, the permittee shall pay an additional amount to fully compensate the County for its cost.

C. Public Agencies, special districts (as defined by Government Code section 16271(d)) providing public utility services, or any person doing business as a public utility subject to the jurisdiction of the Public Utilities Commission of the State, may upon request and at the discretion of the Director of Public Works, be invoiced (billed) for the above-referenced fees and charges.

HISTORY
Adopted by Ord. 1329 on 6/4/2024

15.12.060 Annual Permit For Public Utilities

A. Any special district (as defined by Government Code section 16271(d)) providing public utility services, or any person doing business as a public utility subject to the jurisdiction of the Public Utilities Commission of the State, may obtain a permit from the Public Works Director, valid for one (1) year from the date of issuance, permitting the following:

1. Trim, brace, or perform such other acts with respect to trees, except removal, growing upon the public highways within the unincorporated areas of the County, or which grow upon private property, to the extent that such trees encroach upon the public highways, as may be necessary to maintain the safe operation of its business.

2. Conduct emergency repairs.

3. Install an individual service line outside of pavement.

4. Patch paving asphalt concrete pavement, as may be necessary to comply with the safety regulations of the Commission and as may be necessary to maintain the safe operation of its business.

B. Annual permits shall not be issued for any activity which disturbs the surface or subsurface of any county highway, except solely to patch paving asphalt concrete pavement; nor for excavation, tree removal, root cutting, tree destruction, nor for any activity other than planting, pruning, or bracing trees, or patching paving asphalt concrete pavement. Activities other than planting, pruning, or bracing trees, or patching paving asphalt concrete pavement shall be permitted only pursuant to site specific permits which authorize a specific project or operation.

C. The Public Works Director may revoke any such annual permit if the permittee fails to comply with the provisions of this chapter, and/or Streets and Highways Code, Division 2, Chapter 5.5, Article 2, and/or the terms and conditions of any permit. When any such permit is revoked, such person is entitled to a permit only on furnishing a bond as provided in Streets and Highways Code section 1467, as amended from time to time, unless the revocation is reversed by the Board of Supervisors or a court of law.

HISTORY
Adopted by Ord. 1329 on 6/4/2024

15.12.070 Permit Exceptions

In the case of an emergency by a public utility requiring an immediate encroachment and/or excavation upon a County right-of-way when the Glenn County Public Works Department is not open, the person making the emergency encroachment and/or excavation shall make application for a permit on the next business day following the encroachment and/or excavation whether the work has been completed or not.

HISTORY
Adopted by Ord. 1329 on 6/4/2024

15.12.080 Fee Exemptions

A. The following entities are exempt from paying the issuance fee:

1. The United States.

2. The State of California.

3. All departments and agencies of the County.

4. All municipal corporations.

5. All school districts.

6. All special districts organized under state law.

B. The Director may issue a permit without fees in any of the following circumstances:

1. Where the work to be done has been requested by the County in connection with proposed public works, when no inspection of the encroachment work is required.

2. Where the permit is for a long-term encroachment, as described in this Chapter.

3. Where the work is done by entities listed in this section for routine maintenance in the roadway, where there is no excavation in the roadway.

4. When a special event is hosted by a non-profit organization

HISTORY
Adopted by Ord. 1329 on 6/4/2024

15.12.090 Long-Term And Permanent Encroachments By Adjacent Property Owners

A. The Public Works Director has the authority to remove or require removal of all unpermitted encroachments in the right-of-way, regardless of how long the encroachment has been in place.

B. The Public Works Director may issue a permit for any previously unpermitted encroachment that the Public Works Director determines is a long-term encroachment. The Public Works Director may also issue a permit for any permanent encroachment.

C. Where a property owner has been issued a permit for a long-term encroachment or a permanent encroachment, as authorized by this Chapter, the permit must require
the property owner to, and the property owner must, record the encroachment permit, including the conditions described in Section 15.12.020, with the County Recorder as an encumbrance on the parcel. Notwithstanding any provision to the contrary, a long-term encroachment permit and its conditions will run with the parcel and be binding on any successor owner of that parcel. If a permittee fails to record a long-term encroachment permit or permanent encroachment permit as required by this subdivision, that permit will automatically terminate upon any conveyance of the parcel.

D. A "long-term encroachment" means an encroachment immediately adjoining that parcel, where the encroachment has been in existence for so long, and is of such a nature, that the encroachment is not dangerous to users of the right-of-way.

E. A "permanent encroachment" means an encroachment, other than a utility, installed by the owner of either the servient parcel or the nearest adjacent parcel at the location of the encroachment, that is intended to remain in the right-of-way for an indefinite period.

HISTORY
Adopted by Ord. 1329 on 6/4/2024

15.13 Site Plan Review

15.13.010 Site Plan Review Permit
15.13.020 Applicability
15.13.030 Application
15.13.040 Public Hearing And Notice
15.13.050 Findings Required For Approval
15.13.060 Permit Issuance And Appeal Period

15.13.010 Site Plan Review Permit

Site plan review permits, revocable, and conditional may be issued for any of the uses or purposes for which said permits are required or permitted by the terms of this Title. The director may impose such conditions as he/she deems necessary to secure the purposes of this Title, Code, or other County standards, and may require tangible guarantees or evidence that such conditions are being, or will be, complied with. Site plan review shall include, but not be limited to, a review of the following: Traffic and

circulation, building arrangement, setbacks, walls and fences, noise emissions and control measures, off-street parking, grading, drainage, landscaping, lighting, signs, public services and utilities, development and performance standards and the interrelationships of these elements. The site plan review permit is a ministerial permit. (Ord. 1183 § 2, 2006)

15.13.020 Applicability

A. A site plan review permit shall be required as follows:
    1. Any use, structure or sign requiring a site plan review as specifically provided in the applicable zoning district regulations of this Title.
    2. Any use requiring a site plan review as specifically required by the director, Planning Commission or Board of Supervisors as a condition of approval of any permit.

B. The director shall waive the submission of or the requirement for a site plan review permit if the Director finds that:
    1. All the purposes of development review have been fulfilled by the approval of any other permit required by this Title; or
    2. The project involves only interior alterations not materially changing the character of the use of the property; or
    3. The project involves only minor exterior alterations not materially changing the character of the use of the property; or
    4. The use is proposed in an existing building and is listed as a permitted use in the zoning district in which it is located; or
    5. The use is a single family residence as the principle or primary use as listed as a permitted use in the zoning district in which it is located.
    (Ord. 1183 § 2, 2006)

15.13.030 Application

The site plan review permit application shall be accompanied by any applicable fee in an amount to be set by the Board of Supervisors, and plans showing the details of the proposed use to be made of the land or building, and any other pertinent information required by the planning authority staff as provided in Chapter 15.13. (Ord. 1183 § 2, 2006)

15.13.040 Public Hearing And Notice

A. No public hearing is required. However, public comment may be accepted and reviewed by the Director.

B. The Approving Authority for site plan review permits is the director.

C. The director may cause notice to be given on any application as provided in Section 65091 of the Government Code.
(Ord. 1183 § 2, 2006)

15.13.050 Findings Required For Approval

The Approving Authority shall only approve or conditionally approve a site plan review permit if all of the following findings are made:

A. That the proposed use is an allowed use in the district where located.

B. That the site for the project is adequate in size, shape, location, and physical characteristics to accommodate the type of use and level of development proposed.

C. That there are adequate public or private services, including but not limited to fire protection, water supply, and sewage disposal. (as well as storm drainage)

D. That the project is in conformance with the applicable provisions and policies of this Title, the Glenn County General Plan and any approved zoning or land use study or plan.

E. That the streets, highways and pedestrian facilities are reasonably adequate to safely accommodate the specific proposed use.

F. That no violation of the Glenn County Code currently exists on the property, unless the purpose of the permit is to correct the violation, or the permit relates to a portion of the property which is sufficiently separate and apart from the portion of the property in violation so as not to be affected by the violation from a public health, safety or general welfare basis.
(Ord. 1183 § 2, 2006)

15.13.060 Permit Issuance And Appeal Period

A. Upon completion of review of a site plan review permit the Director shall either:

1. Make such findings as are required by Section 15.13.050 and approve the application; or
2. Notify the applicant of those changes and modifications required for approval of the application; or
3. Deny the application if the Director finds that:
    a. The application cannot be conditioned by adequate requirements to insure compliance with applicable regulations, or
    b. The application cannot reasonably be modified to conform to the applicable regulations.

B. Site plan review permits shall be effective upon issuance, unless within ten (10) calendar days of a decision by the Director, the decision is appealed as provided for in Section 15.05.010. In case an appeal is filed, the site plan review permit shall not have any force or effect until a decision is made by the Approving Authority on such appeal.

C. Site plan review permits shall not have any force or effect until the permittee acknowledges receipt thereof and has agreed in writing to each and every term and condition thereof.
(Ord. 1183 § 2, 2006)

15.14 Lot Line Adjustments

15.14.010 Requirements
15.14.020 Approval Of Lot Line Adjustments
15.14.030 Application Requirements
15.14.040 Documents To Be Recorded

15.14.010 Requirements

A parcel map shall be prepared and submitted for processing, approval and recording for all lot line adjustments not meeting the requirements of Section 66412(d) of the Government Code. (Ord. 1183 § 2, 2006)

ATTACHMENT D

15.14.020 Approval Of Lot Line Adjustments

A. For lot line adjustments described in Section 66412(d) of the Government Code, the director shall review the application for conformity with local zoning and building ordinances.

B. The director shall not approve any lot line adjustment unless all of the following findings are made:

1. That the lot line adjustment will not result in the abandonment of any street or utility easement of record, provided, however, that if the lot line adjustment results in the transfer of property from one owner to another owner, the deed to the subsequent owner shall expressly reserve any street or utility easement of record;

2. That the lot line adjustment will not result in the elimination or reduction in size of the access to any resulting parcel, or that the application is accompanied by new easements to provide access which meet all the requirements of this title regarding access to parcels in the location and of the size as those proposed to be created; and

3. That the lot line adjustment conforms to all local zoning and building ordinances.
(Ord. 1183 § 2, 2006)

15.14.030 Application Requirements

For lot line adjustments described in Section 66412(d) of the Government Code, the following items shall be submitted by the applicant for approval by the director:

A. Completed application form with the required attachments and the appropriate application fees as adopted by the board of supervisors;

B. Tentative lot line adjustment map showing existing and proposed lot or parcel lines and the dimensions and locations of any existing buildings, wells and on-site sewage systems and their distances from the proposed property lines. The map shall be of the size and form necessary to clearly show the existing and proposed lot or parcel lines to the director. The map shall show the proposed parcel sizes after adjustment;

C. Copies of the deeds for the existing parcels or lots; and

D. Preliminary title report, issued within the last ninety days.
(Ord. 1183 § 2, 2006)

15.14.040 Documents To Be Recorded

A. After approval by the director, the lot line adjustment shall not become valid until a deed with a description prepared by a licensed land surveyor or a registered civil engineer (licensed to practice land surveying) describing the land to be transferred or the entire parcel after the lot line adjustment is recorded. The description shall contain a basis of bearings, if applicable, and a note describing the purpose of the deed. The note shall include a statement describing how the parcels are being changed, adjusted or modified and that no additional parcels are being created by this deed. The description shall be approved by the county surveyor prior to recording.

B. When required by Section 8762 of the Land Surveyor's Act, a Record of Survey Map shall be prepared and recorded.
(Ord. 1183 § 2, 2006)

15.15 Certificate Of Compliance

15.15.010 Requirements

15.15.010 Requirements

A. A certificate of compliance may be requested and issued only as provided in Section 66499.35 of the Subdivision Map Act and as provided in this title.

B. The determination necessary for the issuance of a certificate of compliance shall be made by the director. The application for a certificate of compliance shall be accompanied by a fee established by the board of supervisors. In addition, the applicant shall pay the cost of recording the certificate.

C. A recorded final map or parcel map shall constitute a certificate of compliance with respect to the parcels of real property described therein.
(Ord. 1183 § 2, 2006)

15.16 Reversion To Acreage

15.16.010 Reversion To Acreage

15.16.010 Reversion To Acreage

A reversion to acreage of land previously subdivided and consisting of four or less contiguous parcels under the same ownership may be accomplished by the filing of a parcel map by the owners thereof and the approval of the parcel map by the planning commission pursuant to Section 66499.20-1/4 of the Government Code. (Ord. 1183 § 2, 2006)

15.17 Voluntary Merger

15.17.010 Merger Of Parcels

15.17.010 Merger Of Parcels

A. Two or more contiguous parcels or units of land may be merged by the planning commission when the standards and requirements of Section 66451.11 of the Government Code are met. The procedure for such mergers shall be that procedure set forth in Sections 66451.12 through 66451.21, inclusive, of the Government Code.

B. Pursuant to Section 66499.20-3/4 of the Government Code, two or more contiguous parcels under common ownership may be merged by the owner thereof without reverting to acreage. Such merger shall be accomplished by the recordation of an instrument evidencing the merger.
(Ord. 1183 § 2, 2006)

15.175 Second Dwellings

15.175.010 Purpose
15.175.020 Standards

15.175.010 Purpose

This section establishes the procedures for the permitting of second dwellings in Glenn County. (Ord. 1263 § 2, 2017)

15.175.020 Standards

A. A proposed second dwelling shall be permitted only after an application has been filed with the planning authority.

B. All proposed second dwellings shall meet the standards in Chapter 15.59.

C. After a determination by the Planning Director that the proposed second dwelling meets all applicable standards, the application shall be approved.
(Ord. 1263 § 2, 2017)

Division 15-2 Part 2 Minor Discretionary Permits

15.18 Administrative Permit
15.19 Minor Amendment To Conditional Use Permit
15.20 Tentative Parcel Maps
15.21 Final Maps

15.18 Administrative Permit

15.18.010 Administrative Permit
15.18.020 Review By Director

15.18.010 Administrative Permit

The director may grant an administrative permit for the uses listed in Division 3: Development Districts. All administrative permits are to be processed as set forth in Sections 15.18.020. (Ord. 1183 § 2, 2006)

15.18.020 Review By Director

The director shall review the application, but in no case shall the review period exceed thirty (30) calendar days from the date of submittal. (Ord. 1183 § 2, 2006)

15.19 Minor Amendment To Conditional Use Permit

15.19.010 Minor Amendment

15.19.010 Minor Amendment

The director or his or her designated representative may grant an amendment to a previously approved conditional use permit one time provided that:

A. The amendment will not result in an increase of more than ten percent (10%) of the existing facility or use covered by the use permit; and

B. Any extension of time will not exceed two years unless provided for otherwise in the original use permit; and

C. Applicant/operator has complied with all the conditions of approval of the approved conditional use permit; and

D. No significant public controversy was generated during the initial hearing; and

E. Applicant/operator has submitted an application for amendment with an application fee set by resolution adopted by the board of supervisors.
(Ord. 1269 § 10, 2018; Ord. 1183 § 2, 2006)

15.20 Tentative Parcel Maps

15.20.010 Authority

15.20.010 Authority

A. All parcel maps are to be processed as set forth in this chapter. The director may approve a parcel map after notice and hearing as provided in Chapter 15.04 and after making findings as

required in section 15.23.010.

B. After the conditional approval of the tentative parcel map and prior to the expiration of the map, the applicant may cause the real property to be surveyed and a parcel map prepared in accordance with the conditionally approved parcel tentative map. The parcel map shall conform to the conditionally approved tentative map and shall contain all required certificates which have been signed and, where necessary, acknowledged before it may be accepted for filing. Three copies of the map and three sets of the improvement plans, in a form and containing such information as required by the public works director and the Subdivision Map Act, shall be tendered along with a deposit to cover the estimated cost of checking the improvement plans and a map checking fee.
(Ord. 1183 § 2, 2006)

15.21 Final Maps
15.21.010 Authority

15.21.010 Authority

After the conditional approval of the tentative map and prior to the expiration of the map, the applicant may cause the real property to be surveyed and a final map prepared in accordance with the conditionally approved tentative map. The final map shall conform to the conditionally approved tentative map and shall contain all required certificates which have been signed and, where necessary, acknowledged before it may be accepted for filing. Three copies of the map and three sets of the improvements plans, in a form and containing such information as required by the public works director and the Subdivision Map Act, shall be tendered to the public works director along with a deposit to cover the estimated cost of checking the improvement plans and final map. (Ord. 1183 § 2, 2006)

Division 15-2 Part 3 Major Discretionary Permits
15.22 Conditional Use Permit
15.23 Land Divisions
15.24 Vesting Tentative Maps
15.25 Tentative Subdivision Maps
15.26 Minor Divisions
15.265 Expedited Electrical Vehicle Charging Station Permitting
15.27 Variances
15.28 Deviations
15.29 Amendments

15.22 Conditional Use Permit
15.22.010 Conditional Use Permit
15.22.020 Findings
15.22.030 Major Amendment To Conditional Use Permit

15.22.010 Conditional Use Permit

All conditional use permits are to be processed as set forth in this chapter. The planning commission may grant a conditional use permit for the uses listed in Division 3: Development Districts after notice and hearing as provided in Chapter 15.04 and after making findings as required in section 15.22.020. (Ord. 1183 § 2, 2006)

15.22.020 Findings

The approving authority, prior to recommending approval of a development permit shall find as follows:

A. That the proposed use at the particular location is necessary or desirable in providing a service or facility which will contribute to the general well-being of the public;

B. That such use will not, under the circumstances of the particular case, be detrimental to the health, safety or general welfare of persons residing or working in the vicinity, or injurious to property or improvements in the vicinity;

C. That the site for the proposed use is adequate in size and shape to accommodate said use and to accommodate all of the yards, setbacks, walls or fences, and other features required herein or by the planning commission;

D. Except in the case of the expansion of a nonconforming use, that the granting of the permit will not adversely affect the general plan or any area plan of the county.
(Ord. 1183 § 2, 2006)

15.22.030 Major Amendment To Conditional Use Permit

A duly approved conditional use permit may be amended or extended provided the change does not qualify for a minor amendment as defined in section 15.19. All major amendments are to be processed as set forth in Section 15.22.010. (Ord. 1183 § 2, 2006)

15.23 Land Divisions
15.23.010 Findings

15.23.010 Findings

No tentative map, for either a final map or a parcel map, shall be approved unless the following findings are made:

A. That the proposed map or the design or improvement of the proposed subdivision is consistent with the applicable general and specific plans and this title;

B. That the site is physically suitable for the type of development, or for the density of development proposed;

C. That the design of the subdivision or the proposed improvements will not cause substantial environmental damage or substantially injure fish or wildlife or their habitat, and, if applicable, that such subdivision and improvements provide reasonable public access to public resources as required by Article 3.5 of the Subdivision Map Act;

D. That the design of the subdivision or the type of improvements will not cause substantial public health problems;

E. That the design of the subdivision or the type of improvements is not in conflict with easements acquired by the public at large for access through or use of property within the proposed subdivision;

F. That the discharge of waste from the proposed subdivision into a sewer system would not result in the violation of existing requirements prescribed by the California Regional Water Quality Control Board;

G. That the property is not, or will not become, unhealthful or unfit for human habitation or occupancy if developed as proposed;

H. That the property is not hazardous for development or habitation because of flooding or inundation, adverse soil or geologic conditions, close proximity to an airport, excessive steepness, difficult access, wildfire hazard or other conditions adverse to the public health,

safety or general welfare.
(Ord. 1183 § 2, 2006)

15.24 Vesting Tentative Maps

15.24.010 Purpose And Intent
15.24.020 Vesting On Approval Of Vesting Tentative Map
15.24.030 Development Inconsistent With Zoning--Conditional Approval
15.24.040 Applications Inconsistent With Current Policies

15.24.010 Purpose And Intent

It is the purpose of this ordinance to establish procedures necessary for the implementation of the vesting tentative map statute, and to supplement the provisions of the Subdivision Map Act and the Land Division Ordinance. Except as otherwise set forth in the provisions of this chapter, the provisions of the land division ordinance shall apply to the Vesting Tentative Map Ordinance.

To accomplish this purpose, the regulations outlined in this ordinance are determined to be necessary for the preservation of the public health, safety, and general welfare, and for the promotion of orderly growth and development. (Ord. 1183 § 2, 2006)

15.24.020 Vesting On Approval Of Vesting Tentative Map

A. The approval or conditional approval of a vesting tentative map shall confer a vested right to proceed with the development described in the application in substantial compliance with the ordinances, policies, and standards described in Government Code Section 66474.2. However, if Section 66474.2 of the Government Code is repealed, the approval or conditional approval of a vesting tentative map shall confer a vested right to proceed with the development described in the application in substantial compliance with the ordinances, policies, and standards in effect at the time the vesting tentative map is approved or conditionally approved.

B. Notwithstanding subsection (A), a permit approval extension or entitlement may be made conditional or denied if any of the following are determined:

    1. A failure to do so would place the residents of the subdivision or the immediate community, or both, in a condition dangerous to their health or safety, or both;

    2. The condition or denial is required in order to comply with state or federal Law.

C. The rights referred to in this section shall expire if a final map is not approved prior to the expiration of the vesting tentative map as provided in this chapter. If the final map is approved and recorded, these rights shall last for the following periods of time:

    1. An initial time period of two years except where several final maps are recorded on various phases of a project covered by a single vesting tentative map; this initial time period shall be one year and a new one year period shall begin for each phase when the final map for that phase is recorded;

    2. The initial time set forth above shall be automatically extended by any time period used for processing a complete application for a grading permit or for design or architectural review, if such processing exceeds thirty days, from the date a complete application is filed;

    3. A applicant may apply to the planning commission for a one year extension any time before the initial time period set forth expires. If the extension is denied, the applicant may appeal that denial to the board of supervisors within ten days as allowed by Title 15;

4. If the applicant has obtained a building permit and substantial work has been done thereafter in reliance on those permits during the periods of time specified in subdivisions (1) through (3), the rights referred to herein shall continue until the expiration of that permit or any extension of that permit.

D. Fees charged for building permits or land use permits filed subsequent to the approval of a vesting tentative map shall be as required at the time the subsequent permit applications are filed. Application contents shall be as required by ordinance requirements in effect at the time the subsequent application is filed.
(Ord. 1183 § 2, 2006)

15.24.030 Development Inconsistent With Zoning--Conditional Approval

A. Whenever a applicant files a vesting tentative map for a subdivision whose intended development is inconsistent with the zoning ordinance in existence at the time, the inconsistency shall be noted on the map by the applicant. The county may deny such a vesting tentative map or approve it conditioned on the applicant, or his or her designee, obtaining the necessary change in the zoning ordinance to eliminate the inconsistency. If the change in the zoning ordinance or a variance from the zoning ordinance is obtained, the approved or conditionally approved vesting tentative map shall, notwithstanding Section 15.24.020, confer the vested right to proceed with the development in substantial compliance with the change in the zoning ordinance and the map, as approved.

B. The rights conferred by this section shall be for the time period set forth in Section 15.24.020.
(Ord. 1183 § 2, 2006)

15.24.040 Applications Inconsistent With Current Policies

Notwithstanding any provision of this ordinance, a property owner or his or her designee may seek approvals of permits for development which depart from the ordinances, policies and standards described in Section 15.24.020 and 15.24.030, and local agencies may grant these approvals or issue these permits to the extent that the departures are authorized under applicable law. (Ord. 1183 § 2, 2006)

15.25 Tentative Subdivision Maps

15.25.010 Sites Allocated For Public Purposes
15.25.020 Compliance With Conditions
15.25.030 Failure To Record Approved Maps
15.25.040 Extension Of Time

15.25.010 Sites Allocated For Public Purposes

The Planning Commission may require for subdivisions requiring a Final Map that sites necessary for public purposes be provided or reserved, or that fees for such purposes be paid as follows:

A. Public schools, elementary and secondary, as provided by State Law;

B. Water, sewer, solid waste disposal, drainage and flood control facility sites and easements as required to properly serve individual subdivisions, and to conform to area plan;

C. Public sites for fire stations, libraries and other public uses and services as may be negotiated by public agencies and the applicant.
(Ord. 1183 § 2, 2006)

ATTACHMENT D

15.25.020 Compliance With Conditions

Following approval of a tentative map, the applicant shall proceed to fulfill all conditions of such approval, and shall cause to be prepared and submitted to the Public Works Director and the Department of Public Health the plans, specifications and other information related subdivision improvements in accordance with the land divisions standards provided for in this Title. (Ord. 1183 § 2, 2006)

15.25.030 Failure To Record Approved Maps

All approved or conditionally approved tentative maps shall expire 24 months after such approval or conditional approval. If the applicant fails to submit for processing and recording an approved parcel map or final map before the expiration of the tentative map, the tentative map shall be null and void. If a parcel map or final map is not filed for recording prior to the expiration of the tentative map, a new tentative map shall be required to be submitted, processed and approved. (Ord. 1183 § 2, 2006)

15.25.040 Extension Of Time

Upon written application received by the Director within 24 months after the conditional approval of the tentative map, the Director may extend the time in which the map expires for an additional period not to exceed three years. If the Director denies approval of an extension, the applicant may appeal such denial in writing to the Planning Commission as provided in Chapter 15.05. (Ord. 1183 § 2, 2006)

15.26 Minor Divisions

15.26.010 Requirements
15.26.020 Findings By The Planning Commission

15.26.010 Requirements

A division into parcels, each of one hundred sixty acres (or one-quarter section) or more and each with approved access, shall not require any processing by the county, other than approval of a tentative parcel map. The planning commission shall approve the means of providing access and shall assure that violation of zoning, health or other laws, regulations or standards shall not result from any such divisions. No parcel map shall be required. (Ord. 1183 § 2, 2006)

15.26.020 Findings By The Planning Commission

In approving the tentative map for a minor division and waiving the requirement for a parcel map, the planning commission shall find that the proposed division of land complies with requirements of area, improvement and design, flood water drainage control, appropriate improved public roads, sanitary disposal facilities, water supply availability, environmental protection and other requirements of the Subdivision Map Act and this title. (Ord. 1183 § 2, 2006)

15.265 Expedited Electrical Vehicle Charging Station Permitting

15.265.010 Chapter Purpose
15.265.020 Definitions
15.265.030 Expedited Permitting Process
15.265.040 Permit Application Processing
15.265.050 Technical Review
15.265.060 Electric Vehicle Charging Station Installation Requirements

15.265.010 Chapter Purpose

The purpose of this Chapter is to promote and encourage the use of electric vehicles by creating and expedited, streamlined permitting process for electric vehicle charging stations while promoting the

public health and safety and preventing specific adverse impacts in the installation and use of such charging stations. The purpose is also to comply with California Government Code section 65850.7.

HISTORY
Adopted by Ord. 1294 on 12/1/2020

15.265.020 Definitions

As used in this chapter:

A. "Electronic Submittal" means the utilization of one or more of the following:
    1. Electronic mail or email;
    2. The internet;
    3. Facsimile; or
    4. On-Line permitting system.

B. "Electric Vehicle Charging Station" or "Charging Station" means any level of electric vehicle supply equipment station that is designed and built in compliance with Article 625 of the California Electrical Code, as it reads on the effective date of this Chapter, and delivers electricity from a source outside an electric vehicle into a plug-in electric vehicle.

C. "Specific, Adverse Impact" means a significant, quantifiable, direct, and unavoidable impact, based on objective, identified, and written public health or safety standards, policies, or conditions as they existed on the date of the application was deemed complete.

HISTORY
Adopted by Ord. 1294 on 12/1/2020

15.265.030 Expedited Permitting Process

Consistent with Government Code section 65850.7, the building official shall implement an expedited administrative permit review process for electric vehicle charging stations and adopt a checklist of all requirements with which electric vehicle charging stations shall comply in order to be eligible for expedited review. The expedited administrative permit review process and checklist may refer to the recommendations contained in the most current version of the "Plug-In Electric Vehicle Infrastructure Permitting Checklist" of the "Zero-Emission Vehicles in California: Community Readiness Guidebook" ad published by the Governor's Office of Planning and Research. The County's adopted checklist shall be published on the County's website.

HISTORY
Adopted by Ord. 1294 on 12/1/2020

15.265.040 Permit Application Processing

A. Prior to submitting an application for processing, the applicant shall verify that the installation of an electric vehicle charging station will not have a specific, adverse impact to public health and safety and the building occupants. Verification by the applicant includes, but is not limited to:
    1. Electrical system capacity and loads;
    2. Electrical system wiring, bonding and overcurrent protection;
    3. Building infrastructure affected by charging station equipment and associated conduits; and

4. Areas of charging station equipment and vehicle parking.

B. A permit application that satisfies the information requirements in the County's adopted checklist shall be deemed complete and shall be promptly processed. Upon confirmation by the building official that the permit application and supporting documents meets the requirements of the adopted checklist, and is consistent with all applicable laws and health and safety standards, the building official shall, consistent with Government Code section 65850.7, approve the application and issue all necessary permits. Such approval does not authorize an applicant energize or utilize the electric vehicle charging station until approval is granted by the building official. If the building official determines that the permit application is incomplete, he or she shall issue a written correction notice to the applicant, detailing all deficiencies in the application and any additional information required to be eligible for the issuance of an expedited administrative permit.

C. Consistent with Government Code section 65850.7, the building official shall allow for electronic submittal of permit applications covered by the Chapter and the associated supporting documents. In accepting such permit applications, the building official shall also accept electronic signatures on all forms, applications, and other documentation in lieu of a wet signature by any applicant.

HISTORY
Adopted by Ord. 1294 on 12/1/2020

15.265.050 Technical Review

A. It is the intent of this Chapter to encourage the installation of electric vehicle charging stations by removing obstacles to permitting for charging stations provided that the action does not supersede the building official's authority to address higher priority life-safety situations. If the building official makes a finding based on substantial evidence that the electric vehicle charging station could have a specific, adverse impact upon the public health or safety, as defined in this Chapter, the applicant may be required to apply for a use permit.

B. In the technical review of charging station, consistent with Government Code section 65850.7, the building official shall not condition the approval of any electric vehicle charging station permit on the approval of such a system by an "association" which is defined in California Civil Code section 4080 as a nonprofit corporation or unincorporated association created for the purpose of managing a common interest development.

HISTORY
Adopted by Ord. 1294 on 12/1/2020

15.265.060 Electric Vehicle Charging Station Installation Requirements

A. Electric Vehicle Charging Station equipment shall meet the requirements of the California Electrical Code, the Society of Automotive Engineers, the National Electrical Manufacturers Association, and accredited testing laboratories such as Underwriters Laboratories, and rules of the Public Utilities Commission or a Municipal Electric Utility Company regarding safety and reliability.

B. Installation of Electric Vehicle Charging Stations and associated wiring, boding, disconnecting means and overcurrent protective devices shall meet the requirements of Article 625 and all applicable provisions of the California Electrical Code.

C. Installation of Electric Vehicle Charging Stations shall be incorporated into the load calculations of all new or existing electrical services and shall meet the requirements of the California Electrical Code. Electrical vehicle charging equipment shall be considered a continuous load.

D. Anchorage of either floor-mounted or wall-mounted Electric Vehicle Charging Stations shall meet the requirements of the California Building or Residential Code as applicable per occupancy, and the provisions of the manufacturer's installation instructions. Mounting of Charging Stations shall not adversely affect building elements.

HISTORY
Adopted by Ord. 1294 on 12/1/2020

15.27 Variances
15.27.010 Variances
15.27.020 Findings

15.27.010 Variances

Variances may be granted in order to prevent unnecessary hardships that would result from a strict or literal interpretation and enforcement of certain regulations prescribed by this title. A practical difficulty or unnecessary hardship may result from the size, shape or dimensions of a site or the location of existing structures thereon, from geographic, topographic or other physical conditions on the site or in the immediate vicinity. A variance shall not be granted to permit a use not permitted in the zone by this title. All variances are to be processed as set forth in chapter 15.04. and may be granted by the planning commission after making findings as required in section 15.27.020. (Ord. 1200 § 3, 2008; Ord. 1183 § 2, 2006)

15.27.020 Findings

Approval or conditional approval of a variance shall be granted only when the planning commission makes the following findings:

A. Due to special circumstances applicable to the property, including size, shape, topography, location or surroundings, the strict application of this title deprives such property of privileges enjoyed by other property in the vicinity and under identical zoning classification;

B. The adjustment authorized by the variance shall not constitute a grant of special privileges inconsistent with the limitations upon other properties in the vicinity and zone in which such property is situated. The planning commission shall impose such conditions as will assure continued compliance with this finding;

C. The variance does not authorize a use or activity which is not otherwise expressly authorized by the zone regulation governing the parcel of real property.
(Ord. 1183 § 2, 2006)

15.28 Deviations
15.28.010 Deviations Application
15.28.020 Findings Action By The Planning Commission

15.28.010 Deviations Application

Application for any waiver shall be made by a verified petition of the applicant filed with the director, stating fully the grounds of the application and facts relied upon by the petitioner. Such petition shall be filed with the tentative map. (Ord. 1183 § 2, 2006)

15.28.020 Findings Action By The Planning Commission

Upon receipt of the director’s recommendation, the planning commission shall approve the waiver request if and only if the following findings are made and supported by substantial evidence in the

record:

A. That there are special circumstances or conditions of size and shape affecting the property;

B. That the granting of the waiver will not adversely affect the adopted general plan or specific plan;

C. That the granting of the waiver will not be detrimental to the public welfare or injurious to other property in the territory in which the property is situated;

D. In the case of improvements, that the proposed improvements cannot or will not function properly due to the lack of complementary facilities but that the subdivision is nonetheless an effective workable design, as modified; and

E. In the case of improvements, that the topographic conditions would obstruct the functioning or installation of such improvements but that the subdivision is nonetheless an effective workable design, as modified.
(Ord. 1183 § 2, 2006)

15.29 Amendments

15.29.010 Title Amendment
15.29.020 Zoning Map Amendment

15.29.010 Title Amendment

A. Any provisions of this title other than the zoning maps may be amended whenever the board of supervisors deems that the amendment will be in the best interest of the public. Such amendments may be initiated by:

1. The board of supervisors upon its own motion; or

2. The planning commission and/or the director.

B. Such amendments are to be processed as set forth in Sections 15.04.010 through 15.04.040.

C. Within forty calendar days of initiation of the procedure to amend this title, the planning commission shall conduct a public meeting to review and to consider the amendments. At the conclusion of the review, the planning commission shall adopt recommendations on the proposed amendment by resolution and together with its recommendations, report findings a summary of hearings to the board of supervisors.
(Ord. 1183 § 2, 2006)

15.29.020 Zoning Map Amendment

A. Boundaries of any zoning maps established by this title may be amended whenever public necessity, convenience and general welfare require. Such amendments may be initiated by:

1. A verified application of one or more owners of property affected by the proposed amendment;

2. Resolution of intention by the board of supervisors;

3. Resolution of intention by the planning commission.

B. Such amendments are to be processed as set forth in Sections 15.04.010 through 15.04.040.
(Ord. 1183 § 2, 2006)

ATTACHMENT D

Division 15-3 Development Districts
15.30 Establishment Of Zones
Division 15-3 Part 1 Standard Land Use Districts
Division 15-3 Part 2 Special Land Use Districts
Division 15-3 Part 3 Combining Districts

15.30 Establishment Of Zones

15.30.010 Establishment Of Zones
15.30.020 Zone Maps

15.30.010 Establishment Of Zones

In order to classify, regulate, restrict and separate the use of land, buildings and structures and to regulate and to limit the type, height and bulk of buildings and structures in the various zones and to regulate the areas of yards and other open areas abutting and between buildings and structures and to regulate the density of population, the unincorporated areas of the county are divided into the following zones:

TPZ	Timberland Preserve Zone
RZ	Recreation Zone
FA	Foothill Agricultural/Forestry Zone
AP	Agricultural Preserve Zone
FS	Farmland Security Zone
AE	Exclusive Agricultural Zone
RE-NW	Rural Residential Estate Zone - North Willows
RE	Rural Residential Estate Zone
R-1	Single-family Residential Zone
R-M	Multiple Residential Zone
LC	Local Commercial Zone
C	Commercial Zone
CC	Community Commercial Zone
SC	Service Commercial Zone
HVC	Highway Visitor Commercial Zone
M	Industrial Zone
MP	Industrial Park Zone
PDR	Planned Development Residential Zone
PDC	Planned Development Commercial Zone
FP	Floodplain Zone
AV	Airport Zone
AVH	Airport Hazard Zone

(Ord. 1183 § 2, 2006)

15.30.020 Zone Maps

A. A series of maps, known as “zone maps,” shall be utilized to show the designations and boundaries of each zone district in the unincorporated portion of the county, and shall show base date as the director deems useful or the board of supervisors directs. The maps shall be maintained by the planning authority.

B. A series of maps, known as “special zone maps,” may be utilized to show certain districts or areas in more detail or in a difference arrangement than shown on the zone maps. The maps shall be maintained by the planning authority.

C. The director shall revise these maps to show amendments to the zoning plan, including changes in designations, rezoning of property and clarification of district boundaries made pursuant to section 15.03.010.
(Ord. 1183 § 2, 2006)

Division 15-3 Part 1 Standard Land Use Districts

15.31 RZ - Recreation Zone
15.32 FA - Foothill Agricultural/Forestry Zone
15.33 AE - Exclusive Agricultural Zone
15.34 AT - Agricultural Transitional Zone
15.35 RE - Rural Residential Estate Zone
15.36 RE-NW - Rural Residential Estate Zone - North Willows
15.37 R-1 - Single Family Residential Zone
15.38 R-M - Multiple Residential Zone
15.381 MU-R - Mixed Use Residential Zone
15.39 LC - Local Commercial District
15.40 CC - Community Commercial District
15.41 C - Commercial Zone
15.42 SC - Service Commercial District
15.43 HVC - Highway And Visitor Commercial District
15.44 M - Industrial Zone

15.31 RZ - Recreation Zone

15.31.010 Purpose
15.31.020 Permitted Uses
15.31.030 Uses Permitted With A Conditional Use Permit
15.31.040 Uses Permitted With An Administrative Permit
15.31.050 Site Area
15.31.060 Maximum Building Height
15.31.070 Minimum Distance Between Structures
15.31.080 Minimum Yard Requirements

15.31.010 Purpose

This zoning classification is intended to be applied in the mountainous and hilly areas of the county in which recreation may become the desirable predominant use, in which light agriculture and forestry will be the secondary uses, and in which protection of the watershed lands and sources of water supply from fire, pollution, erosion and other detrimental effects is essential to the general welfare. (Ord. 1183 § 2, 2006)

15.31.020 Permitted Uses

ATTACHMENT D

The following uses and structures shall be permitted in the RZ zone:

A. One single-family dwelling or mobilehome for each one hundred sixty acres, private farm buildings and accessory buildings and uses (refer to mobilehome standards);

B. Home occupations if a permit is secured pursuant to Chapter 15.78;

C. Crop and tree farming, grazing, animal husbandry, dairies, nurseries and greenhouses for the propagation of plants;

D. Riding clubs, golf courses and country clubs;

E. Parks and recreation facilities for day use only (excluding recreational vehicle and trailer parks and amusement parks);

F. Food and beverage service and concession facilities (excluding restaurants) subject to Chapter 15.745;

G. Recreation offices, headquarters, maintenance facilities and workshops;

H. Stands for the purpose of displaying and selling agricultural, floricultural or farming products which are grown or produced on the premises; provided, that there shall be no more than one stand per lot or parcel of land. The ground coverage of the stand shall not exceed three hundred square feet, and it shall be set back from the street or highway right-of-way a distance of at least twenty feet. Such stand must be of good frame construction.

I. One second dwelling subject to Chapter 15.175.
(Ord. 1263 § 4, 2017; Ord. 1183 § 2, 2006)

15.31.030 Uses Permitted With A Conditional Use Permit

The following uses and structures may be permitted only if a conditional use permit has first been secured:

A. Amusement parks;

B. Campgrounds and recreational vehicle parks;

C. Boat sales;

D. Restaurants subject to Chapter 15.745;

E. Planned mobilehome parks;

F. Motels subject to Chapter 15.745;

G. Sporting good stores, and other similar retail and service establishments necessary to serve the public in recreation areas;

H. Sawmills;

I. Commercial cattle and hog feed lots, fruit and vegetable packing and processing plants, wineries, veterinary hospitals and kennels, airports, extraction of natural materials, cemeteries;

J. Public utility buildings and public service or utility uses (transmission and distribution lines excepted), including but not limited to, reservoirs, storage tanks, pumping stations, telephone exchanges, power stations, transformer stations, service yards and parking lots;

K. Commercial storage (storage for resale) of inflammable fluid or gas fuels in a quantity greater than five hundred gallons in any container less than two and one-half feet below the surface of the ground.
(Ord. 1183 § 2, 2006)

ATTACHMENT D

15.31.040 Uses Permitted With An Administrative Permit

The following uses and structures may be permitted only if an administrative permit has first been secured:

A. Natural gas wells.
(Ord. 1263 § 5, 2017; Ord. 1183 § 2, 2006)

15.31.050 Site Area

The minimum area of any lot or parcel of land in this zone shall be one hundred forty-four (144) acres. (Ord. 1183 § 2, 2006)

15.31.060 Maximum Building Height

The maximum building height in the RZ zone shall be:

A. Thirty-five feet for residential structures;

B. Fifty feet for commercial and agricultural buildings or structures;

C. Exceptions: Water tanks, silos, granaries, barns, pole buildings, electronic towers, antennas and similar structures or necessary mechanical appurtenances may exceed fifty feet in height.
(Ord. 1183 § 2, 2006)

15.31.070 Minimum Distance Between Structures

A. The distance between any accessory building and a dwelling unit shall conform to Uniform Building and Fire Codes.

B. All stables, barns, sheds, shelters, paddocks, riding stables, and exercise yards for animals shall be located not less than one hundred feet from all property and street right-of-way lines.
(Ord. 1183 § 2, 2006)

15.31.080 Minimum Yard Requirements

A. Front Yard. The minimum front yard shall be thirty feet. Measurement shall start at the edge of the existing county right-of-way as shown on the adopted Glenn County Circulation Plan.

B. Side Yards. The minimum side yards shall be twenty-five feet.

C. Rear Yard. The minimum rear yard shall be twenty-five feet.
(Ord. 1183 § 2, 2006)

15.32 FA - Foothill Agricultural/Forestry Zone

15.32.010 Purpose
15.32.020 Permitted Uses
15.32.030 Uses Permitted With A Conditional Use Permit
15.32.040 Uses Permitted With An Administrative Permit
15.32.050 Site Area
15.32.060 Maximum Building Height
15.32.070 Minimum Distance Between Structures
15.32.080 Minimum Yard Requirements

ATTACHMENT D

15.32.090 Site Plan Review

15.32.010 Purpose

This zoning classification is established for the following purposes:

A. To provide areas for extensive agricultural activities;

B. To protect the timber and forest lands economically suitable for logging.
((Ord. 1200 § 3, 2008)

15.32.020 Permitted Uses

The following uses and structures shall be permitted in the FA zone:

A. One single-family dwelling or mobilehome for each one hundred sixty acres, private farm buildings, accessory buildings, and uses. (refer to mobilehome standards);

B. Home occupations if a permit is secured pursuant to Chapter 15.78;

C. Growing and harvesting forest products;

D. Logging and sawmill operations and accessory buildings and uses;

E. Growing and harvesting of any agricultural crop or product;

F. The use of implements of husbandry, including aircraft when used in the growing of crops or raising of animals, except as may be regulated by other laws or regulations;

G. Game preserves and hunting clubs, private or public, but shall not include permanent facilities such as hotels, motels, restaurants, club houses;

H. Agricultural service establishments primarily engaged in performing agricultural animal husbandry services or horticultural services to farmers;

I. Temporary landing of aircraft engaged in agricultural uses;

J. Livestock farming, including the raising, feeding, maintaining and breeding of horses, cattle, sheep, goats and similar livestock;

K. Accessory buildings or structures required for the storage of any crops, products, equipment or uses lawfully permitted or produced on the premises;

L. The keeping of fowl and animals shall conform to all other provisions of law governing same. No pen, coop, stable, barn or corral used for fowl and animals shall be kept or maintained within fifty feet of any dwelling or other building used for human habitation, or within one hundred feet of the front lot line of the lot upon which it is located, or within twenty-five feet of the street side of a corner lot, or within one hundred feet of any parcel of land used for a public park, school or similar institution;

M. Stands for the purpose of displaying and selling agricultural, floricultural or farming products which are grown or produced on the premises, provided that there shall be not more than one stand per lot or parcel of land. The ground coverage of the stand shall not exceed three hundred square feet and it shall be set back from the street or highway right-of-way a distance of at least twenty feet. Such stand must be of good frame construction;

N. Windmills, tank houses, buildings or shelters for farm equipment and machinery, water wells, water reservoirs and storage tanks.

O. One second dwelling subject to Chapter 15.175.
(Ord. 1263 § 6, 2017; Ord. 1183 § 2, 2006)

15.32.030 Uses Permitted With A Conditional Use Permit

The following uses and structures may be permitted in the FA zone only if a conditional use permit has first been secured:

A. Commercial storage and handling of agricultural chemicals;

B. Farm labor camps and structures for transient labor;

C. Commercial hog and pig farming;

D. Animal sales yards;

E. Commercial stables, riding academies;

F. Public and private nonprofit nursery schools, elementary schools, junior high schools, high schools and colleges;

G. Churches, public playgrounds and parks;

H. Sales and services to farmers or farm-related activities;

I. Government buildings and properties;

J. Kennels, animal hospitals and veterinarian's offices;

K. Public utility buildings and public service or utility uses (transmission and distribution lines excepted), including but not limited to reservoirs, storage tanks, pumping stations, telephone exchanges, power stations, transformer stations, service yards and parking lots;

L. Cemeteries, crematories and mausoleums;

M. Commercial storage (storage for resale) of inflammable fluid or gas fuels in a quantity greater than five hundred gallons in any container less than two and one-half feet below the surface of the ground;

N. New confined animal facilities;

O. Confined animal facility expansion.
(Ord. 1183 § 2, 2006)

15.32.040 Uses Permitted With An Administrative Permit

The following uses and structures may be permitted only if an administrative permit has first been secured:

A. Natural gas wells;

B. Agricultural Homestay Establishment.
(Ord. 1263 § 7, 2017; Ord. 1183 § 2, 2006)

15.32.050 Site Area

The minimum area of any lot or parcel of land in the FA zone shall be one hundred forty-four (144) acres. (Ord. 1183 § 2, 2006)

15.32.060 Maximum Building Height

ATTACHMENT D

The maximum building height in the FA zone shall be:

A. Thirty-five feet for residential structures;

B. Fifty feet for agricultural buildings or structures;

C. Exceptions. Water tanks, silos, granaries, barns, pole buildings, electronic towers, antennas and similar structures of necessary mechanical appurtenances may exceed fifty feet in height.
(Ord. 1183 § 2, 2006)

15.32.070 Minimum Distance Between Structures

A. The distance between any accessory building and a dwelling unit shall conform to Uniform Building and Fire Codes.

B. All stables, barns, sheds, shelters, paddocks, riding stables and exercise yards for animals shall be located not less than one hundred feet from all property and street right-of-way lines.
(Ord. 1183 § 2, 2006)

15.32.080 Minimum Yard Requirements

A. Front Yard. The minimum front yard shall be thirty feet. The measurement shall start at the edge of the existing county right-of-way as shown on the adopted Glenn County Circulation Plan.

B. Side Yards. The minimum side yards shall be twenty-five feet.

C. Rear Yard. The minimum rear yard shall be twenty-five feet.
(Ord. 1183 § 2, 2006)

15.32.090 Site Plan Review

Prior to or concurrent with the application for a building permit, the applicant shall submit to the agency a complete site plan and all necessary supporting documentation for review by the agency to ensure compliance with all the requirements of the Glenn County Code.
(Ord. 1200 § 3, 2008; Ord. 1183 § 2, 2006)

15.33 AE - Exclusive Agricultural Zone

15.33.010 Purpose
15.33.020 Sub-Zone And Lot Area
15.33.030 Permitted Uses
15.33.040 Uses Permitted With A Conditional Use Permit
15.33.050 Uses Permitted With An Administrative Permit
15.33.060 Maximum Building Height
15.33.070 Minimum Distance Between Structures
15.33.080 Minimum Yard Requirements
15.33.090 Site Plan Review

15.33.010 Purpose

This zoning classification is established for the following purposes:

A. To preserve the maximum amount of the limited supply of agricultural land which is necessary in the conservation of the County’s economic resources and vital for a healthy agricultural economy of the County;

B. To eliminate the encroachment of land uses which are incompatible with the agricultural use of land;

C. To prevent the unnecessary conversion of agricultural land to urban uses;

D. To provide areas for both intensive and extensive agricultural activities.
(Ord. 1183 § 2, 2006)

15.33.020 Sub-Zone And Lot Area

The minimum area of any lot or parcel of land for each of the “AE” combining zones shall be as indicated below:

A. Combining Zone: AE-20
Minimum Parcel Size: 17 acres
Combining Zone: AE-40
Minimum Parcel Size: 36 acres
Combining Zone: AE-80
Minimum Parcel Size: 72 acres
(Ord. 1183 § 2, 2006)

15.33.030 Permitted Uses

The following uses and structures shall be permitted in the “AE” zone provided that the performance standards in Division 4, Part 1 are met:

A. One single-family dwelling or mobile home per each parcel of land;

B. In addition to the residence allowed under paragraph (A) above for each parcel of land, one additional residence or mobile home for each forty (40) acres in “AE-20” and eighty (80) acres in “AE-40”;

C. Any use listed within this section which exceeds any development or performance standard required by this zoning code shall require a conditional use permit;

D. Growing and harvesting of any agricultural crop or product;

E. The use of implements of husbandry including aircraft when used in the growing of crops or raising of animals, except as may be regulated by other laws or regulations;

F. Game preserves and hunting clubs, private or public, but shall not include permanent facilities such s hotels, motels, restaurants, club houses;

G. Agricultural service establishments primarily engaged in performing agricultural animal husbandry services or horticultural services to farmers;

H. Temporary landing of aircraft engaged in agricultural uses;

I. Livestock farming, including the raising, feeding, maintaining and breeding of horses, cattle, sheep, goats, and similar livestock;

J. Agricultural processing plants and facilities, such as hulling operations, greenhouses, wineries subject to Chapter 15.745, silos, dehydrators, canneries and similar agricultural uses not exceeding the standards in Division 5, Chapter 74;

K. Accessory buildings such as garages, carports, lath houses, gardening sheds, recreation rooms and similar structures which are customarily used in conjunction with and incidental to a principal use or structure;

L. Home occupations if a permit is secured pursuant to Chapter 15.78;

M. Storage of materials used for the construction of a building, including the contractor's temporary office, provided that such use is on the building site or immediately adjacent thereto and provided further that such use shall be permitted only during the construction period and the 30 days thereafter;

N. Accessory buildings or structures required for the storage of any crops, products, equipment or uses lawfully permitted or produced on the premises;

O. The keeping of fowl and animals shall conform to all other provisions of law governing same. No pen, coop, stable, barn or corral used for fowl and animals shall be kept or maintained within fifty (50) feet of any dwelling or other building used for human habitation, or within one hundred (100) feet of the front lot line of the lot upon which it is located, or within twenty-five (25) feet of the street side of a corner lot, or within one hundred (100) feet of any parcel of land used for a public park, school or similar institution;

P. Stands for the purpose of displaying and selling agricultural, floricultural or farming products which are grown or produced on the premises, provided that there shall be not more than one stand per lot or parcel of land. The ground coverage of the stand shall not exceed 300 square feet and it shall be set back from the street or highway right-of-way a distance of at least 20 feet. Such stand must be of good frame construction;

Q. Windmills, tank houses, buildings or shelters for farm equipment and machinery, water wells, water reservoirs and storage tanks;

R. Seasonal Farm worker Housing which meets the Seasonal Farm worker Housing Standards as set forth in Chapter 15.80 and approved for such use pursuant to Title 25 of the California Code of Regulations. Seasonal Farm worker Housing shall also conform to such public health, building, and fire safety criteria as may be established by resolution or ordinance of the Board of Supervisors.

S. One second dwelling subject to Chapter 15.175.
(Ord. 1263 § 8, 2017; Ord. 1253 § 2, 2015; Ord. 1183 § 2, 2006)

15.33.040 Uses Permitted With A Conditional Use Permit

The following uses and structures may be permitted in the "AE" zone only if a conditional use permit has first been secured:

A. Licensed storage and handling of agricultural chemicals;

B. Fertilizer manufacturing or processing for resale;

C. Farm labor camps and structures for transient labor;

D. Hog and pig farming on parcels less than forty acres or on parcels contiguous to a Residential or Commercial Zone;

E. Animal sales yards;

F. Stables, riding academies with (1) more than one boarding horse per acre or (2) more than forty boarding horses dedicated for such use, regardless of the size of the parcel;

G. Aqua culture with an aggregate pond larger than one acre in size;

H. Agricultural processing plants and facilities, such as hulling operations, greenhouses, wineries subject to Chapter 15.745, silos, dehydrators, canneries and similar agricultural uses exceeding the standards in Division 5, Chapter 740;

I. Animal processing plants, rendering plants;

J. Public and private non-profit nursery schools, elementary schools, junior high schools, high schools and colleges;

K. Churches, public playgrounds and parks;

L. Sales and services to farmers or farm-related activities;

M. Power generation meeting Chapter 15.86;

N. Kennels, animal hospitals and veterinarian's offices;

O. Public utility buildings and public service or utility uses (transmission and distribution lines excepted), including but not limited to reservoirs, storage tanks, pumping stations, telephone exchanges, power stations, transformer stations, service yards and parking lots;

P. Storage (storage for resale) of inflammable fluid or gas fuels in a quantity greater than five hundred gallons in any container less than two and one-half feet below the surface of the ground;

Q. Injection wells;

R. Public dumping and disposal areas;

S. Mining and related processing activities;

T. Hunting clubs and facilities including spaces for recreational vehicles, horse racing establishments, golf courses, sporting clay courses, rodeos, spectator events and other similar uses;

U. Air strips and/or airports;

V. Home occupation not in residential dwelling for parcels smaller than 10 acres in size;

W. Cattle and hog feed yards and animal sales yards on parcels less than 80 acres and within 1/2 mile of any residential or commercial zoning district;

X. Confined animal facility;

Y. Agricultural products and equipment manufacturing establishments, such as farm equipment manufacturing, irrigation equipment and products manufacturing, and similar manufacturing of equipment or products used primarily by agriculture.
(Ord. 1256 § 2, 2016; Ord. 1253 § 2, 2015; Ord. 1183 § 2, 2006)

15.33.050 Uses Permitted With An Administrative Permit

The following uses and structures may be permitted only if an administrative permit has first been secured:

A. Natural gas wells;

B. Home occupation not in residential dwelling for parcels of at least 10 acres or more in size;

C. Agricultural Homestay Establishment.
(Ord. 1263 § 9, 2017; Ord. 1183 § 2, 2006)

15.33.060 Maximum Building Height

The maximum building height in the "AE" zone shall be:

A. Thirty-five (35) feet for residential structures;

B. Fifty (50) feet for agricultural buildings or structures;

C. Exceptions. Water tanks, silos, granaries, barns, pole buildings, electronic towers, antennas and similar structures or necessary mechanical appurtenances may exceed fifty (50) feet in height, provided they do not exceed the airport height restrictions.
(Ord. 1183 § 2, 2006)

15.33.070 Minimum Distance Between Structures

A. The distance between any accessory building and a dwelling unit shall conform to Uniform Building and Fire Codes.

B. All stables, barns, sheds, shelters, paddocks, riding stables and exercise yards for animals shall be located not less than one hundred (100) feet from all property and street right-of-way side lines.
(Ord. 1183 § 2, 2006)

15.33.080 Minimum Yard Requirements

A. Front Yard: The minimum front yard shall be thirty (30) feet. The measurement shall start at the edge of the existing “County Right-of-Way” as shown on the adopted Glenn County Circulation Plan, or the existing right-or-way for the road along the front of or through the property.

B. Side Yards: The minimum side yards shall be twenty-five (25) feet.

C. Rear Yard: The minimum rear yard shall be twenty-five (25) feet.
(Ord. 1183 § 2, 2006)

15.33.090 Site Plan Review

Prior to or concurrent with the application for a building permit, the applicant shall submit to the agency a complete site plan and all necessary supporting documentation for review by the agency to ensure compliance with all the requirements of the Glenn County Code.
(Ord. 1200 § 3, 2008; Ord. 1183 § 2, 2006)

15.34 AT - Agricultural Transitional Zone

15.34.010 Purpose
15.34.020 Permitted Uses
15.34.030 Uses Permitted With A Conditional Use Permit
15.34.040 Uses Permitted With An Administrative Permit
15.34.050 Lot Area
15.34.060 Minimum Yard Requirements
15.34.070 Maximum Building Height
15.34.080 Minimum Distance Between Structures

15.34.010 Purpose

This zoning classification is established for the following purposes:

A. To use as a buffer zone between agricultural land and urbanized development;

B. To provide areas where soils are suitable for limited agricultural and livestock activity;

C. To allow low-density residential development.
(Ord. 1183 § 2, 2006)

15.34.020 Permitted Uses

The following uses and structures shall be permitted in the “AT” zone:

A. One single-family dwelling or mobilehome per parcel of land (refer to mobilehome standards);

B. Growing and harvesting of any agricultural crop or product;

C. Growing and harvesting of field-crops, grain and hay crops, and the growing of grass for pasture and grazing;

D. Fish farming operations for the raising and harvesting of fish as a crop, but not including fishing clubs or fishing for the general public on a commercial basis;

E. Agricultural service establishments primarily engaged in performing agricultural animal husbandry services or horticultural services to farmers;

F. Accessory buildings such as garages, carports, lath houses, greenhouses, gardening sheds, recreation rooms and similar structures which are customarily used in conjunction with and incidental to a principal use or structure;

G. Home occupations, if a permit is secured pursuant to Chapter 15.78 of this title;

H. Storage of materials used for the construction of a building, including the contractor’s temporary office; provided that such use is on the building site or immediately adjacent thereto, and provided further that such use shall be permitted only during the construction period and the thirty days thereafter;

I. Accessory buildings or structures required for the storage of any crops, products, equipment or uses lawfully permitted or produced on the premises;

J. The keeping of fowl and animals shall conform to all other provisions of law governing same. No pen, coop, stable, barn or corral used for fowl and animals shall be kept or maintained within fifty feet of any dwelling, or other building used for human habitation, or within one hundred feet of any parcel of land used for a public park, school or similar institution;

K. Stands for the purpose of displaying and selling agricultural, floricultural or farming products which are grown or produced on the premises; provided that there shall be no more than one stand per lot or parcel of land. The ground coverage of the stand shall not exceed three hundred square feet, and it shall be set back from the street or highway right-of-way a distance of at least twenty feet. Such stand must be of good frame construction;

L. Windmills, silos, tank houses, buildings or shelters for farm equipment and machinery, water wells, water reservoirs and storage tanks.

M. One second residence subject to Chapter 15.175.
(Ord. 1263 § 10, 2017; Ord. 1183 § 2, 2006)

15.34.030 Uses Permitted With A Conditional Use Permit

The following uses and structures may be permitted in the “AT” zone only if a conditional use permit has first been secured:

A. Commercial stables, riding academies;

B. Public and private nonprofit nursery schools, elementary schools, junior high schools, high schools and colleges;

C. Churches and religious institutions, private clubs and lodges, public playgrounds and parks and private or public golf courses;

D. Sales and services to farmers or farm-related activities;

E. Government buildings and properties;

F. Animal hospitals and veterinarian's offices;

G. Public utility buildings and public service or utility uses (transmission and distribution lines excepted), including but not limited to reservoirs, storage tanks, pumping stations, telephone exchanges, power stations, transformer stations, service yards and parking lots;

H. Cemeteries, crematories and mausoleums;

I. Natural gas wells;

J. Injection wells providing ten acres parcel size for each injection well;

K. Home occupation not in residential dwelling for parcels smaller than 10 acres in size.
(Ord. 1183 § 2, 2006)

15.34.040 Uses Permitted With An Administrative Permit

The following uses and structures may be permitted only if an administrative permit has first been secured:

A. Home occupation not in residential dwelling for parcels of at least 10 acres or more in size.
(Ord. 1263 § 11, 2017; Ord. 1183 § 2, 2006)

15.34.050 Lot Area

A. The minimum area of any lot or parcel of land shall be 8.5 acres.

B. Each lot or parcel of land shall abut a public street for a minimum of sixty feet; the minimum width shall be one hundred twenty feet.

C. Lots which are less than ten acres in size shall conform to a 3:1 length to width ratio.
(Ord. 1200 § 3, 2008; Ord. 1183 § 2, 2006)

15.34.060 Minimum Yard Requirements

A. Front Yard. The minimum front yard shall be thirty feet.

B. Side Yard, corner Lots. On corner lots, the side yard which is not used as front yard shall not be less than fifteen feet in width.

C. Side Yard, Accessory Buildings. The side yard of any accessory building that exceeds one thousand square feet shall be the same as that required for the main building. Any accessory building less than one thousand square feet shall have a minimum of five feet side yard and rear yard.

D. Side Yard, Interior. The minimum side yards of interior lots shall be fifteen feet.

E. Rear Yard. The minimum rear yard shall be twenty-five feet.
(Ord. 1183 § 2, 2006)

ATTACHMENT D

15.34.070 Maximum Building Height

The maximum building height in the “AT” zone shall be:

A. Thirty-five feet for residential structures;

B. Fifty feet for agricultural buildings or structures and twenty feet at the ridge for accessory building with five feet side yard or rear yard;

C. Exception. Water tanks, silos, granaries, barns, pole buildings, electronic towers, antennas and similar structures of necessary mechanical appurtenances may exceed fifty feet in height; provided they do not exceed the airport height restrictions.
(Ord. 1183 § 2, 2006)

15.34.080 Minimum Distance Between Structures

The distance between any accessory building and a dwelling unit shall conform to Uniform Building and Fire Codes.
(Ord. 1183 § 2, 2006)

15.35 RE - Rural Residential Estate Zone

15.35.010 Purpose
15.35.020 Permitted Uses
15.35.030 Uses Permitted With A Conditional Use Permit
15.35.040 Uses Permitted With An Administrative Permit
15.35.050 Sub-Zone And Lot Area
15.35.060 Minimum Yard Requirements
15.35.070 Maximum Building Height
15.35.080 Minimum Distance Between Structures
15.35.090 Walls And Fences

15.35.010 Purpose

This zoning classification is established for the following purposes:

A. To provide for residential development within a range of densities compatible with a rural character and life-style;

B. To allow residential uses in areas where agriculture is clearly a secondary use;

C. To use as a buffer zone between agricultural land and urbanized development;

D. To provide areas for hobby farms.
(Ord. 1183 § 2, 2006)

15.35.020 Permitted Uses

The following uses and structures shall be permitted in the RE zone:

A. One single-family dwelling or mobilehome per parcel of land (refer to mobilehome standards);

B. In addition to the residence allowed under subsection A above for each parcel of land, one additional residence or mobilehome for each five acres;

C. Growing and harvesting of any agricultural crop or product;

D. Growing and harvesting of field crops, grain and hay crops, and the growing of grass for pasture and grazing;

E. Fish farming operations for the raising and harvesting of fish as a crop, but not including fishing clubs or fishing for the general public on a commercial basis;

F. Agricultural service establishments primarily engaged in performing agricultural animal husbandry services or horticultural services to farmers;

G. Accessory buildings such as garages, carports, lath houses, greenhouses, gardening sheds, recreation rooms and similar structures which are customarily used in conjunction with and incidental to a principal use or structure;

H. Home occupations if a permit is secured pursuant to Chapter 15.78;

I. Storage of materials used for the construction of a building, including the contractor's temporary office; provided, that such use is on the building site or immediately adjacent thereto, and provided further that such use shall be permitted only during the construction period and the thirty days thereafter;

J. Accessory buildings or structures required for the storage of any crops, products, equipment or uses lawfully permitted or produced on the premises;

K. The keeping of fowl and animals shall conform to all other provisions of law governing same. No pen, coop, stable, barn or corral used for fowl and animals shall be kept or maintained within fifty feet of any dwelling or other building used for human habitation, or within one hundred feet of any parcel of land used for a public park, school or similar institution;

L. Stands for the purpose of displaying and selling agricultural, floricultural or farming products which are grown or produced on the premises, provided that there shall be not more than one stand per lot or parcel of land. The ground coverage of the stand shall not exceed three hundred square feet, and it shall be set back from the street or highway right-of-way a distance of at least twenty feet. Such stand must be of good frame construction;

M. Windmills, silos, tank houses, buildings or shelters for farm equipment and machinery, water wells, water reservoirs and storage tanks.

N. One second dwelling subject to Chapter 15.175.
(Ord. 1263 § 12, 2017; Ord. 1183 § 2, 2006)

15.35.030 Uses Permitted With A Conditional Use Permit

The following uses and structures may be permitted in the RE zone only if a conditional use permit has first been secured:

A. Commercial stables, riding academies;

B. Public and private nonprofit nursery schools, elementary schools, junior high schools, high schools and colleges;

C. Churches and religious institutions, private clubs and lodges, public playgrounds and parks, private or public golf courses;

D. Sales and services to farmers or farm-related activities;

E. Government buildings and properties;

F. Animal hospitals and veterinarian's offices;

G. Public utility buildings and public service or utility uses, (transmission and distribution lines excepted), including but not limited to reservoirs, storage tanks, pumping stations, telephone

exchanges, power stations, transformer stations, service yards and parking lots;

H. Cemeteries, crematories and mausoleums;

I. Planned mobilehome parks;

J. Natural gas wells;

K. Injection wells providing ten acres parcel size for each injection well;

L. Home occupation not in residential dwelling for parcels smaller than 10 acres in size.
(Ord. 1183 § 2, 2006)

15.35.040 Uses Permitted With An Administrative Permit

The following uses and structures may be permitted only if an administrative permit has first been secured:

A. Administrator collector's permit subject to standards in Section 15.77.

B. Home occupation not in residential dwelling for parcels of at least 10 acres in size.
(Ord. 1263 § 13, 2017; Ord. 1183 § 2, 2006)

15.35.050 Sub-Zone And Lot Area

A. The minimum area of any lot or parcel of land for each of the RE sub-zones shall be as indicated below except in a planned unit development project:

Sub-Zone:	Minimum Parcel Size:
RE-1	40,000 square feet
RE-2	1.7 acres
RE-5	4.25 acres
RE-10	8.5 acres

B. Each lot or parcel of land shall abut a public street for a minimum of sixty feet; the minimum width shall be one hundred twenty feet.

C. Lots which are less than ten acres in size shall conform to a 3:1 length to width ratio.
(Ord. 1200 § 3, 2008; Ord. 1183 § 2, 2006)

15.35.060 Minimum Yard Requirements

A. Front Yard. The minimum front yard shall be thirty feet.

B. Side Yard, corner Lots. On corner lots, the side yard which is not used as front yard shall not be less than fifteen feet in width.

C. Side Yard, Interior. The minimum side yards of interior lots shall be fifteen feet.

D. Side Yard, Accessory Buildings. The side yard of any accessory building that exceed one thousand square feet shall be the same as that required for the main building. Any accessory building less than one thousand square feet shall have a minimum of five feet side yard and rear yard.

E. Rear Yard. The minimum rear yard shall be twenty-five feet.
(Ord. 1183 § 2, 2006)

15.35.070 Maximum Building Height

The maximum building height in the RE zone shall be:

A. Thirty-five feet for residential structures;

B. Fifty feet for agricultural buildings or structures. Twenty feet at the ridge for accessory building with five feet side yard or rear yard;

C. Exception. Water tanks, silos, granaries, barns, pole buildings, electronic towers, antennas and similar structures of necessary mechanical appurtenances may exceed fifty feet in height; provided, they do not exceed the airport height restrictions.
(Ord. 1183 § 2, 2006)

15.35.080 Minimum Distance Between Structures

The distance between any accessory building and a dwelling unit shall conform to Uniform Building and Fire Codes. (Ord. 1183 § 2, 2006)

15.35.090 Walls And Fences

Fences, walls and hedges not exceeding six feet in height shall be permitted, except that in a required front yard, or side yard on a corner lot, a fence, wall or hedge shall not exceed three feet in height. (Ord. 1183 § 2, 2006)

15.36 RE-NW - Rural Residential Estate Zone - North Willows

15.36.010 Purpose
15.36.020 Permitted Uses
15.36.030 Uses Permitted With A Conditional Use Permit
15.36.040 Uses Permitted With An Administrative Permit
15.36.050 Lot Area
15.36.060 Minimum Yard Requirements
15.36.070 Maximum Building Height
15.36.080 Minimum Distance Between Structures
15.36.090 Walls And Fences

15.36.010 Purpose

This zoning classification is established for the following purposes:

A. To provide for residential development within a range of densities compatible with a rural character and life-style;

B. To allow residential uses in areas where agriculture is clearly a secondary use;

C. To use as a buffer zone between agricultural land and urbanized development;

D. To provide areas for hobby farms.
(Ord. 1183 § 2, 2006)

15.36.020 Permitted Uses

The following uses and structures shall be permitted in the RE-NW zone:

A. One single-family dwelling or mobilehome, accessory buildings and uses, and home occupations per each parcel of land;

B. Crop and tree fanning, nurseries and greenhouses for the propagation of plants;

C. Private stables; provided, such stables shall not be closer than twenty-five feet to any street or property line;

D. Publicly owned parks and playgrounds and public schools and buildings when placed in conformance with the general plan;

E. Locations of underground utility installations, and of aboveground utility installations for local service; except that locations for substations, generating plants, and gas holders must be approved by the planning commission prior to construction, and the route of any proposed transmission line must be discussed in detail with the planning commission prior to acquisition;

F. Animal husbandry and livestock farming subject to the following requirements:

1. For each horse or head of cattle over one year of age there must be twenty thousand square feet, or
2. For each head of swine over twelve weeks of age there must be forty thousand square feet, or
3. For each head of sheep or goats there must be ten thousand square feet, and
4. Poultry and rabbit farming not to exceed fifty chickens or fifty rabbits per forty thousand square feet.

G. Major and minor auto repair of vehicles which are not owned or operated by occupants of the property. If such repair causes a nuisance or visual blight in the neighborhood, a conditional use permit shall be required.

H. One second dwelling subject to Chapter 15.175.
(Ord. 1263 § 14, 2017; Ord. 1183 § 2, 2006)

15.36.030 Uses Permitted With A Conditional Use Permit

The following uses and structures may be permitted in the RE-NW zone only if a conditional use permit has first been secured:

A. Publicly owned parks and playgrounds and public schools and buildings, except as noted in Section 15.36.020(D);

B. Sanitariums, rest homes, hospitals, churches, private schools, day care centers;

C. Golf courses and country clubs;

D. Kennels;

E. Natural gas wells;

F. Planned mobile home parks with a maximum of two units per acre or forty thousand square feet;

G. Home occupation not in residential dwelling for parcels smaller than 10 acres in size.
(Ord. 1183 § 2, 2006)

15.36.040 Uses Permitted With An Administrative Permit

The following uses and structures may be permitted only if an administrative permit has first been secured:

A. The permit shall be posted in the planning authority for ten (10) days prior to issuing the permit.

B. Home occupation not in residential dwelling for parcels of at least 10 acres or more in size.
(Ord. 1263 § 15, 2017; Ord. 1183 § 2, 2006)

15.36.050 Lot Area

A. The minimum area of any lot or parcel of land shall be forty thousand square feet.

B. Each lot or parcel of land shall abut a public street for a minimum of sixty feet; the minimum width shall be one hundred twenty feet.

C. Lots which are less than ten acres in size shall conform to a 3:1 length to width ratio.
(Ord. 1200 § 3, 2008; Ord. 1183 § 2, 2006)

15.36.060 Minimum Yard Requirements

A. Front Yard. The minimum front yard shall be thirty feet.

B. Side Yard Corner Lots. On corner lots, the side yard which is not used as front yard shall not be less than fifteen feet in width.

C. Side Yard, Interior. The minimum side yards of interior lots shall be fifteen feet.

D. Side Yard, Accessory Buildings. The side yard of any accessory building that exceed one thousand square feet shall be the same as that required for the main building. Any accessory building less than one thousand square feet shall have a minimum of five feet side yard and rear yard.

E. Rear Yard. The minimum rear yard shall be twenty-five feet.
(Ord. 1183 § 2, 2006)

15.36.070 Maximum Building Height

The maximum building height shall be:

A. Thirty-five feet for residential structures;

B. Fifty feet for agricultural buildings or structures. Twenty feet at the ridge for accessory building with five feet side yard or rear yard;

C. Exception. Water tanks, silos, granaries, barns, pole buildings, electronic towers, antennas and similar structures of necessary mechanical appurtenances may exceed fifty feet in height; provided they do not exceed the airport height restrictions.
(Ord. 1183 § 2, 2006)

15.36.080 Minimum Distance Between Structures

The distance between any accessory building and a dwelling unit shall conform to Uniform Building and Fire Codes. (Ord. 1183 § 2, 2006)

15.36.090 Walls And Fences

Fences, walls and hedges not exceeding six feet in height shall be permitted, except that in a required front yard, or side yard on a corner lot, a fence, wall or hedge shall not exceed three feet in height. (Ord. 1183 § 2, 2006)

15.37 R-1 - Single Family Residential Zone

15.37.010 Purpose
15.37.020 Placement
15.37.030 Permitted Uses
15.37.040 Uses Permitted With A Conditional Use Permit
15.37.050 Uses Permitted With An Administrative Permit
15.37.060 Site Area And Configuration
15.37.070 Minimum Yard Requirements
15.37.080 Maximum Building Height
15.37.090 Minimum Distance Between Structures
15.37.100 Walls And Fences
15.37.110 Maximum Lot Coverage

15.37.010 Purpose

This zoning classification is established for the following purposes:

A. To provide living area within an area where development is limited to low density concentrations of single-family dwellings;

B. To promote and encourage a suitable environment for family life;

C. To provide space for community facilities needed to complement urban residential areas and for institutions which require a residential environment;

D. To minimize traffic congestion and to avoid an overload of utilities designed to service only low density residential use.
(Ord. 1183 § 2, 2006)

15.37.020 Placement

The placement of the R-1, single-family residential zone is to be limited to the unincorporated areas of the county which have sanitary sewer systems and/or a piped water system, or which is located within an established service area of a governmental district or utility company which can offer such services. (Ord. 1183 § 2, 2006)

15.37.030 Permitted Uses

The following uses and structures are permitted in the “R-1” zone:

A. One single-family dwelling or mobilehome per parcel of land;

B. Accessory buildings such as garages, carports, lath houses, greenhouses, gardening sheds, recreation rooms and similar structures which are customarily used in conjunction with and incidental to a principal use or structure;

C. One home occupation per dwelling unit, if a permit is secured pursuant to Chapter 15.78;

D. Storage of materials used for the construction of a building, including the contractor’s temporary office, provided that such use is on the building site or immediately adjacent thereto, and provided further that such shall be permitted only during the construction period and 30 days thereafter;

E. Major and minor auto repair of vehicles which are not owned or operated by occupants of the property. If such repair causes a nuisance of visual blight in the neighborhood, a conditional use permit shall be required;

F. One hobby kennel when accessory to a permitted principal use and not used for commercial purposes. No more that one hobby kennel is permitted per parcel of land;

G. One second dwelling subject to Chapter 15.175.
(Ord. 1263 § 16, 2017; Ord. 1183 § 2, 2006)

15.37.040 Uses Permitted With A Conditional Use Permit

The following uses and structures are permitted in the “R-1” zone only if a conditional use permit has first been secured:

A. Public and private non-profit nursery schools, elementary schools, junior high schools, high schools and colleges;

B. Churches and religious institutions, private clubs and lodges, public playgrounds and parks, private or public golf courses;

C. Government buildings and properties;

D. Public utility buildings and public service or utility uses (transmission and distribution lines excepted), including but not limited to reservoirs, storage tanks, pumping stations, telephone exchanges, power stations, transformer stations, service yards and parking lots;

E. Kennel when accessory to a permitted principal use. No more than one kennel may be permitted parcel of land.
(Ord. 1183 § 2, 2006)

15.37.050 Uses Permitted With An Administrative Permit

The following uses and structures are permitted only if an administrative permit has first been secured:

A. Collection of five or fewer antique or hobby accumulation vehicles, subject to the requirements of chapter 15.77;

B. One commercial hobby kennel when accessory to a principal permitted use. No more than one hobby kennel, commercial or otherwise, is permitted per lot.
(Ord. 1263 § 17, 2017; Ord. 1183 § 2, 2006)

15.37.060 Site Area And Configuration

A. The minimum area of any lot or parcel of land shall be five thousand square feet net if served by public sewer and public water facilities.

B. The minimum area of any lot or parcel of land shall be twenty thousand square feet net if served by either a public sewer or a public water facility.

C. The minimum area of any lot or parcel of land shall be forty thousand square feet net if served with a septic tank and a wall.

D. The minimum lot width and public street frontage of any lot or parcel of land shall be fifty feet providing the lot width ratio is met.

E. Lots which are less than ten acres in size shall conform to a 3:1 length to width ratio.
(Ord. 1200 § 3, 2008; Ord. 1183 § 2, 2006)

15.37.070 Minimum Yard Requirements

A. Front Yard. The minimum front yard shall be twenty feet.

B. Side Yard, Corner Lots. On corner lots, the side yard which is contiguous to the street shall not be less than ten feet in width, except that a garage or carport having an entrance fronting on the street shall be set back at least twenty feet from the street property line.

C. Side Yard, Interior. The minimum side yard of interior lots shall be five feet.

D. Side Yard, Driveway. When used for access to a parking facility, a side yard shall be wide enough for a ten foot wide unobstructed driveway. The handle portion of a panhandle lot shall be considered as a side yard driveway. A side yard driveway shall be paved the entire length and width with cement or asphaltic concrete.

E. Side Yard, Accessory Buildings. The side yard of any accessory building shall be the same as that required-for the main building.

F. Rear Yard. The minimum rear yard shall be twenty-five feet.

G. Rear Yard, Accessory Buildings. An accessory building shall be located not less than five feet from the rear property line.
(Ord. 1183 § 2, 2006)

15.37.080 Maximum Building Height

The maximum building height in the R-1 zone shall be:

A. Thirty feet for any residential structures;

B. Fifteen feet for any accessory structures.
(Ord. 1183 § 2, 2006)

15.37.090 Minimum Distance Between Structures

The distance between any accessory building and dwelling unit shall conform to Uniform Building and Fire Codes. (Ord. 1183 § 2, 2006)

15.37.100 Walls And Fences

Fences, walls and hedges not exceeding six feet in height shall be permitted, except that in a required front yard or side yard on a corner lot, a fence, wall or hedge shall not exceed three feet in height. A fence or wall may be allowed to a height of four feet provided that the additional one foot height is not of a solid material. (Ord. 1183 § 2, 2006)

15.37.110 Maximum Lot Coverage

The maximum lot coverage shall be 40% of the total lot area. For areas where slopes are greater than 30%, lot coverage shall not exceed 30%. (Ord. 1200 § 3, 2008)

15.38 R-M - Multiple Residential Zone

15.38.010 Purpose
15.38.020 Placement
15.38.030 Permitted Uses
15.38.040 Uses Permitted With A Conditional Use Permit
15.38.050 Site Area And Configuration
15.38.060 Minimum Building Site Area

15.38.070 Minimum And Maximum Densities
15.38.080 Minimum Yard Requirements
15.38.090 Maximum Building Height
15.38.100 Minimum Distance Between Structures
15.38.110 Walls And Fences
15.38.120 Maximum Lot Coverage
15.38.130 Site Plan Review

15.38.010 Purpose

This zoning classification is established for the following purposes:

A. To provide areas where all utilities are available for multiple residential development;
B. To ensure adequate light, air, privacy and open space for each dwelling unit;
C. To promote the most desirable use of land and direction of building development in accord with the general plan.
(Ord. 1183 § 2, 2006)

15.38.020 Placement

The placement of the R-M zone is to be limited to the unincorporated areas of the county which have sanitary sewer systems and a piped water system, or which are located within an established service area of a governmental district or utility company which can offer such services. (Ord. 1183 § 2, 2006)

15.38.030 Permitted Uses

The following uses and structures shall be permitted in the R-M zone:

A. Single-family detached dwellings limited to;

1. Single family dwelling that replaces an existing single family unit on a one for one basis,

2. Single family dwelling on an existing lot of 6,000 square feet or less, or

3. Single family dwellings that are part of a housing development with the majority of units affordable to extremely low, very low, and/or low income household; or

4. Single family dwellings in a project will provide housing for seniors, persons with a disability, agricultural workers, homeless persons, or persons at risk of homelessness.

B. Multifamily dwellings and apartments, including owner- and renter- occupied units;

C. Accessory buildings such as garages, carports, lath houses, greenhouses, gardening sheds, recreation rooms and similar structures which are customarily used in conjunction with and incidental to a principal use of structure;

D. Home occupation if a permit is secured pursuant to Chapter 15.78;

E. Storage of materials used for the construction of a building, including the contractor’s temporary office; provided, that such use is on the building site or immediately adjacent thereto; and provided further, that such use shall be permitted only during the construction period and the thirty days thereafter;

F. One second dwelling subject to Chapter 15.175.
(Ord. 1263 § 18, 2017; Ord. 1183 § 2, 2006)

ATTACHMENT D

HISTORY
Amended by Ord. 1327 on 4/23/2024

15.38.040 Uses Permitted With A Conditional Use Permit

The following uses and structures may be permitted only if a conditional use permit has first been secured:

A. Boardinghouses and rooming-houses;
B. Planned mobilehome parks;
C. Convalescent hospitals;
D. Rest homes;
E. Public and private nonprofit nursery schools, elementary schools, junior high schools, high schools and colleges;
F. Churches and religious institutions, private clubs and lodges, public playgrounds and parks, private or public golf courses;
G. Government buildings and properties;
H. Public utility buildings and public service or utility uses (transmission and distribution lines excepted), including but not limited to reservoirs, storage tanks, pumping stations, telephone exchanges, power stations, transformer stations, service yards and parking lots.
(Ord. 1183 § 2, 2006)

15.38.050 Site Area And Configuration

A. The minimum area of any lot or parcel of land shall be five thousand square feet net if served by public sewer and public water facilities except in a planned unit development project.
B. The minimum area of any lot or parcel of land shall be twenty thousand square feet net if served by either a public sewer or a public water facility except in a planned unit development project.
C. The minimum area of any lot or parcel of land shall be forty thousand square feet net if served with a septic tank and a well except in a planned unit development project.
D. The minimum lot width and public street frontage of any lot or parcel of land shall be fifty feet provided the lot width ratio is met, except in a planned unit development project.
E. Lots which are less than ten acres in size shall conform to a 3:1 length to width ratio.
(Ord. 1200 § 3, 2008; Ord. 1183 § 2, 2006)

15.38.060 Minimum Building Site Area

No lot or parcel of land shall be improved or developed to have more than one dwelling unit per the square footage shown below:

A. Two thousand square feet if served by public sewer and water facilities or as specified by the county health department;
B. One thousand five hundred square feet within a planned unit development project.
(Ord. 1183 § 2, 2006)

15.38.070 Minimum And Maximum Densities

1. Minimum density. A minimum density of 10 units per acre is required.

2. Maximum density. A maximum density of up to 22 units per acre is allowed.

HISTORY
Adopted by Ord. 1327 on 4/23/2024

15.38.080 Minimum Yard Requirements

A. Front Yard. The minimum front yard shall be twenty feet.
B. Side Yard, Corner Lot. On corner lots, the side yard which is contiguous to the street shall not be less than ten feet in width, except that a garage or carport having an entrance fronting on the street shall be set back at least twenty feet from the street property line.
C. Side Yard, Interior. The minimum side yard shall be five feet.
D. Side Yard, Accessory Buildings. The side yard of any accessory building shall be the same as that required for the main building.
E. Rear Yard. The minimum rear yard shall be twenty feet.
F. Rear Yard, Accessory Buildings. An accessory building shall be located not less than five feet from the rear property line.
(Ord. 1183 § 2, 2006)

HISTORY
Renumbered by Ord. 1327 on 4/23/2024

15.38.090 Maximum Building Height

The maximum building height in the R-M zone shall be:

A. Fifty-five feet for any structures;
B. Fifteen feet for any accessory structures.
(Ord. 1183 § 2, 2006)

HISTORY
Renumbered by Ord. 1327 on 4/23/2024

15.38.100 Minimum Distance Between Structures

The distance between any accessory building and a dwelling unit shall conform to Uniform Building and Fire Codes. (Ord. 1183 § 2, 2006)

HISTORY
Renumbered by Ord. 1327 on 4/23/2024

15.38.110 Walls And Fences

A. Walls or fences shall be required for all conditional uses. The size and materials shall be determined by the planning commission in conformance with the character of the neighborhood in which the use is to be situated.
B. A solid wall or fence not less than six feet in height shall be built and maintained on the side of property which abuts a low density residential zone, commercial zone or industrial zone; provided, that such a fence has not already been provided by the adjacent property. This provision shall be met before a certificate of occupancy permit may be issued for such use by the building official.
C. Within a required front yard, or side yard on a corner lot, a fence, wall or hedge shall not exceed three feet in height. A fence or wall within said area may be allowed to a height of four feet provided that the additional one foot height is not of a solid material.
(Ord. 1183 § 2, 2006)

HISTORY
Renumbered by Ord. 1327 on 4/23/2024

15.38.120 Maximum Lot Coverage

The maximum lot coverage shall be 40% of the total lot area for a single story structure, 35% for a two story structure, and 30% for a three story structure. (Ord. 1200 § 3, 2008)

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HISTORY
Renumbered by Ord. 1327 on 4/23/2024

15.38.130 Site Plan Review

Prior to or concurrent with the application for a building permit, the applicant shall submit to the agency a complete site plan and all necessary supporting documentation for review by the agency to ensure compliance with all the requirements of the Glenn County Code.

HISTORY
Adopted by Ord. 1327 on 4/23/2024

15.381 MU-R - Mixed Use Residential Zone

15.381.010 Purpose
15.381.020 Placement
15.381.030 Permitted Uses
15.381.040 Uses Permitted With A Conditional Use Permit
15.381.050 Site Area And Configuration
15.381.060 Minimum Building Site Area
15.381.070 Minimum Yard Requirements
15.381.080 Minimum Density
15.381.090 Maximum Building Height
15.381.100 Minimum Distance Between Structures
15.381.110 Wells And Fences
15.381.120 Maximum Lot Coverage
15.381.130 Site Plan Review

15.381.010 Purpose

1. To provide areas where all utilities are available for multiple family residential development, commercial, and service uses;

2. To promote the most desirable use of land and direction of building development in accord with the general plan.

3. To accommodate the County's housing allocation on opportunity sites identified in the Housing Element.

HISTORY
Adopted by Ord. 1327 on 4/23/2024

15.381.020 Placement

The placement of the MU-R zone is to be limited to the unincorporated areas of the county which have sanitary sewer systems and a piped water system, or which are located within an established service area of a governmental district or utility company which can offer such services. (Ord. 1183 § 2, 2006)

HISTORY
Adopted by Ord. 1327 on 4/23/2024

15.381.030 Permitted Uses

The following uses and structures shall be permitted in the MU-R zone:

A. Single-family detached dwellings limited to;

1. Single family dwelling that replaces an existing single-family unit on a one for one basis,

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2. Single family dwelling on an existing lot of 4,000 square feet or less, or

3. Single family dwellings that are part of a housing development with the majority of units affordable to extremely low, very low, and/or low-income household; or

4. Single family dwellings in a project will provide housing for seniors, persons with a disability, agricultural workers, homeless persons, or persons at risk of homelessness.

B. Multifamily dwellings and apartments, including owner- and renter-occupied units;

C. Emergency shelters, including low barrier navigation centers;

D. Residential care facilities;

E. Accessory buildings and uses such as garages, greenhouses, gardening sheds, recreation rooms, and similar structures which are customarily used in conjunction with and incidental to a principal use of structure;

F. Home occupation if a permit is secured pursuant to Chapter 15.78;

G. Storage of materials used for the construction of a building, including the contractor's temporary office; provided, that such use is on the building site or immediately adjacent thereto; and provided further, that such use shall be permitted only during the construction period and the thirty days thereafter;

H. One second dwelling subject to Chapter 15.175. and

I. Commercial and services uses on up to 50 percent of the site, provided that such uses are in conjunction with a multifamily residential use or multi-unit residential use on at least 50 percent of the site at the minimum permitted density. Commercial and service uses include:

1. Retail sales of food, dry good, pharmaceuticals, flowers, bait and tackle, art and craft supplies and studios, books and magazines;

2. Personal services such as barber and beauty shops, laundromats and cleaners, health clubs or dance studios;

3. Minor repair services such as jewelry, shoe and small appliance repair shops;

4. Food services such as cafes, coffee shops, and delicatessens, including outdoor dining areas subject to Chapter 15.745;

5. Professional services such as tax consultants, real estate sales and law offices;

6. Medical services such as nurse practitioner, general practitioner and dentist offices;

7. Other local commercial uses when of similar character to those uses listed above;

8. Commercial and residential accessory uses and accessory structures; and

9. Public buildings, public service, and public utility uses, except reservoirs, pumping stations, power stations, service yards, and transformer stations.

HISTORY
Adopted by Ord. 1327 on 4/23/2024

15.381.040 Uses Permitted With A Conditional Use Permit

The following uses and structures may be permitted only if a conditional use permit has first been secured:

A. Planned mobilehome parks;

B. Commercial and services uses on up to 50 percent of the site, provided that such uses are in conjunction with a multifamily residential use or multi-unit residential use on at least 50 percent of the site at the minimum permitted density. Commercial and service uses include:

1. Convalescent hospitals;

2. Boardinghouses and rooming-houses;

3. Uses permitted in Section 15.381.030 when operating other than between the hours of six a.m. to ten p.m., or with outdoor storage, sales or display;

4. Public and private nonprofit nursery schools, elementary schools, junior high schools, high schools and colleges;

5. Churches and religious institutions, private clubs and lodges, public playgrounds and parks, private or public golf courses;

6. Government buildings and properties;

7. Public utility buildings and public service or utility uses, including but not limited to reservoirs, storage tanks, pumping stations, power stations, transformer stations, and service yards. (Ord. 1183 § 2, 2006)

HISTORY
Adopted by Ord. 1327 on 4/23/2024

15.381.050 Site Area And Configuration

1. The minimum area of any lot or parcel of land shall be four thousand square feet net and shall be served by public sewer and public water facilities except in a planned unit development project.

2. The minimum lot width and public street frontage of any lot or parcel of land shall be fifty feet provided the lot width ratio is met, except in a planned unit development project.

HISTORY
Adopted by Ord. 1327 on 4/23/2024

15.381.060 Minimum Building Site Area

No lot or parcel of land shall be improved or developed to have more than one dwelling unit per the square footage shown below:

1. One thousand seven hundred forty square feet if served by public sewer and water facilities or as specified by the county health department;

2. One thousand five hundred square feet within a planned unit development project.

HISTORY
Adopted by Ord. 1327 on 4/23/2024

15.381.070 Minimum Yard Requirements

1. Minimum density. A minimum density of 14 units per acre is required.

2. Maximum density. Maximum density shall not exceed 25 units per acre.

3. Minimum residential uses. Residential uses shall occupy at least fifty percent of the total floor area of a mixed use project.

HISTORY
Adopted by Ord. 1327 on 4/23/2024

15.381.080 Minimum Density

1. Front Yard. The minimum front yard shall be fifteen feet.

2. Side Yard, Corner Lot. On corner lots, the side yard which is contiguous to the street shall not be less than ten feet in width, except that a garage or carport having an entrance fronting on the street shall be set back at least twenty feet from the street property line.

3. Side Yard, Interior. The minimum side yard shall be five feet.

4. Side Yard, Accessory Buildings. The side yard of any accessory building shall be the same as that required for the main building.

5. Rear Yard. The minimum rear yard shall be twenty feet.

6. Rear Yard, Accessory Buildings. An accessory building shall be located not less than five feet from the rear property line.

HISTORY
Adopted by Ord. 1327 on 4/23/2024

15.381.090 Maximum Building Height

The maximum building height in the M-U zone shall be:

1. Fifty-five feet for any structures;

2. Fifteen feet for any accessory structures.

HISTORY
Adopted by Ord. 1327 on 4/23/2024

15.381.100 Minimum Distance Between Structures

The distance between any accessory building and a dwelling unit shall conform to Uniform Building and Fire Codes.

HISTORY
Adopted by Ord. 1327 on 4/23/2024

15.381.110 Wells And Fences

1. Walls or fences shall be required for all conditional uses. The size and materials shall be determined by the planning commission in conformance with the character of the neighborhood in which the use is to be situated.
2. A solid wall or fence not less than six feet in height shall be built and maintained on the side of property which abuts a residential zone, commercial zone, or industrial zone; provided, that such a fence has not already been provided by the adjacent property. This provision shall be met before a certificate of occupancy permit may be issued for such use by the building official.
3. Within a required front yard, or side yard on a corner lot, a fence, wall, or hedge shall not exceed

three feet in height. A fence or wall within said area may be allowed to a height of four feet provided that the additional one-foot height is not of a solid material.

HISTORY
Adopted by Ord. 1327 on 4/23/2024

15.381.120 Maximum Lot Coverage

The maximum lot coverage shall be 60% of the total lot area.

HISTORY
Adopted by Ord. 1327 on 4/23/2024

15.381.130 Site Plan Review

Prior to or concurrent with the application for a building permit, the applicant shall submit to the agency a complete site plan and all necessary supporting documentation for review by the agency to ensure compliance with all the requirements of the Glenn County Code.

HISTORY
Adopted by Ord. 1327 on 4/23/2024

15.39 LC - Local Commercial District

15.39.010 Purpose
15.39.020 Uses Permitted
15.39.030 Uses Permitted With A Conditional Use Permit
15.39.040 Uses Permitted With An Administrative Permit
15.39.050 Minimum Lot Size
15.39.060 Minimum Average Lot Width
15.39.070 Maximum Length To Width Ratio
15.39.080 Maximum Lot Coverage
15.39.090 Minimum Yards
15.39.100 Maximum Height
15.39.110 Site Plan Review

15.39.010 Purpose

The purpose of this district is to establish centers for small, localized retail and service businesses which provide goods and services to surrounding residential development. (Ord. 1183 § 2, 2006)

15.39.020 Uses Permitted

When conducted within a completely enclosed building, and when open to the public between the hours of six a.m. and ten p.m., the following local commercial uses are permitted:

A. Retail sales of food, dry good, pharmaceuticals, flowers, bait and tackle, art and craft supplies and studios, books and magazines;

B. Personal services such as barber and beauty shops, laundromats and cleaners, health clubs or dance studios;

C. Minor repair services such as jewelry, shoe and small appliance repair shops;

D. Food services such as cafes, coffee shops, and delicatessens, including outdoor dining areas subject to Chapter 15.745;

E. Professional services such as tax consultants, real estate sales and law offices;

F. Medical services such as nurse practitioner, general practitioner and dentist offices;

G. Other local commercial uses when of similar character to those uses listed above;

H. Commercial and residential accessory uses and accessory structures;

I. Public buildings, public utility substations.
(Ord. 1253 § 2, 2015; Ord. 1183 § 2, 2006)

15.39.030 Uses Permitted With A Conditional Use Permit

The following uses shall be permitted only after obtaining a conditional use permit:

A. Uses permitted in Section 15.39.020 when operating other than between the hours of six a.m. to ten p.m., or with outdoor storage, sales or display;

B. Uses which do not meet the performance criteria listed in Division 4, Part 1 performance standards;

C. Retail fuel sales;

D. Bars when not exceeding two thousand five hundred square feet of gross floor area and when not including amplified voice or music subject to Chapter 15.745;

E. Retail plant nurseries, including outdoor storage, sales or display exceeding five percent of the gross floor area;

F. Game rooms/amusement arcades.
(Ord. 1253 § 2, 2015; Ord. 1183 § 2, 2006)

15.39.040 Uses Permitted With An Administrative Permit

The following uses shall be permitted only after obtaining an administrative permit:

A. An administrative permit for one (1) residential dwelling unit per parcel of land used and occupied exclusively by the proprietor who owns and operates the business on the site, or by an employee who is employed specifically as a caretaker or watchman for the business on the site.
(Ord. 1183 § 2, 2006)

15.39.050 Minimum Lot Size

Net lot size shall be not less than the following:

A. Lots with public water and sewer Eight thousand square feet;

B. Lots with well and public sewer, or public water and septic system: Twenty thousand square feet;

C. Lots with well and septic system: Forty thousand square feet.

On-site sewage disposal systems are subject to approval of the county health department.
(Ord. 1183 § 2, 2006)

15.39.060 Minimum Average Lot Width

The minimum average lot width shall be as follows:

A. Interior lots: Eighty feet;

B. Corner lots: One hundred feet.
(Ord. 1183 § 2, 2006)

15.39.070 Maximum Length To Width Ratio

The maximum length to width ratio shall be three to one. (Ord. 1183 § 2, 2006)

15.39.080 Maximum Lot Coverage

The maximum lot coverage shall be as follows:

A. Lots with only one-story buildings: Forty percent.

B. Lots with a multi-story building: Thirty-five percent.
(Ord. 1253 § 2, 2015; Ord. 1200 § 3, 2008; Ord. 1183 § 2, 2006)

15.39.090 Minimum Yards

Yards shall be no less than the following:

A. Front Yard: Twenty feet from lot line, or forty-five feet from centerline of roadway, whichever is greater. Yards abutting streets are front yards;

B. Rear yard: None, or ten feet from lot line when contiguous to any residential district;

C. Side yard: None, or ten feet from lot line when contiguous to any residential district;

D. Accessory structures: The above yards shall apply.
(Ord. 1183 § 2, 2006)

15.39.100 Maximum Height

Structures shall not exceed the following heights:

A. Principal structures: Two stories or thirty feet maximum, whichever is less;

B. Accessory structures: Twenty feet.
(Ord. 1183 § 2, 2006)

15.39.110 Site Plan Review

Prior to or concurrent with the application for a building permit, the applicant shall submit to the agency a complete site plan and all necessary supporting documentation for review by the agency to ensure compliance with all the requirements of the Glenn County Code. (Ord. 1200 § 3, 2008; Ord. 1183 § 2, 2006)

15.40 CC - Community Commercial District

15.40.010 Purpose
15.40.020 Uses Permitted
15.40.030 Uses Permitted With A Conditional Use Permit
15.40.040 Uses Permitted With An Administrative Permit
15.40.050 Minimum Lot Size
15.40.060 Minimum Average Lot Width
15.40.070 Maximum Length To Width Ratio

15.40.080 Maximum Lot Coverage
15.40.090 Minimum Yards
15.40.100 Maximum Height
15.40.110 Site Plan Review

15.40.010 Purpose

The purpose of the community commercial district is to provide a full range of commercial retail and service establishments to communities. (Ord. 1183 § 2, 2006)

15.40.020 Uses Permitted

When conducted within a completely enclosed building, when open to the public between the hours of six a.m. and twelve midnight, and when without drive-through facilities:

A. Retail sales of food, appliances, paint, hardware, auto parts, drugs, liquor, new and used clothing, furniture, carpet, flowers, books, art and antiques;

B. Personal services such as barber and beauty shops, tailors, laundromats and cleaners, dance and art studios, photocopying centers, photography studios and dog grooming;

C. Repair services such as appliance, radio, television, shoe and jewelry repair shops;

D. Food services such as restaurants, cafes and delicatessens, with on-site and off-site sale of beer, wine and liquor including outdoor dining areas subject to Chapter 15.745;

E. Banking, finance, loans, law, real estate or general administrative services, including drive-through services;

F. Professional offices and services such as dispatching, blueprinting, duplicating, printing, drafting, engineering, surveying, planning and architectural services;

G. Health care services such as doctor or dental offices, medical clinics and small animal veterinary clinics;

H. Entertainment such as indoor theaters, bowling alleys, pool halls, game rooms and amusement enterprises and recreational facilities such as health clubs, spas, saunas and hot tub establishments;

I. Other community commercial uses when of similar character to those uses listed above;

J. Commercial and residential accessory uses and accessory structures including six or less games/amusement devices and two or less pool tables occupying less than twenty-five percent of the net floor area;

K. Public buildings, public utility substations;

L. Agricultural related services when of similar character to those uses listed above.
(Ord. 1253 § 2, 2015; Ord. 1183 § 2, 2006)

15.40.030 Uses Permitted With A Conditional Use Permit

The following uses shall be permitted only after obtaining a use permit:

A. Uses permitted in Section 15.40.020 with outdoor storage, sales or display when operating other than between the hours of six a.m. and twelve midnight, or when including drive-through facilities;

B. Uses which do not meet the performance criteria listed in Division 4, Part 1, Performance Standards;

C. Hotels and Motels;

D. Retail plant nurseries, including outdoor storage, sales or display;

E. Used appliance stores, secondhand stores and thrift stores;

F. Bars, taverns or cocktail lounges subject to Chapter 15.745;

G. Retail fuel sales, minor auto repair and mechanical auto washes;

H. Major auto repair when conducted within a completely enclosed building, but not including body and fender shops and paint shops;

I. Farm or building supply stores, home improvement centers when outdoor storage, sales or display is limited to fifteen percent of gross floor area;

J. Funeral homes, health care facilities;

K. Retail sales of new and used automobiles including incidental minor or major repair services, including outdoor storage, sales and display;

L. Rental or leasing of autos, trucks, trailers, boats or recreational vehicles, including outdoor storage, sales and display;

M. Commercial parking lots, taxicab companies, including outdoor storage;

N. Nonprofit animal shelters;

O. Church or private school;

P. Natural gas well;

Q. Agricultural related services when of similar character to those listed above.
(Ord. 1253 § 2, 2015; Ord. 1183 § 2, 2006)

15.40.040 Uses Permitted With An Administrative Permit

The following uses shall be permitted only after obtaining an administrative permit:

A. An administrative permit for one (1) residential dwelling unit per parcel of land used and occupied exclusively by the proprietor who owns and operates the business on the site, or by an employee who is employed specifically as a caretaker or watchman for the business on the site.
(Ord. 1183 § 2, 2006)

15.40.050 Minimum Lot Size

Net lot sizes shall be no less than the following:

A. Lots with public water and sewer: Eight thousand square feet;

B. Lots with well and public sewer, or public water and septic system: Twenty thousand square feet;

C. Lots with well and septic system: Forty thousand square feet.
(Ord. 1183 § 2, 2006)

15.40.060 Minimum Average Lot Width

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The minimum average lot width shall be as follows:

A. Interior Lots: Eighty feet;

B. Corner Lots: One hundred feet.
(Ord. 1183 § 2, 2006)

15.40.070 Maximum Length To Width Ratio

Maximum length to width ratio shall not exceed three to one. (Ord. 1183 § 2, 2006)

15.40.080 Maximum Lot Coverage

The maximum lot-coverage shall be fifty percent. (Ord. 1183 § 2, 2006)

15.40.090 Minimum Yards

Yards shall be no less than the following:

A. Front Yard: None, except when frontage in a block is partially in an R district, in which case the frontage shall be the same as required in such R districts. Yards abutting streets are front yards;

B. Rear Yard: None, or ten feet from the lot line when contiguous to any residential district;

C. Side Yard: None, or ten feet from the lot line when contiguous to any residential district;

D. Accessory Structures: The above yards shall apply.
(Ord. 1183 § 2, 2006)

15.40.100 Maximum Height

Structures shall not exceed the following heights:

A. Principal Structures: Thirty five feet;

B. Accessory Structures: Twenty feet.
(Ord. 1183 § 2, 2006)

15.40.110 Site Plan Review

Prior to or concurrent with the application for a building permit, the applicant shall submit to the agency a complete site plan and all necessary supporting documentation for review by the agency to ensure compliance with all the requirements of the Glenn County Code. (Ord. 1200 § 3, 2008; Ord. 1183 § 2, 2006)

15.41 C - Commercial Zone

15.41.010 Purpose
15.41.020 Permitted Uses
15.41.030 Uses Permitted With A Conditional Use Permit
15.41.040 Uses Permitted With An Administrative Permit
15.41.050 Site Area And Configuration
15.41.060 Minimum Yard Requirements
15.41.070 Maximum Building Height
15.41.080 Walls And Fences
15.41.090 Site Plan Review

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15.41.010 Purpose

This zoning classification is established for the following purposes:

A. To promote the most desirable use of land and direction of building development in accordance with the general plan;

B. To strengthen the economic base of the county and to protect the county's tax revenues;

C. To protect both retail development and nearby residences against congestion, particularly in areas where the established pattern is predominantly residential but includes local retail uses by regulating the intensity of local retail development.
(Ord. 1183 § 2, 2006)

15.41.020 Permitted Uses

The following uses and structures shall be permitted in the C zone:

A. Retail trade establishments similar to the following;

1. General merchandise stores
2. Food stores
3. Apparel stores
4. Drugstores
5. Liquor stores subject to Chapter 15.745
6. Eating and drinking places subject to Chapter 15.745
7. Automotive supplies
8. Automobile dealers (new and used) located not closer than five hundred feet to a R-1 zone
9. Mobilehome sales
10. Automotive service stations, repair garages and tire sales (excluding painting and body work) providing repair is conducted within a building. Such uses shall not be located closer than five hundred feet to a R-1 zone unless a conditional use permit is granted by the planning commission
11. Pawnbrokers and second-hand dealers; provided that the business is completely enclosed within a building and that no material shall be kept outside the building for storage, advertising or any other purpose;

B. Wholesale trade establishments excluding warehouses, when conducted solely within a building;

C. Financial insurance and real estate establishments;

D. Service establishments similar to the following:

1. Personal services, barber-shops, beauty shops, laundries, dry cleaners, shoe repair
2. Business services
3. Professional services
4. General offices including government offices

5. Legal services
6. Medical and health services
7. Hotels and motels;

E. Underground public utility facilities;

F. Public utility transmission and distribution lines.
(Ord. 1183 § 2, 2006)

15.41.030 Uses Permitted With A Conditional Use Permit

The following uses and structures may be permitted only if a conditional use permit has first been secured:

A. Churches and religious institutions;

B. Automotive paint and body shops;

C. Ambulance service;

D. Animal hospital without outdoor kennels;

E. Bottled gas sale and related storage;

F. Cabinet shop;

G. Hospital, acute care;

H. Household moving and storage service;

I. Ministorage warehouses;

J. Pest control service;

K. Building supplies store and yard, contractor yard;

L. Bus depot;

M. Equipment sales and rental involving outdoor storage;

N. Drive-in theater;

O. Public and private nursery schools, elementary schools, junior high schools, high schools and colleges;

P. Private clubs and lodges and fraternal organizations;

Q. Public playground and parks;

R. Private or public golf courses;

S. Public utility facilities, accessory structures, and service yards;

T. Truck service station, including truck terminal;

U. Planned mobilehome park and R.V. park;

V. Injection wells;

W. Commercial storage (storage for resale) of inflammable fluid or gas fuels in a quantity greater than five hundred gallons in any container less than two and one-half feet below the surface of the ground;

X. Billiard parlor, pool hall;

Y. Any facility that has on-site sale of alcoholic beverages . subject to Chapter 15.745
(Ord. 1183 § 2, 2006)

15.41.040 Uses Permitted With An Administrative Permit

A. An annual administrative permit for one mobilehome per parcel of land used and occupied exclusively by the proprietor who owns and operates a business, or by an employee who is employed specifically as a caretaker or watchman (refer to mobilehome standards).

B. Natural gas wells.
(Ord. 1183 § 2, 2006)

15.41.050 Site Area And Configuration

A. The minimum area of any lot or parcel of land shall be six thousand square feet net if served by public sewer and public water facilities except in a planned unit development project.

B. The minimum area of any lot or parcel of land shall be twenty thousand square feet if served by either a public sewer or a public water facility except in a planned unit development project.

C. The minimum area of any lot or parcel of land shall be one acre net if served with a septic tank and a well except in a planned unit development.

D. The minimum lot width and public street frontage of any lot or parcel shall be sixty feet provided the lot width ratio is met, except in a planned unit development project.

E. Lots which are less than ten acres in size shall conform to a 3:1 length to width ratio.
(Ord. 1200 § 3, 2008; Ord. 1183 § 2, 2006)

15.41.060 Minimum Yard Requirements

A. Front Yard. No front yard shall be required, except where the frontage in a block is partially in a residential district, in which case the front yard shall be the same as required in such residential district. Where a public street does not provide for a sidewalk within the right-of-way, a ten foot setback shall be provided.

B. Side Yard. No side yard shall be required, except where the side yard of a lot abuts the side of a lot in a residential district, in which case the side yard shall be not less than fifteen feet.

C. Rear Yard. No rear yard shall be required, except where the rear of a lot abuts a residential district, in which case the rear yard shall be not less than twenty feet.
(Ord. 1183 § 2, 2006)

15.41.070 Maximum Building Height

No building or structure in this zone shall exceed seventy-five feet in height, except as otherwise permitted with a conditional use permit. (Ord. 1183 § 2, 2006)

15.41.080 Walls And Fences

A. Walls or fences shall be required for all conditional uses. The size and materials shall be determined by the planning commission in conformance with the character of the neighborhood in which the use is to be situated.

B. A solid wall or fence not less than six feet in height shall be built and maintained on those sides of property which abuts a residential zone; provided, that such a fence has not already been provided by the adjacent property. This provision shall be met before a certificate of occupancy permit may be issued for such use by the building official.
(Ord. 1183 § 2, 2006)

15.41.090 Site Plan Review

Prior to or concurrent with the application for a building permit, the applicant shall submit to the agency a complete site plan and all necessary supporting documentation for review by the agency to ensure compliance with all the requirements of the Glenn County Code. (Ord. 1200 § 3, 2008; Ord. 1183 § 2, 2006)

15.42 SC - Service Commercial District

15.42.010 Purpose
15.42.020 Uses Permitted
15.42.030 Uses Permitted With A Conditional Use Permit
15.42.040 Uses Permitted With An Administrative Permit
15.42.050 Minimum Lot Size
15.42.060 Minimum Average Lot Width
15.42.070 Maximum Length To Width Ratio
15.42.080 Maximum Lot Coverage
15.42.090 Minimum Yards
15.42.100 Maximum Heights
15.42.110 Site Plan Review

15.42.010 Purpose

The purpose of the service commercial district is to provide areas suitable for heavy retail and service commercial uses which do not specialize in pedestrian traffic and are more appropriately located away from the central business district of communities within the county. (Ord. 1183 § 2, 2006)

15.42.020 Uses Permitted

When conducted within a completely enclosed building, when outdoor storage does not exceed fifty percent of the gross floor area per use and when within a completely screened area on the same lot, the following service commercial uses are permitted:

A. Retail sales of large and bulky household items such as appliances, carpet and floor covering, furniture, fireplaces or woodstoves;

B. Installation of auto parts and accessories such as tire or battery stores, muffler shops and tune-up shops, including incidental retail sales of auto parts and accessories;

C. Commercial trade services with or without incidental retail sales such as cleaning and dyeing agencies and plants, bottling works, funeral homes, cabinet and carpentry shops, blacksmith, welding and machine shops, furniture repair and upholstery shops;

D. Construction-related sales and services such as building supply stores with incidental lumber storage yards, general and specialty contractors offices, electrical, plumbing and heating shops, and light equipment rental shops;

E. Warehouses and mini-storage;

F. Sales and services to the agricultural sector such as farm supply stores, farm implement sales and service shops, agricultural supply cooperatives and commercial irrigation services;

G. Professional construction support services such as blue-printing, duplicating, printing, drafting, engineering, surveying, planning or architecture services;

H. Laundry, janitorial or facility maintenance services;

I. Other service commercial uses when of similar character to those listed above;

J. Commercial and residential accessory uses and accessory structures;

K. Public buildings, public utility substations.
(Ord. 1253 § 2, 2015; Ord. 1183 § 2, 2006)

15.42.030 Uses Permitted With A Conditional Use Permit

The following uses shall be permitted only after obtaining a conditional use permit. The following service commercial uses are permitted when conducted within a completely enclosed building (excepting auto sales):

A. Uses permitted in Section 15.42.020 when outdoor storage does exceed fifty percent of the gross floor area per use or when not contained within a completely screened area;

B. Uses which do not meet the performance criteria listed in Division 4, Part 1, Performance Standards;

C. Businesses providing retail sales of new or used automobiles with incidental minor and major repair services;

D. Open-air retail sales of boats, recreational vehicles, mobilehomes, modular homes, factory-built homes, swimming pools, storage tanks, satellite dish antennas and other large and bulky items;

E. Rental or leasing of trucks, trailers and recreational vehicles;

F. Automobile, truck and vehicle service and repair shops and garages providing minor and major repairs, body work and painting;

G. Commercial parking lots, taxicab companies, including outdoor storage;

H. Contractors' heavy equipment storage yards or heavy equipment rental yards;

I. Fuel tank farms, wholesale fuel sales or distributors, including natural gas or propane distributors or wholesalers;

J. Natural gas wells.
(Ord. 1253 § 2, 2015; Ord. 1183 § 2, 2006)

15.42.040 Uses Permitted With An Administrative Permit

The following uses shall be permitted only after obtaining an administrative permit:

A. An administrative permit for one (1) residential dwelling unit per parcel of land used and occupied exclusively by the proprietor who owns and operates the business on the site, or by an employee who is employed specifically as a caretaker or watchman for the business on the site.
(Ord. 1183 § 2, 2006)

15.42.050 Minimum Lot Size

Net lot sizes shall be no less than the following:

A. Lots with public water and sewer: Twelve thousand five hundred square feet;

B. Lots with well and public sewer, or public water and septic system: Twenty thousand square feet;

C. Lots with well and septic system: Forty thousand square feet.
(Ord. 1183 § 2, 2006)

15.42.060 Minimum Average Lot Width

The minimum average lot width shall be as follows:

A. Interior lots: One hundred feet;

B. Corner lots: One hundred twenty feet.
(Ord. 1183 § 2, 2006)

15.42.070 Maximum Length To Width Ratio

Maximum length to width ratio shall not exceed three to one. (Ord. 1183 § 2, 2006)

15.42.080 Maximum Lot Coverage

The maximum lot coverage shall be seventy-five percent. (Ord. 1183 § 2, 2006)

15.42.090 Minimum Yards

Yards shall be no less than the following:

A. Front Yard: Ten feet from lot line, or thirty-five feet from the centerline of a roadway, whichever is greater. Yards abutting streets are front yards;

B. Rear Yard: None, or five feet from the lot line when contiguous to any residential district;

C. Side Yard: None, or twenty-five feet from the lot line when contiguous to any residential district;

D. Accessory structures: The above yards shall apply.
(Ord. 1183 § 2, 2006)

15.42.100 Maximum Heights

Structures shall not exceed the following heights:

A. Principal Structures: Thirty-five feet;

B. Accessory Structures: Twenty feet.
(Ord. 1183 § 2, 2006)

15.42.110 Site Plan Review

Prior to or concurrent with the application for a building permit, the applicant shall submit to the agency a complete site plan and all necessary supporting documentation for review by the agency to ensure compliance with all the requirements of the Glenn County Code. (Ord. 1200 § 3, 2008; Ord. 1183 § 2, 2006)

15.43 HVC - Highway And Visitor Commercial District

15.43.010 Purpose
15.43.020 Uses Permitted

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15.43.030 Uses Permitted With A Conditional Use Permit
15.43.040 Uses Permitted With An Administrative Permit
15.43.050 Minimum Lot Size
15.43.060 Minimum Average Lot Width
15.43.070 Maximum Length To Width Ratio
15.43.080 Maximum Lot Coverage
15.43.090 Minimum Yards
15.43.100 Maximum Height
15.43.110 Site Plan Review

15.43.010 Purpose

The purpose of this district is to provide for the location of the facilities and services needed by the traveling public along the county's major collectors, at intersections with state highways and where they can be reached conveniently and safely and to provide for tourist recreational development in areas of unique scenic and recreational value, while providing for maximum conservation of the resources of the parcel. (Ord. 1183 § 2, 2006)

15.43.020 Uses Permitted

When serving the needs of the traveling public, when conducted within a completely enclosed building, the following highway commercial uses are permitted:

A. Food services such as restaurants, cafes, coffee shops and delicatessens, including drive-in, or drive-through fast food services, including outdoor dining areas;

B. Bus stations;

C. Real estate sales offices;

D. Retail sales of groceries, beer and wine sold but not consumed on the premises subject to Chapter 15.745, sporting goods, bait and tackle, souvenirs, antiques and curios;

E. Other highway commercial uses when of a similar character to those listed above;

F. Hotels, motels, recreational vehicles parks and public or private campgrounds when not exceeding fifteen units;

G. Commercial and residential accessory uses and accessory structures including piers, boat docks, boat storage, tennis courts, swimming pools, riding and hiking facilities and laundry facilities, for private use of the hotel or motel guests, or restaurant patrons only;

H. Novelty and gift shops, beauty and barber shops, sporting goods and apparel shops, game room, arcades, laundromats open to the public and bait and tackle shops when incidental to a hotel, motel, campground, RV park or tune share condominium when not exceeding a use area of five hundred square feet.
(Ord. 1253 § 2, 2015; Ord. 1183 § 2, 2006)

15.43.030 Uses Permitted With A Conditional Use Permit

The following uses shall be permitted only after obtaining a conditional use permit:

A. Uses permitted in Section 15.43.020 with outdoor storage, sales, or display;

B. Uses which do not meet the performance criteria listed in Division 4, Part 1, Performance Standards;

C. Fruit and produce stands exceeding four hundred square feet in size;

D. Park-and-ride facilities;

E. Hotels, motels, recreational vehicle parks and public or private campgrounds when exceeding fifteen units;

F. Caretaker's quarters, employee housing or dormitories incidental to a hotel or motel of at least sixteen units;

G. Retail fuel sales, minor auto repair and mechanical auto washes;

H. Recreational vehicle parks, public and private campgrounds;

I. Truck stops or auto truck service stations and incidental minor auto/truck repair;

J. Bars, taverns or cocktail lounges with or without live entertainment, off-sale liquor subject to Chapter 15.745;

K. Time share condominiums, including conversion of residential uses into time share or resort units.
(Ord. 1253 § 2, 2015; Ord. 1183 § 2, 2006)

15.43.040 Uses Permitted With An Administrative Permit

A. An administrative permit for one residential dwelling unit per parcel of land used and occupied exclusively by the proprietor who owns and operates the business on the site, or by an employee who is employed specifically as a caretaker or a watchman for the business on the site.
(Ord. 1183 § 2, 2006)

15.43.050 Minimum Lot Size

Net lot sizes shall be no less than the following:

A. Lots with public water and sewer: Eight thousand square feet;

B. Lots with well and public sewer, or public water and septic: Twenty thousand square feet;

C. Lots with well and septic system: Forty thousand square feet.
(Ord. 1183 § 2, 2006)

15.43.060 Minimum Average Lot Width

The minimum average lot width shall be as follows:

A. Interior lots: Eighty feet;

B. Corner lots: One hundred feet.
(Ord. 1183 § 2, 2006)

15.43.070 Maximum Length To Width Ratio

The maximum length to width ratio shall not exceed three to one. (Ord. 1183 § 2, 2006)

15.43.080 Maximum Lot Coverage

The maximum lot coverage shall be fifty percent. (Ord. 1183 § 2, 2006)

15.43.090 Minimum Yards

Yards shall be no less, than the following:

A. Front yard: Twenty feet from the lot line, or forty-five feet from centerline of roadway, whichever is greater. Yards abutting streets are front yards;

B. Rear yard: Twenty feet from the lot line;

C. Side yard: Five feet from the lot line;

D. Accessory structures: The above yards shall apply.
(Ord. 1183 § 2, 2006)

15.43.100 Maximum Height

Structures shall not exceed two stories or thirty feet maximum, which ever is less. (Ord. 1183 § 2, 2006)

15.43.110 Site Plan Review

Prior to or concurrent with the application for a building permit, the applicant shall submit to the agency a complete site plan and all necessary supporting documentation for review by the agency to ensure compliance with all the requirements of the Glenn County Code. (Ord. 1200 § 3, 2008; Ord. 1183 § 2, 2006)

15.44 M - Industrial Zone

15.44.010 Purpose
15.44.020 Permitted Uses
15.44.030 Uses Permitted With A Conditional Use Permit
15.44.040 Uses Permitted With An Administrative Permit
15.44.050 Site Area And Configuration
15.44.060 Minimum Yard Requirements
15.44.070 Maximum Building Height
15.44.080 Walls And Fences
15.44.090 Site Plan Review

15.44.010 Purpose

This zoning classification is established for the following purposes:

A. To reserve appropriately located areas for industrial plants and related activities;

B. To protect areas appropriate for industrial use from intrusion by residential dwellings and other conflicting uses;

C. To protect residential and commercial properties and nuisance-free, nonhazardous industrial uses from noise, odor, dust, dirt, smoke, vibration, heat, glare, fire, explosion, noxious fumes, radiation and other hazards and objectionable influence incidental to certain industrial uses;

D. To promote the most desirable use of land and development in accordance with the general plan of Glenn County.
(Ord. 1183 § 2, 2006)

15.44.020 Permitted Uses

A. The following manufacturing, fabricating, processing and related necessary product storage uses and associated structures shall be permitted in “M” zone. Product storage shall only be permitted on the parcel upon which the manufacturing, fabricating or processing takes place:

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1. Apparel and finished products made from fabric and similar materials;
2. Food and beverages including ice, dry ice and cold storage subject to Chapter 15.745;
3. Furniture, fixtures and cabinets;
4. Instruments, optics, photographic equipment and supplies;
5. Jewelry, silverware and metal ware;
6. Leather and leather products;
7. Lumber and wood products including mobilehome, modular home and prefabricated structures;
8. Machinery including electrical, electronic and communications;
9. Metal products;
10. Miscellaneous goods and supplies including but not limited to musical instruments, toys and games, sporting and athletic goods and artists' materials;
11. Commercial storage (storage for resale) of inflammable fluid or gas fuels.

B. The following nonmanufacturing uses and associated structures shall be permitted in the "M" zone:

1. Ambulance service;
2. Automotive and other machinery repair, service and storage, when conducted within a building or enclosed within a solid wall or fence meeting the requirements of and approved pursuant to Chapter 15.75 of this title;
3. Building construction and special trade contractor's shops and service yards, when conducted within a building or enclosed within a solid wall or fence meeting the requirements of and approved pursuant to Chapter 15.75 of this title;
4. Building material sales yard when conducted within a building or enclosed within a solid wall or fence meeting the requirements of and approved pursuant to Chapter 15.75 of this title;
5. Exterminating and pest control service;
6. Granaries;
7. Hatcheries;
8. Parcel delivery service;
9. Public utility trans-mission/distribution lines;
10. Oil and gas well service and supply;
11. Research laboratories;
12. Transportation facilities and terminals;
13. Warehousing;
14. When conducted within a building; Entertainment Facilities (assembly hall, bowling alley, skating rink) subject to Chapter 15.745, Sports Facilities (fitness center, gymnasium, swimming pool), Studios (art, dancing, music), and Trade Schools (commercial, mechanical, technical).
(Ord. 1231 § 2, 2012; 1183 § 2, 2006)

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15.44.030 Uses Permitted With A Conditional Use Permit

A. The following manufacturing, fabricating, processing and storage uses and associated structures shall be permitted in this zone only if a conditional use permit has first been secured:

1. Animal slaughtering;
2. Bone distillation;
3. Chemicals including but not limited to basic chemicals, cleaning agents, cosmetics, explosives, fertilizers, gases, medicinal and botanical products, paints, pesticides, pharmaceuticals, plastics and synthetic fibers;
4. Metal smelting and refining;
5. Ordnance;
6. Paper, pulp mills and paper products;
7. Petroleum refining including paving and roofing materials;
8. Rubber products;
9. Concrete and asphalt mixing plants;
10. Stone, clay, glass and concrete products;
11. Textiles.

B. The following nonmanufacturing uses and associated structures shall be permitted in this zone only if a conditional use permit has first been secured:

1. Animal stock yards, feed lots and dairies;
2. Dumping, disposal, incineration and reduction of garbage, dead animals and refuse;
3. Junk yards, automobile dismantling, automobile wrecking yards, building materials wrecking yards, storage and bailing of scraps, paper, rags, sacks and scrap metal;
4. Power generation facilities meeting Chapter 15.86;
5. Injection wells;
6. Planned mobilehome parks.

(Ord. 1256 § 2, 2016; Ord. 1183 § 2, 2006)

15.44.040 Uses Permitted With An Administrative Permit

The following uses and structures may be permitted only if an administrative permit has first been secured:

A. An annual administrative permit for one mobilehome per parcel of land used and occupied exclusively by the proprietor who owns and operates a business, or by an employee who is employed specifically as a caretaker or watchman (refer to mobilehome standards);

B. Natural gas wells.

(Ord. 1183 § 2, 2006)

15.44.050 Site Area And Configuration

A. The minimum area of any lot or parcel of land shall be ten thousand square feet net if served by public sewer and public water facilities except in a planned unit development project.

B. The minimum area of any lot or parcel of land shall be twenty thousand square feet net if served by either a public sewer or a public water facility except in a planned unit development project.

C. The minimum area of any lot or parcel of land shall be as indicated below, except in a planned unit development project, if served with a septic tank and a well:

Sub-Zone:	Minimum Parcel Size:
M-1	1 acre
M-5	5 acres

D. The minimum lot width and public street frontage of any lot or parcel of land shall be sixty feet; providing, the lot width ratio is met, except in a planned unit development project.

E. Lots which are less than ten acres in size shall conform to a 3:1 length to width ratio.
(Ord. 1200 § 3, 2008; Ord. 1183 § 2, 2006)

15.44.060 Minimum Yard Requirements

A. Front Yard. No front yard shall be required, except where the frontage in a block is partially in a residential district, in which case the front yard shall be the same as required in such residential district.

B. Side Yard: No side yard shall be required, except that a 25 foot setback with a solid wall, solid fence, or landscaping, shall be required where a parcel occurs within a block lying partly within a residential district. Each Site Plan Review shall be evaluated on a project-specific basis.

C. Rear Yard: No rear yard shall be required, except where the rear of a lot abuts a residential district, in which case the rear yard shall be not less than twenty-five (25) feet with a solid wall, solid fence, or landscaping. Each Site Plan Review shall be evaluated on a project-specific basis.

D. The wall, fence, and/or landscaping shall be continuously maintained. This provision shall be met before a Certificate of Occupancy Permit may be issued for such use by the building official.

E. Any expansions of existing facilities are exempt from this Chapter 15.44, unless recommended by the Director and approved by the Planning Commission. Each Site Plan Review for any expansion of an existing facility shall be evaluated on a project-specific basis.
(Ord. 1183 § 2, 2006)

15.44.070 Maximum Building Height

No building or structure in this zone shall exceed seventy-five feet in height, except as otherwise permitted with a conditional use permit. (Ord. 1183 § 2, 2006)

15.44.080 Walls And Fences

A. A solid wall, solid fence, or landscaping shall be required for all conditional uses. The size and materials shall be determined by the Planning Commission in conformance with the character of the neighborhood in which the use is to be situated.

B. The provisions of Chapter 15.75 shall be adhered to for junkyards, automobile dismantling, automobile wrecking yards, storage and bailing of scraps, paper, rags, sacks, scrap metal and

recyclables.

C. The provisions of Chapter 15.75 of this title shall be adhered to for junkyards, automobile dismantling, automobile wrecking yards, storage and bailing of scraps, paper, rags, sacks and scrap metal.
(Ord. 1183 § 2, 2006)

15.44.090 Site Plan Review

Prior to or concurrent with the application for a building permit, the applicant shall submit to the agency a complete site plan and all necessary supporting documentation for review by the agency to ensure compliance with all the requirements of the Glenn County Code. (Ord. 1200 § 3, 2008; Ord. 1183 § 2, 2006)

Division 15-3 Part 2 Special Land Use Districts

15.45 TPZ - Timberland Preserve Zone
15.46 AP - Agricultural Preserve Zone
15.47 FS - Farmland Security Zone
15.48 PDR - Planned Development Residential District
15.49 PDC - Planned Development Commercial District
15.50 MHP - Planned Mobilehome Parks
15.51 MP - Industrial Park Or MP District
15.52 RPM - Recreation And Planned Motorsport Zone
15.53 AV - Airport Zone

15.45 TPZ - Timberland Preserve Zone

15.45.010 Purpose And Authority
15.45.020 List Of Criteria
15.45.030 Terms
15.45.040 Placement
15.45.050 Permitted Uses
15.45.060 Uses Permitted With A Conditional Use Permit
15.45.070 Site Area
15.45.080 Other Requirements

15.45.010 Purpose And Authority

This chapter is adopted pursuant to the mandate and authority of the Z'Berg-Warren-Keene-Collier Forest Taxation Reform Act of 1976 and, more particularly, Section 51113 of the Government Code of the state of California, a part of said Act. The purpose of the timberland preserve zone is to provide a zone in the county in which the highest and best use of the land is the growing and harvesting of timber. Lands so zoned will be subject to all of the provisions of the Z'Berg-Warren-Keene-Collier Forest Taxation Reform Act of 1976. (Ord. 1183 § 2, 2006)

15.45.020 List Of Criteria

Pursuant to Section 51113 (c) and (d) of the Government Code the criteria for parcels of land to be considered for zoning as timberland under the provisions of Section 51113 of the Government Code are set and declared to be the following:

A. A map shall be prepared showing the legal description of the assessor's parcel number of the property desired to be zoned;

B. A plan for forest management must be prepared or approved as to content, for the property by a registered professional forester. Such plan shall provide for the eventual harvest of timber within

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a reasonable period of time, as determined by the preparer of the plan;

C. The parcel shall currently meet the timber stocking standards as set forth in Section 4561 of the Public Resources Code and the forest practice rules adopted by the State Board of Forestry for the district in which the parcel is located, or the owner must sign an agreement with the board to meet such stocking standards and forest practice rules by the fifth anniversary of the signing of such agreement. If the parcel is subsequently zoned as timberland preserve under subdivision (a) of Section 51112 of the Government Code, then failure to meet such stocking standards and forest practice rules within this time period provides the board with a ground for rezoning of the parcel pursuant to Section 51121;

D. The land area concerned and described on said map shall be in the ownership of one person, as defined in Section 38106 of the Revenue and Taxation Code, and shall be comprised of single or contiguous parcels of no less than one hundred sixty acres;

E. The land shall be of “Site III” Site Quality Class, as said term is defined and used pursuant to said Act. Land shall be deemed to be Site III land if the average quality of the land is Site III. “Average,” for the purposes of this subsection means that for every acre of land which is Site IV or Site V quality, there must be at least one acre, respectively, of Site II or Site I land to balance the lesser quality land to create an exact Site III or better numerical average as to quality of acres to be included.
(Ord. 1183 § 2, 2006)

15.45.030 Terms

For the purposes of this chapter, the terms or words used herein shall be as defined in Chapter 6.7 (commencing with Section 51100) of Part 1 of Division 1 of Title 5 of the Government Code. (Ord. 1183 § 2, 2006)

15.45.040 Placement

The zoning of land in the timberland preserve zone is to be limited to those parcels within the county which:

A. Meet all of the requirements for inclusion in “List A” as defined in Section 51110 of the Government Code; or

B. Meet all of the requirements for inclusion in “List B” as defined in Section 51110.1 of the Government Code; or

C. Meet the criteria for parcels of land to be considered for zoning as timberland under the provisions of Section 51113 of the Government Code. (Ord. 1183 § 2, 2006)

15.45.050 Permitted Uses

The following principal uses and structures which meet the definition of “compatible use” as defined in subdivision (b) of Section 51100 of the Government Code and no others are permitted in timberland preserve zone:

A. Management for watershed;

B. Management for fish and wildlife habitat or hunting and fishing;

C. A use integrally related to the growing and harvesting of forest products, including but not limited to roads, log landings and log storage areas;

D. The erection, construction, alteration or maintenance of gas, electric, water or communication transmission facilities;

E. Grazing;

F. One single-family dwelling or mobilehome for each TPZ contract (refer to mobilehome standards);

G. Buildings and structures which are incidental and accessory to permitted uses, and which are in conformity with uses or forest service practices. (Ord. 1183 § 2, 2006)

15.45.060 Uses Permitted With A Conditional Use Permit

The following uses and structures may be permitted in the TPZ zone only if a conditional use permit has first been secured:

A. Sawmills, shingle mills, and other forest products processing operations utilizing power equipment;

B. Subsurface exploration for, and extraction of, mineral resources, including oil, gas and other hydrocarbon substances, and also including geothermal energy production;

C. Commercial storage (storage for resale) of inflammable fluid or gas fuels in a quantity greater than five hundred gallons in any container less than two and one-half feet below the surface of the ground.
(Ord. 1183 § 2, 2006)

15.45.070 Site Area

Parcels used as timberland preserve may not be divided into parcels containing less than one hundred fifty-five (155) acres unless they meet the requirements established by Section 51119.5 of the Government Code. (Ord. 1183 § 2, 2006)

15.45.080 Other Requirements

A. Any rezoning, immediate rezoning or removal from a zone of any parcels zoned timberland preserve zone shall conform to the requirements of Articles 3 - 5, inclusive, (commencing with Section 51121) of Chapter 6.7, Part 1 of Division 1 of Title 5 of the Government Code.

B. All actions not specifically addressed in this chapter must comply with the requirements of Chapter 6.7 (commencing with Section 51100) of Part 1 of Division 1 of Title 5 of the Government Code.
(Ord. 1183 § 2, 2006)

15.46 AP - Agricultural Preserve Zone

15.46.010 Purpose
15.46.020 Permitted Uses
15.46.030 Uses Permitted With A Conditional Use Permit
15.46.040 Uses Permitted With An Administrative Permit
15.46.050 Site Area
15.46.060 Maximum Building Height
15.46.070 Minimum Distance Between Structures
15.46.080 Minimum Yard Requirements
15.46.090 Site Plan Review

15.46.010 Purpose

The agricultural preserve zone is to be applied to lands which are covered by a California Land Conservation Act (Williamson Act) contract with the county for the following purposes:

A. To preserve the maximum amount of the limited supply of agricultural land which is necessary in the conservation of the county's economic resources and vital for a healthy agricultural economy of the county;

B. To protect the general welfare of the agricultural community for encroachments of unrelated agricultural uses which, by their nature, would be injurious to the physical and economic well-being of the agricultural community.
(Ord. 1183 § 2, 2006)

15.46.020 Permitted Uses

The following uses and structures shall be permitted in the AP zone:

A. One single-family dwelling for each parcel of land;

B. Second dwelling per each parcel of land subject to Chapter 15.175 providing that such dwelling may only be occupied by relatives of the owner or by employees who work on the property;

C. Accessory buildings such as garages, carports, greenhouses, gardening sheds, recreation rooms, storage of petroleum products for the use of persons residing on the property and any other structures that are customarily used in conjunction with and incidental to a principal use or structure;

D. Home occupations as defined in Chapter 15.78;

E. Growing and harvesting of fruit and nut trees, vines, vegetables, horticultural specialties and timber;

F. Growing and harvesting of field crops, grain and hay crops, and the growing of grass for pasture and grazing;

G. Livestock farming, including the raising, feeding, maintaining and breeding of horses, cattle, sheep, goats and similar livestock;

H. Operation of apiaries and dairies;

I. Curing, processing, packaging, packing, storage and shipping of agricultural products; however, those particular operations, uses and structures which create smoke, fumes, dust, odor and other hazards may be permitted only if a conditional use permit is first secured;

J. Accessory buildings or structures required for the storage of any crops, products, equipment or uses lawfully permitted or produced on the premises. Structures such as barns, stables, coops, tank houses, storage tanks, wind machines, windmills, silos and other farm buildings;

K. Game preserves and hunting clubs, private or public, but shall not include permanent facilities such as hotels, motels, restaurants, club houses;

L. Agricultural service establishments primarily engaged in performing agricultural animal husbandry services or horticultural services to farms;

M. Temporary landing of aircraft engaged in agricultural uses;

N. Dehydrators but not for the general public on a commercial basis;

O. Stands for the purpose of displaying and selling agricultural, floricultural or farming products which are grown or produced on the premises; provided, that there shall not be more than one

stand per parcel of land. The stand shall be set back from the street or highway right-of-way a distance of at least twenty feet. Such stand must be of good frame construction;

P. Seasonal farmworker housing which meets the Seasonal Farmworker Housing Standards as set forth in Chapter 15.80 and approved for such use pursuant to Title 25 of the California Code of Regulations. Seasonal farmworker housing shall also conform to such public health, building, and fire safety criteria as may be established by resolution or ordinance of the board of supervisors.
(Ord. 1263 § 19, 2017; Ord. 1183 § 2, 2006)

15.46.030 Uses Permitted With A Conditional Use Permit

The following uses and structures may be permitted in the AP zone only if a conditional use permit has first been secured:

A. Irrigation and flood control facilities, public utility and public service structures including electric transmission and distribution substations, gas regulator stations, communications equipment buildings, public service pumping stations and reservoirs over fifty acre-feet or over twenty-five feet high;

B. Agricultural labor camps;

C. Injection wells;

D. Confined animal facility;

E. Mining which meets the requirements of Government Code Sections 51238.1 or 51238.2.
(Ord. 1200 § 3, 2008; Ord. 1183 § 2, 2006)

15.46.040 Uses Permitted With An Administrative Permit

The following uses and structures may be permitted only if an administrative permit has first been secured:

A. Natural gas wells;

B. Home occupation not in residential dwelling for parcels of at least 10 acres or more in size;

C. Agricultural Homestay Establishment.
(Ord. 1183 § 2, 2006)

15.46.050 Site Area

A. For prime land, the minimum area of any lot or parcel of land shall be thirty-six (36) acres or one quarter of one quarter section.

B. For nonprime land, the minimum area of any lot or parcel of land shall be one hundred forty-four (144) acres or one quarter section.

C. Variance for parcel size shall not be permitted.

D. The minimum area of any lot or parcel of land for each of the “AP” zones shall be as shown below:

AP-40 - Minimum Parcel Size 36 acres
AP-80 - Minimum Parcel Size 72 acres
AP-160 - Minimum Parcel Size 144 acres

E. Non-contiguous parcels with a farmed area between 10 and 36 acres may be allowed if:

1. Parcel is in the same ownership as qualifying parcels but is not contiguous to the qualifying parcel, and
2. The contract contains a provision not allowing the non-contiguous parcel to be separated from the ownership of the qualifying parcels.
3. The contract contains a provision not allowing construction of any residential use on the qualifying parcel.

(Ord. 1183 § 2, 2006)

15.46.060 Maximum Building Height

The maximum building height in the AP zone shall be:

A. Thirty-five feet for residential structures;

B. Fifty feet for agricultural buildings or structures;

C. Exceptions. Water tanks, silos, granaries, barns, pole buildings, electronic towers, antennas and similar structures of necessary mechanical appurtenances may exceed fifty feet in height; provided, they do not exceed the airport height restrictions. (Ord. 1183 § 2, 2006)

15.46.070 Minimum Distance Between Structures

A. The distance between any accessory building and a dwelling unit shall conform to Uniform Building and Fire Codes.

B. All pens, coops, stables, barns, corrals or other structures housing livestock or poultry shall be located not less than one hundred feet from all structures used for human habitation.
(Ord. 1183 § 2, 2006)

15.46.080 Minimum Yard Requirements

A. Front Yard. The minimum front yard shall be thirty feet. The measurement shall start at the edge of the existing county right-of-way as shown on the adopted Glenn County Circulation Plan.

B. Side Yards. The minimum side yards shall be twenty-five feet.

C. Rear Yard. The minimum rear yard shall be twenty-five feet.
(Ord. 1183 § 2, 2006)

15.46.090 Site Plan Review

Prior to or concurrent with the application for a building permit, the applicant shall submit to the agency a complete site plan and all necessary supporting documentation for review by the agency to ensure compliance with all the requirements of the Glenn County Code. (Ord. 1200 § 3, 2008; Ord. 1183 § 2, 2006)

15.47 FS - Farmland Security Zone

15.47.010 Purpose
15.47.020 Permitted Uses
15.47.030 Uses Permitted With A Conditional Use Permit
15.47.040 Uses Permitted With An Administrative Permit
15.47.050 Site Area

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15.47.060 Maximum Building Height
15.47.070 Minimum Distance Between Structures
15.47.080 Minimum Yard Requirement
15.47.090 Site Plan Review

15.47.010 Purpose

The Farmland Security Zone is to be applied to lands which are covered by a Farmland Security Zone Contract as allowed by the California Land Conservation Act (as amended) for the following purposes:

A. To preserve the maximum amount of the limited supply of agricultural land which is vital for the healthy agricultural economy of the County;

B. To protect the general welfare of the agricultural community from encroachments of unrelated agricultural uses which, by their nature, would be injurious to the physical and economic well-being of the agricultural community;

C. To provide a unique zoning district for the Farmland Security Zone to meet the requirements of the State Law and the landowners under Farmland Security Zone Contracts.
(Ord. 1183 § 2, 2006)

15.47.020 Permitted Uses

The following uses and structures shall be permitted in the “FS” Zone:

A. One single-family dwelling for each parcel of land;

B. Second dwelling subject to Chapter 15.175 providing that such second dwelling may only be occupied by relatives of the owner or by employees who work on the property;

C. Accessory buildings to the single-family residence such as garages, carports, greenhouses, gardening sheds, recreation rooms and other structures which are customarily used in conjunction with a single-family residence;

D. Home Occupations as defined in Chapter 15.78;

E. Growing and harvesting of fruit and nut trees, vines, vegetables, horticultural specialties and timber;

F. Growing and harvesting of field crops, grain and hay crops, and the growing of grass for pasture and grazing;

G. Livestock farming, including the raising, feeding, maintaining and breeding of horses, cattle, sheep, goats and similar livestock;

H. Operation of apiaries and dairies. (Refer to dairy standards);

I. Curing processing, packaging, packing, storage and shipping of agricultural products;

J. Accessory buildings or structures required for the storage of any crops, products, equipment or uses lawfully permitted or produced on the premises. Structures such as barns, stables, coops, tank houses, storage tanks, wind machines, windmills, silos, and other farm buildings;

K. Game preserves and hunting clubs, that do not include permanent facilities or buildings;

L. Temporary landing of aircraft engaged in agricultural uses;

M. Seasonal Farmworker Housing which meets the Seasonal Farmworker Housing Standards as set forth in Chapter 15.80 and approved for such use pursuant to Title 25 of the California Code

ATTACHMENT D

of Regulations.
(Ord. 1263 § 20, 2017; Ord. 1183 § 2, 2006)

15.47.030 Uses Permitted With A Conditional Use Permit

The following uses and structures may be permitted in the “FS” zone only if a conditional use permit has first been secured:

A. Irrigation and flood control facilities; public utility and public service structures including electric transmission and distribution sub-stations, gas regulator stations, communications equipment buildings, public service pumping stations and reservoirs over 50 acre feet or over twenty-five (25) feet high;

B. Agricultural labor camps;

C. Injection wells;

D. Confined animal facility.
(Ord. 1183 § 2, 2006)

15.47.040 Uses Permitted With An Administrative Permit

The following uses and structures may be permitted only if an administrative permit has first been secured:

A. Natural gas wells;

B. Agricultural Homestay Establishment.
(Ord. 1183 § 2, 2006)

15.47.050 Site Area

The minimum area of any lot or parcel of land shall be seventy-two (72) acres or one-half of a quarter section. (Ord. 1183 § 2, 2006)

15.47.060 Maximum Building Height

The maximum building height in the “FS” zone shall be:

A. Thirty-five feet for residential structures;

B. Fifty feet for agricultural buildings or structures;

C. Exceptions: Water tanks, silos, granaries, barns, pole buildings, electronic towers, antennas and similar structures of necessary mechanical appurtenances may exceed fifty feet in height, provided they do not exceed the airport height restriction.
(Ord. 1183 § 2, 2006)

15.47.070 Minimum Distance Between Structures

A. The distance between any accessory building and a dwelling unit shall be determined by the Building Inspection Department.

B. All pens, coops, stables, barns, corrals or other structures housing livestock or poultry shall be located not less than 100 feet from all structures used for human habitation.
(Ord. 1183 § 2, 2006)

ATTACHMENT D

15.47.080 Minimum Yard Requirement

A. Front Yard: The minimum front yard shall be thirty (30) feet. The measurement shall start at the edge of the existing “County Right-of-Way” as shown on the adopted Glenn County Circulation Plan.

B. Side Yards: The minimum side yards shall be twenty-five (25) feet.

C. Rear Yard: The minimum rear yard shall be twenty-five (25) feet.
(Ord. 1183 § 2, 2006)

15.47.090 Site Plan Review

Prior to or concurrent with the application for a building permit, the applicant shall submit to the agency a complete site plan and all necessary supporting documentation for review by the agency to ensure compliance with all the requirements of the Glenn County Code. (Ord. 1200 § 3, 2008; Ord. 1183 § 2, 2006)

15.48 PDR - Planned Development Residential District

15.48.010 Purpose
15.48.020 Applicability
15.48.030 Plans Required
15.48.040 Uses Permitted
15.48.050 Uses Permitted By General And Specific Plans Of Development
15.48.060 Application Procedure For Rezoning And The General Plan Of Development
15.48.070 Phasing Of Development
15.48.080 Open Space
15.48.090 Traffic Circulation
15.48.100 Streets
15.48.110 Lapse Of Approval
15.48.120 Resubmittal Following Expiration

15.48.010 Purpose

The intent and purpose of the PDR district are as follows:

A. To provide a means for encouraging creative and innovative developments that are environmentally pleasing through the application of imaginative land planning techniques not permitted within other residential zones with fixed standards;

B. To assure conformance of the project with the county general plan with respect to use, density, open space, circulation, public facilities and the preservation of natural features;

C. To maximize public and private open space areas including, but not limited to the following: scenic easements, historical areas, scenic areas, active and passive recreational areas, pedestrian ways, equestrian and hiking trails, plazas, environmentally sensitive areas and distinct spatial separations between pedestrian and vehicular areas;

D. To provide for an orderly and cohesive growth and physical development pattern and the efficient delivery of county or community services;

E. To encourage the design of all residential planned developments to be compatible with both existing and potential land uses, including a proper functional relationship with such adjacent areas;

F. To encourage the optimal use of land to provide a full range of dwelling unit types, sites, rents and sales prices;

G. To assess the residential development's impacts on public and private support services through the submittal of cost/revenue analyses;

H. To promote an equitable distribution of public facilities by encouraging developers to provide educational recreation, water and wastewater, fire protection and other public services in order to avoid the overcrowding of existing facilities used by established residents and provide for a balance of community services;

I. To provide the county and developer with alternative standards in return for increased amenities to serve the inhabitants of the development and surrounding areas.
(Ord. 1183 § 2, 2006)

15.48.020 Applicability

Applications for PDR zoning shall be for a parcel or contiguous parcels of five acres or more. (Ord. 1183 § 2, 2006)

15.48.030 Plans Required

A. A rezoning application to PDR shall be accompanied by a general plan of development for the entire parcel(s) unless the rezoning is publicly initiated and implements language included in an approved general or community plan.

B. A conditional use permit for specific plan of development shall be required for the portion of the parcel(s) to be developed.

C. General plans and conditional use permits for specific plans of development shall be approved prior to any development.

D. Ministerial permits such as grading, building and health department permits shall not be issued prior to approval of a conditional use permit for specific plan of development.
(Ord. 1183 § 2, 2006)

15.48.040 Uses Permitted

Notwithstanding Section 15.48.030, the following uses are permitted in any PDR district provided that such uses are not inconsistent with an approved general or specific plan of development:

A. One single-family dwelling or mobilehome;

B. Crop and tree farming and animal husbandry;

C. Agricultural and residential accessory uses and accessory structures, including barns and stables;

D. One foster or small family home, family care home, or small family care home not to exceed six persons in addition to the resident family;

E. One second dwelling subject to Chapter 15.175.
(Ord. 1263 § 21, 2017; Ord. 1183 § 2, 2006)

15.48.050 Uses Permitted By General And Specific Plans Of Development

The following uses shall be permitted by general and specific plans for development in the PDR district:

A. All those uses permitted in the residential districts and private storage facilities for exclusive use by the residents of the development;

B. For projects with a minimum of one hundred dwelling units, all those uses permitted in the local commercial district. The gross lot area of the LC uses shall not exceed eighty square feet per dwelling unit;

C. For projects with a minimum of fifty acres and two hundred dwelling units, all those resort commercial uses permitted in the highway and visitor commercial district;

D. Recreation facilities including, but not limited to, tennis courts, golf courses, swimming pools, equestrian trails, fitness trails, boat docks, marinas, playgrounds and parks;

E. Community facilities such as day care centers, meeting rooms and clubhouses for use by residents of the development;

F. Temporary model home complexes and real estate sales offices only for the limited purpose of conducting sales or rental of lots or units within the PDR district.
(Ord. 1183 § 2, 2006)

15.48.060 Application Procedure For Rezoning And The General Plan Of Development

A. Preapplication meeting(s). Prior to preparation of the application for rezoning and the general plan of development, the applicant shall attend a preapplication meeting(s) with the planning authority staff. Purposes to be served by the preapplication meeting include the following:

1. To explain the purpose of the planned development residential district;
2. To review the project's consistency with the county general plan;
3. To review the county code requirements;
4. To provide a review of the applicant's conceptual design and development objectives.

B. Application. Application shall be made on forms provided by the planning authority and accompanied by all fees, information and supplemental plans required by the district or the subdivision ordinance. No applications shall be accepted until the applicant has complied with subsection A of this section.
(Ord. 1183 § 2, 2006)

15.48.070 Phasing Of Development

PDR may be phased if phasing is approved as part of the general plan of development. Specific plans of development and tentative final map proposals shall conform to the phasing of the approved general plan of development. (Ord. 1183 § 2, 2006)

15.48.080 Open Space

All developments proposed under the PDR district shall include open space for active and passive use by the residents of the development. The amount to be provided shall be determined as follows:

A. Each single-family dwelling on each lot in a subdivision shall have a minimum of one thousand square feet of usable open space. If a dwelling is on a lot contiguous to permanent open space available to and usable by adjacent owners or the public, the area of required usable open space may be reduced by not more than twenty-five percent.

B. All townhouse ownership units with a density of seven units per net acre or less shall have a minimum private open space of three hundred square feet per unit with a minimum dimension of fifteen feet and with direct access to the unit. Townhouse ownership units in excess of the

density set forth in this subsection shall have private yard areas as required by the approved specific plan of development.

C. All apartment units shall have a minimum private open space or balcony area of one hundred square feet per unit and a minimum dimension of seven feet with direct access to the unit.

D. Common Open Space. Each planned residential development shall contain one or more large areas of land permanently reserved primarily for the leisure and recreational use of all the development's residents and owned and maintained in common by them. Common open space shall be integrated throughout the development and easily accessible to all the residents.

E. Common open space may include the following:

1. Land area of the site not covered by buildings, parking structures or accessory structures;
2. Land which is accessible and available to all occupants of dwelling units for whose use the space is intended unless such land is in a category listed below;
3. Commonly owned recreational structures and facilities including but not limited to clubhouses, tennis courts, swimming pools, golf courses and trails.

F. Common open space shall not include the following:

1. Areas reserved for private open space;
2. Proposed street rights-of-way;
3. Open parking or recreational vehicle (RV) storage areas, driveways and sidewalks for dwellings;
4. Areas reserved for school buildings, not including playground areas open to the public;
5. Commercial areas including buildings, accessory buildings, parking and loading facilities for such commercial areas;
6. Flood control and drainage channels improved with cement, riprap, or having a cross-section slope exceeding twenty percent;
7. Areas with cross-slope in excess of thirty percent;
8. Unsuitable land as determined by the planning commission.

G. The planning commission may determine that up to one-half of any body of water, natural watercourse and slopes over thirty percent grade may be included as common open space. In making this determination, the commission shall be guided by the following factors:

1. The extent of these areas in relation to the area of the planned development; and
2. The degree to which these areas contribute to the quality, livability and amenity of the planned development.

H. Public Open Space. As an alternative, or in addition to, common open space required in subsection (B) of this section, each planned residential development may propose one or more parcels of land which would be permanently dedicated in fee to the county or other public or private agency. Such areas will be for the use of the development's residents in addition to the use by all county residents or for the protection of environmentally sensitive areas.

I. Required amount. The county shall specify the required amount of public and or common open space in a planned residential development at the time of approval of the general plan of development, but in no case shall the total amount of public and or common open space be less

than thirty-five percent of the parcel. Determination of the appropriate amount of public and/or common open space shall be based on consideration of the factors listed below:

1. The degree to which these areas contribute to the quality, livability and amenity of the planned development;
2. The need to protect public use areas historically used by the public such as trails or beaches;
3. The avoidance of siting of structures in hazardous areas or on steep slopes;
4. The protection of environmentally sensitive habitat areas and archaeological sites;
5. Protection of scenic areas of the site.

(Ord. 1183 § 2, 2006)

15.48.090 Traffic Circulation

A. Internal Access. All residential planned development proposals shall ensure that internal circulation systems are properly designed to serve the different types of proposed land uses, accommodate expected traffic flows, provide adequate emergency access to all buildings and structures, and provide for safe and convenient pedestrian access, whether the project is partially or fully implemented. In addition, the following access requirements shall apply:

1. At least two different routes of entrance and exit for emergency vehicles shall be provided where streets are longer than eight hundred feet;
2. Cul-de-sacs shall be limited to one thousand feet in length and shall be terminated by a turnaround not less than eighty feet in diameter.

B. External Access. The planning commission shall review development applications to ensure that projected traffic increases resulting from the project, when partially and fully implemented, will not significantly impact connecting streets, roads and existing and proposed land uses outside the project perimeter. The applicant shall propose measures acceptable to the county to reduce significant impacts to existing road networks or land uses outside the development itself.

(Ord. 1183 § 2, 2006)

15.48.100 Streets

A. All public internal streets, roads and driveways serving the development shall be designed and constructed to county road improvement and design standards.

B. The use of private streets within planned residential developments shall be permitted upon approval by the planning commission.

(Ord. 1183 § 2, 2006)

15.48.110 Lapse Of Approval

A. A general plan of development shall expire two years after its date of approval unless an application has been filed with the planning authority for a specific plan of development prior to expiration, or a time extension has been approved prior to the date of general plan of development expiration. The planning commission may, upon good cause shown, grant a time extension for one year.

B. A conditional use permit for a specific plan of development shall expire five years after approval unless, prior to the expiration date, substantial physical construction has been completed on the

development or a time extension has been approved. The planning commission or board of supervisors may, upon good cause shown, grant a time extension for one year.
(Ord. 1183 § 2, 2006)

15.48.120 Resubmittal Following Expiration

After a general plan or conditional use permit for specific plan of development expires, a new general plan or conditional use permit for a specific plan of development application and fee must be submitted for reconsideration. The new application shall be subject to the same procedures and approval as the original application. (Ord. 1183 § 2, 2006)

15.49 PDC - Planned Development Commercial District

15.49.010 Purpose
15.49.020 Applicability
15.49.030 Plans Required
15.49.040 Uses Permitted
15.49.050 Uses Permitted By General And Specific Plans Of Development
15.49.060 Application Procedure For Rezoning And The General Plan Of Development
15.49.070 Application Procedure For The Specific Plan Of Development
15.49.080 Phasing
15.49.090 Minimum Yards
15.49.100 Open Space
15.49.110 Traffic Circulation
15.49.120 Streets
15.49.130 Signs
15.49.140 Lapse Of Approval
15.49.150 Resubmittal Following Expiration

15.49.010 Purpose

The intent and purposes of the PDC district are as follows:

A. To provide a means for encouraging creative and innovative commercial or industrial developments that are environmentally pleasing through the application of imaginative land planning techniques not permitted within other zones with fixed standards;

B. To provide for an orderly and cohesive growth, physical development pattern and the efficient delivery of county or community service;

C. To assure conformance of the project with the county general plan with respect to use, intensity, circulation, public facilities and the preservation of natural features;

D. To encourage the design of commercial planned developments for compatibility with both existing and potential land uses, including a proper functional relationship with such adjacent areas;

E. To promote an equitable distribution of public facilities.
(Ord. 1183 § 2, 2006)

15.49.020 Applicability

Applications for PDC zoning shall be for a parcel or contiguous parcels totaling one acre or more. (Ord. 1183 § 2, 2006)

15.49.030 Plans Required

A. A rezoning application to PDC shall be accompanied by a general plan of development for the entire parcel(s) unless the rezoning is publicly initiated and implements language included in an approved specific, general or community plan.

B. A conditional use permit for a specific plan of development shall be required for the portion of the parcel(s) to be developed.

C. General plans and conditional use permits for plans of development shall be approved prior to any development.

D. Ministerial permits such as grading, building and health department permits shall not be issued prior to approval of a conditional use permit for a specific plan of development.
(Ord. 1183 § 2, 2006)

15.49.040 Uses Permitted

The following uses are permitted in any PDC district provided that such uses are not inconsistent with an approved general or specific plan of development:

A. Crop and tree farming;

B. Agricultural and residential accessory uses and accessory structures.
(Ord. 1183 § 2, 2006)

15.49.050 Uses Permitted By General And Specific Plans Of Development

The following uses shall be permitted by general and specific plans of development in the PDC district:

A. All those uses permitted or conditionally permitted in the commercial and industrial districts;

B. Day care centers, gymnasiums and health care facilities;

C. Recreation facilities including, but not limited to, tennis courts, fitness trails, swimming pools, boat docks, marinas, playgrounds and parks.
(Ord. 1183 § 2, 2006)

15.49.060 Application Procedure For Rezoning And The General Plan Of Development

A. Preapplications Meeting(s). Prior to preparation of the application for rezoning and the general plan of development the applicant shall attend a preapplication meeting(s) with the planning authority staff. Purposes to be served include:

1. To explain the purpose of the planned development commercial district;
2. To review the project’s consistency with the county general plan,
3. To review the county code requirements;
4. To provide a review of the applicant’s conceptual design and development objectives.

B. Application. Application shall be made on forms provided by the planning authority and accompanied by all fees, information and supplemental plans required by this chapter. No applications shall be accepted until the applicant has complied with subsection (A) of this section.
(Ord. 1183 § 2, 2006)

15.49.070 Application Procedure For The Specific Plan Of Development

A. Preapplication Meeting(s). Applicants for a conditional use permit for a specific plan of development shall attend a preapplication meeting(s) with the planning authority staff. The following shall be reviewed at the preapplication meeting:

1. Consistency of the specific plan of development with the approved general plan of development;

2. Review of the development standards applicable to the project.

B. Application. Application shall be made on forms provided by the planning authority and accompanied by all fees, information and supplemental plans required by this district or the subdivision ordinance. No applications shall be accepted until the applicant has complied with subsection (A) of this section.
(Ord. 1183 § 2, 2006)

15.49.080 Phasing

PDC's may be phased if phasing is approved as part of the general plan of development. Specific plans of development and tentative and final map proposals shall conform to the phasing of the approved general plan of development. (Ord. 1183 § 2, 2006)

15.49.090 Minimum Yards

Net yards shall be no less than the following:

A. Front Yard. Twenty feet from front lot line, or forty-five feet from centerline of roadway, whichever is greater. Yards abutting streets are front yards.

B. Rear Yard. Twenty feet from rear lot line, except as provided below:

1. Where the rear lot line of a lot abuts a residential zone, the minimum rear yard setback shall be fifty feet. Not less than ten feet abutting the rear lot line shall be landscaped and permanently maintained. A six-foot-high solid masonry wall shall be required ten feet from the rear lot line.

C. Side Yard. Ten feet from side lot lines, except as provided below:

1. Where the side lot line of a lot abuts a residential zone, the minimum side yard setback shall be fifty feet. Not less than ten feet abutting the side lot line shall be landscaped and permanently maintained. A six-foot masonry wall shall also be required ten feet from the side lot line and shall not exceed three feet in height when extending into any required front yard.
(Ord. 1183 § 2, 2006)

15.49.100 Open Space

All developments proposed under the PDC district may include a proportionate amount of open space for active and passive use by the occupants of the development, whether they are merchants, employees or the general public. The amount to be provided shall be determined as follows:

A. Common Open Space. Each planned commercial development may contain one or more large areas of land permanently reserved primarily for the leisure and recreational use of all the development's occupants or public and owned and maintained in common by the occupants.

B. Common open space may include:

1. Land area of the site not covered by buildings, parking structures or accessory structures;
2. Land which is accessible and available to all occupants of structures for whose use the space is intended unless such land is in a category listed below;
3. Commonly owned recreational structures and facilities including, but not limited to, gymnasiums, tennis courts, swimming pools, picnic areas and parks.

C. Public Open Space. As an alternative, or in addition to, common open space in subsection (B) of this section, each planned commercial development may propose one or more parcels of land which would be permanently dedicated in fee to the county or other public or private agency. Such areas will be for the use of the development's occupants in addition to the use by all county residents or for the protection of environmentally sensitive areas.

D. Required Open Space. The county may require public and/or common space in a planned commercial development at the time of approval of the general plan of development.
(Ord. 1183 § 2, 2006)

15.49.110 Traffic Circulation

A. Internal Access. All commercial planned development proposals shall ensure that internal circulation systems are properly designed to serve the different types of proposed land uses, accommodate expected traffic flows, provide adequate emergency access to all buildings and structures, and provide for safe and convenient pedestrian access, whether the project is partially or fully implemented. In addition, the following access requirements shall apply:

1. At least two different routes of entrance and exit for emergency vehicles shall be provided where streets are longer than eight hundred feet;
2. Cul-de-sacs shall be limited to one thousand feet in length and shall be terminated by a turnaround not less than eighty feet in diameter.

B. External Access. The planning commission shall review development applications to ensure that projected traffic increases resulting from the project, when partially and fully implemented, will not significantly impact connecting streets, roads and existing and proposed land uses outside the project perimeter. The applicant shall propose measures acceptable to the county to reduce significant impacts to existing road networks or land uses outside the development itself.
(Ord. 1183 § 2, 2006)

15.49.120 Streets

A. All internal streets, roads and drives serving the development shall be designed and constructed to county road improvement and design standards.

B. The use of private streets within planned commercial developments may be permitted.
(Ord. 1183 § 2, 2006)

15.49.130 Signs

A. Signs shall be governed by the provisions of Chapter 15.62.

B. There shall be a common theme to the signing of the development. The theme should include some identifiable common element or elements such as dimension, construction material, color scheme, lighting or lettering style. All signs in the development shall be integral components of

the common theme.
(Ord. 1183 § 2, 2006)

15.49.140 Lapse Of Approval

A. A general plan of development shall expire two years after its date of approval unless an application has been filed with the planning authority for a conditional use permit for specific plan of development prior to plan expiration, or a time extension has been approved prior to the date of the general plan of development expiration. The planning commission may, upon good cause shown, grant a time extension for one year.

B. The conditional use permit for a specific plan of development shall expire five years after approval unless, prior to the expiration date, substantial physical construction has been completed on the development or a time extension has been approved. The planning commission or board of supervisors may, upon good cause shown, grant a time extension for one year.
(Ord. 1183 § 2, 2006)

15.49.150 Resubmittal Following Expiration

After a general plan or a conditional use permit for a specific plan of development expires, a new general plan or conditional use permit for a specific plan of development application and fee must be submitted for reconsideration. The new application shall be subject to the same procedures and approval as the original application. (Ord. 1183 § 2, 2006)

15.50 MHP - Planned Mobilehome Parks

15.50.010 Purpose
15.50.020 Required Permit
15.50.030 Development Standards

15.50.010 Purpose

The purpose of this chapter is to promote the available housing opportunities for the present and future residents of Glenn County by the establishment of policies and development standards for the planned mobilehome parks. The development standards for the planned mobilehome parks will further encourage the creation of stable, attractive, residential environments within the individual mobilehome parks. (Ord. 1183 § 2, 2006)

15.50.020 Required Permit

Planned mobilehome parks may be permitted in the RZ, RM, RE, RE-NW, C and M zones only if a conditional use permit has first been secured. (Ord. 1183 § 2, 2006)

15.50.030 Development Standards

A. Mobilehome Site Requirements. Each mobilehome site shall be plainly marked and numbered for identification and shall meet all requirements of this chapter.

1. Mobilehome Site Area. Each mobilehome site in a mobile home park shall have a minimum of three thousand square feet in area.

2. Mobilehome Site Width. Each mobilehome site shall have a width of thirty feet plus the width of the mobilehome, unless it can be shown that adequate space for a patio, parking, and side yard(s) will be assured, despite a site of lesser width.

3. Front Yard. Each mobilehome site shall have a front yard of not less than five feet. The front yard so required shall not be used for vehicle parking, except such paved a portion thereof as is devoted to driveway use.
4. Side Yard, corner Lot. On corner sites, the side yard adjoining the mobilehome park street shall not be less than five feet.
5. Side Yards, Interior. Each mobilehome site shall have a side yard on each side of not less than five feet.
6. Side Yard, Driveway. When used for access to a parking facility, a side yard shall be wide enough for a ten foot wide unobstructed driveway. All such side yard driveways shall be paved with concrete or asphaltic concrete except in the RZ zone.
7. Rear Yard. Each mobilehome site shall have a rear yard of not less than five feet in depth.
8. Projection Into Yard. The following structures may be erected or projected into any required yard.
    a. Eaves, stairways and awnings not to exceed one foot;
    b. Landscape elements including trees, shrubs, and other plants, except hedges; provided, that such landscape feature does not hinder the movement of the mobilehome in or out of its space;
    c. Mobilehome hitches;
    d. Necessary appurtenances for utility services.
9. Distance Between Mobilehomes or Accessory Structures. No portion of a mobilehome or attached accessory structure shall be closer than ten feet to another mobilehome or attached accessory structure.
10. Mobilehome Site Coverage. The mobilehome and accessory structures shall not cover more than seventy-five percent of the mobilehome site.

B. Population Density. Not more than one single-family mobilehome may be placed on a mobilehome site.

C. Off-street parking.

1. Each mobilehome site shall have a paved space (except in RZ zone) suitable for providing automobile shelter with space for at least two automobiles for each mobilehome (tandem parking is allowed).
2. Recreation and laundry areas shall have sufficient parking facilities to accommodate one automobile for every ten mobilehome sites.

D. Signs.

1. Each mobilehome park shall have a bulletin board for listing each mobilehome site and the name of the occupant thereof. The bulletin board shall be located outside the office and it shall be lighted at night.
2. Adequate signs and markings indicating directions, parking areas, recreation areas and street names shall be established and maintained in the mobilehome park. Such signs shall not exceed six square feet in area.
3. Signs or name plates not exceeding two square feet in area and displaying only the name and address of one occupant of the mobilehome may be erected at each

mobilehome site.

4. Signs which identify or advertise the mobilehome park may be erected if approved by the planning commission concurrently with its action on the conditional use permit for the mobilehome park. Such signs must be located on the premises and shall not be more than one hundred twenty square feet in area. They shall not be animated or illuminated except by indirect, nonflashing light.

E. Landscaping. The following landscaping provisions shall apply to all mobilehome parks:

1. All open areas except driveways, parking area, walkways, utility areas, improved decks, patios or porches shall be maintained with landscaping as hereinbefore defined.

2. The trees shall be planted along street frontage as may be required by the planning commission.

F. Walls and Fences. Walls and fences on individual mobilehome sites shall not exceed two feet in height. Walls or fences shall be erected around the perimeter of each mobilehome park as required by the planning commission. The height, construction, and type of material for such perimeter walls shall be as specified by the planning commission in the conditional use permit.

G. Mobilehome Park Streets. Mobilehome park streets shall be provided in such a pattern as to provide convenient traffic circulation within the mobilehome park. On-street parking is not permitted. They shall be built to the following standards (except in the RZ zone):

1. All mobilehome park streets shall have a width of not less than thirty feet including curbs.

2. There shall be concrete roll curbs on each side of the streets.

3. The mobilehome park streets shall be paved. Detailed plans shall be submitted to the public works director for review and approval.

H. Park and Recreation Areas. A central recreational area shall be established in each mobilehome park created pursuant to the provisions of this chapter. The size of such area shall be at least two hundred square feet per mobilehome site. The recreation area may contain community club houses, swimming pools, shuffleboard courts and similar facilities. The planning commission may permit decentralization of the recreation facilities in accordance with principles of good planning provided that the total recreation area meets the above stated minimum size.

I. Mobilehome Park Office. Every mobilehome park shall include a permanent building for office use. Such building may include a single-family dwelling for the exclusive use of the owner or manager.

J. Laundry Rooms. Every mobilehome park shall have one or more laundry rooms. Laundry drying lines shall not be permitted on any mobilehome site.

K. Mail Boxes Provided. Each mobilehome site shall be equipped with a receptacle for mail deliveries in accordance with the standards prescribed by the local postmaster.

L. Telephones. The mobilehome park shall contain at least one public telephone for the use of the park residents.

M. Storage Areas. Areas used for the storage of travel trailers, boats and other such items may be established in a mobilehome park; provided, they are adequately screened from public view.

N. Utilities. Except in the RZ zone, all utility distribution facilities serving individual mobilehome sites shall be placed underground. The owner is responsible for complying with the requirements of this subsection and he shall make the necessary arrangements with each of the serving utilities for the installation of such facilities. Transformers, terminal boxes, meter

cabinets, pedestals, concealed ducts and other necessary appurtenant structures may be placed above ground. Water and sewer distribution facilities shall be installed in conformance with specifications of the utility engineer.

O. Transient Mobilehome Sites. Sites reserved for transient mobilehomes shall be so designated on the plans submitted with the application for the mobilehome park conditional use permit. The site, yard and property development standards of this part shall fully apply to sites reserved for transient mobilehomes.

P. Sales of Mobilehomes at Mobilehome Parks.

1. Operation Subject to Conditional Use Permit. The operation of a business or occupation, either full or part time, for the purpose of mobilehome sales, shall be allowed on the premises of any legally established mobilehome park, subject to the issuance of a conditional use permit.

2. Conditions. Such conditional use permits shall be subject to any conditions imposed by the county.

3. Restrictions. In no event shall the holder of the conditional use permit or any other person maintain or allow to be maintained on the mobilehome park premises for display any mobilehome either assembled or disassembled which is not installed on the site and connected to all utilities sufficient to be legally adequate for immediate occupancy. The maximum number of unoccupied mobilehomes so installed for display shall not exceed three units at any one time.

4. Other Requirements. This section does not affect any other requirements of any agency, board, commission, council or entity at whatever level for any other permit, authorization or approval.
(Ord. 1183 § 2, 2006)

15.51 MP - Industrial Park Or MP District

15.51.010 Purpose
15.51.020 Applicability
15.51.030 Uses Permitted
15.51.040 Uses Permitted Subject To First Obtaining A Conditional Use Permit
15.51.050 Minimum Lot Size
15.51.060 Minimum Average Lot Width
15.51.070 Maximum Length To Width Ratio
15.51.080 Maximum Lot Coverage
15.51.090 Minimum Yards
15.51.100 Maximum Height
15.51.110 Additional Performance Standards
15.51.120 Site Plan Review

15.51.010 Purpose

The purpose of this chapter is to provide areas for a wide range of heavy commercial, light manufacturing uses, research facilities, and administrative offices clustered within business parks with well-designed buildings and attractively landscaped areas. (Ord. 1183 § 2, 2006)

15.51.020 Applicability

This district shall apply to designated areas of the County identified in the Glenn County General Plan which are or are likely to be served by public water and sewer systems. Parcels or lots shall front on

County maintained roadways as designated on the Circulation Element of the Glenn County General Plan. (Ord. 1183 § 2, 2006)

15.51.030 Uses Permitted

The following heavy commercial and manufacturing uses are permitted when conducted within a completely enclosed building; when not obnoxious or offensive because of noise, dust, odor, smoke, vibration, danger to life and property; and when outdoor storage of finished products or materials does not exceed fifteen percent (15%) of the net lot area and when stored within an area completely screened from adjacent County road rights-of-way and adjacent properties:

A. Retail sales of large and bulky household items such as appliances, carpet and floor covering, fabric, machinery, furniture, and fireplaces or wood stoves; not including new and used auto sales;

B. Commercial trade services including incidental retail sales such as cleaning and dyeing agencies and plants, bottling works, cabinet and carpentry shops; blacksmith, welding and machine shops; furniture repair and upholstery shops; not including minor or major auto repair;

C. Construction related sales and services such as hardware stores; general and specialty contractors offices; electrical, plumbing, and heating shops; and light equipment rental shops;

D. Commercial warehouses and wholesale warehouses, not including mini-storage or aircraft hangers;

E. Light manufacturing, assembly, packaging, or processing of the following materials, including incidental retail sales of finished products at the point of manufacture; and when not including any use which incorporates processes involving the pulverization of clays, use of kilns fired by fuels other than electricity or gas, or the refining or rendering of oils or fats:

    1. High technology products such as electrical instruments, computers, optical equipment and similar uses, including research and development.
    2. Grains, vegetables, fruit or other farm products.
    3. Wood, paper, or paper products, not including lumber and paper mills.
    4. Fabrics, textiles, and similar materials.
    5. Leather and leather products.
    6. Metals and alloys, not including steel mills.
    7. Plastic and fiberglass.

F. Administrative and general business offices and facilities when compatible with uses permitted in this district;

G. Professional construction support services such as blueprinting, duplicating, printing, drafting, engineering, surveying, planning, or architectural services;

H. Research, development, and testing laboratories and facilities;

I. Any other heavy commercial or light industrial use, building, or structure which is of similar character and not materially different from those enumerated herein;

J. Food services such as cafes and diners open to the public subject to Chapter 15.745;

K. Laundry, janitorial or facility maintenance services;

L. Industrial and commercial accessory uses and accessory structures;

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M. Recycling centers when conducted within a completely enclosed building;

N. Energy production facilities. Public and private utilities and facilities.
(Ord. 1183 § 2, 2006)

15.51.040 Uses Permitted Subject To First Obtaining A Conditional Use Permit

The following heavy commercial and manufacturing uses are permitted when conducted within a completely enclosed building; and when not exceeding fifteen percent (15%) of the total area of the lot for outdoor storage of finished products or materials within a completely screened by a site obscuring fence or masonry wall from adjacent properties and County road rights-of-way on the same lot:

A. Uses permitted in Section 15.51.030 when obnoxious or offensive because of noise, dust, odor, smoke, vibration, or danger to life and property as determined by the planning authority;

B. Uses permitted in Section 15.51.030 when not in compliance with the Performance Standards set forth in Division 4, Part 1 of the Glenn County Unified Development Code;

C. Home improvement centers;

D. Tractor, boat, and airplane manufacturing and repair, not including minor or major auto repair.
(Ord. 1183 § 2, 2006)

15.51.050 Minimum Lot Size

Forty thousand (40,000) square feet. (Ord. 1183 § 2, 2006)

15.51.060 Minimum Average Lot Width

A. Interior lots: One hundred (100) feet.

B. Corner lots: One hundred twenty-five (125) feet.
(Ord. 1183 § 2, 2006)

15.51.070 Maximum Length To Width Ratio

Three to One (3:1). (Ord. 1183 § 2, 2006)

15.51.080 Maximum Lot Coverage

Seventy-five percent (75%). (Ord. 1183 § 2, 2006)

15.51.090 Minimum Yards

A. Front yard: Twenty feet (20') from the lot line; or forty- five feet (45') from the centerline of the roadway, whichever is greater.

B. Rear yard: Twenty feet (20'); except as provided below:

Where the rear lot line of a site abuts a residential zoning district, the minimum rear yard setback shall be fifty feet (50'). Where the rear lot line abuts a residential zoning district the owner shall construct, on the rear lot line, a six-foot high solid masonry wall or solid wood fence. The masonry wall or solid wood fence shall be continuously maintained.

C. Side yard: Ten feet (10'); except as provided below:

Where the side lot line of a site abuts a residential zoning district, the minimum side yard

setback shall be fifty feet (50'). Where the side lot line abuts a residential zoning district the owner shall construct, on the side lot line, a six-foot high solid masonry wall or solid wood fence which shall not exceed three (3) feet in height when extending into any required front yard. The masonry wall or solid wood fence shall be continuously maintained.

D. Accessory structures: The above setbacks shall apply.
(Ord. 1183 § 2, 2006)

15.51.100 Maximum Height

Twenty feet (20'); for each foot of setback in excess of all required setback lines, an additional height of six inches (6") shall be permitted, but the total height shall not exceed forty-five feet (45'), provided that additional height may be permitted subject to first securing a conditional use permit in each case. (Ord. 1183 § 2, 2006)

15.51.110 Additional Performance Standards

The following requirements shall apply in addition to performance standards provided for in Division 4, Part 1, Performance Standards of the Glenn County Code.

A. Public safety: All proposed development shall comply with the following public safety requirements beyond those required elsewhere:

1. An emergency access way to the rear portion of the lot shall be provided where deemed necessary or where required by the standards of the applicable local fire protection district.
2. Adequate lighting of parking lots and buildings shall be provided.
3. Clearly marked street numbers with lighting for night visibility shall be provided.

B. Required landscaping shall not totally shield a security officer's view of doors, windows, or entrance areas;

C. Development shall not occur until community sewer and water systems are available to serve the site;

D. The following additional design criteria shall apply:

1. Facades of buildings shall be decorative and architecturally pleasing. At a minimum, all buildings shall be designed so that exterior walls look like wood or masonry regardless of their composition. All roofing materials shall be designed to look like composition roofing, tile, shakes, shingles, or tar and gravel, or consist of architectural metal roof sheathing with factory applied color coatings;
2. Colors, materials, and finishes are to be coordinated on all exterior elevations of the buildings to achieve a total continuity of design that is visually pleasing and harmonious with adjacent development;
3. All roof-mounted mechanical equipment and/or duct work, which projects vertically more than one and one-half feet (1 1/2') above roof or roof parapet and visible from an adjoining street is to be screened by an enclosure which is detailed consistent with the building. Where total screening of roof-mounted mechanical equipment and/or duct work which projects one and one-half feet (1 1/2') or more above the roof or roof parapet is not practical, as determined by the Glenn County Building Inspector, the projections shall be painted consistent with the color scheme of the building;

4. No mechanical equipment except for emergency equipment and air conditioning equipment is to be exposed on the wall surface of a building. Such mechanical equipment shall be screened by an enclosure which is designed to be consistent with the building;

5. Plans for cyclone blowers, bag houses, tanks, etc., shall be reviewed at the time of site plan review to determine design integration with buildings and adjacent areas. Such equipment shall be painted to blend with or complement the surface to which attached, if visible;

6. All gutters, down spouts, vents, louvers, exposed flashing and overhead doors, shall be painted to blend with or complement the surface to which attached;

7. For development that is adjacent to any Scenic Highway as designated in the Glenn County General Plan, the following standards shall also apply:

    a. Outdoor storage of materials and equipment shall not face the scenic highway;

    b. Overhead doors, garages, or loading zones shall be placed facing away from view of the scenic highway.

8. Not less than twenty (20) feet of landscaping shall be provided and permanently maintained in any required front yard.
(Ord. 1183 § 2, 2006)

15.51.120 Site Plan Review

Prior to or concurrent with the application for a building permit, the applicant shall submit to the agency a complete site plan and all necessary supporting documentation for review by the agency to ensure compliance with all the requirements of the Glenn County Code. (Ord. 1200 § 3, 2008; Ord. 1183 § 2, 2006)

15.52 RPM - Recreation And Planned Motorsport Zone

15.52.010 Purpose
15.52.020 Applicability
15.52.030 Plans Required
15.52.040 Uses Permitted
15.52.050 Uses Permitted By General And Specific Plans Of Development
15.52.060 Application Procedure For Rezoning And The General Plan Of Development
15.52.070 Application Procedure For The Specific Plan Of Development
15.52.080 Minimum Yards
15.52.090 Open Space
15.52.100 Traffic Circulation
15.52.110 Streets
15.52.120 Signs
15.52.130 Lapse Of Approval
15.52.140 Resubmittal Following Expiration

15.52.010 Purpose

The intent and purposes of the RPM district are as follows:

A. To provide a means for encouraging creative and innovative recreation or motorsport developments that are environmentally pleasing through the application of imaginative land planning techniques not permitted within other zones with fixed standards;

B. To provide for an orderly and cohesive growth, physical development pattern and the efficient delivery of county or community service;

C. To assure conformance of the project with the county general plan with respect to use, intensity, circulation, public facilities and the preservation of natural features;

D. To encourage the design of planned developments for compatibility with both existing and potential land uses, including a proper functional relationship with such adjacent areas;

E. To promote an equitable distribution of public facilities.

F. To promote economic development and the expansion of recreational opportunities.

G. To protect recreational and motorsport activities from encroachment by incompatible development such as residential development.
(Ord. 1189 § 3, 2006)

15.52.020 Applicability

Applications for RPM zoning shall be for a parcel or contiguous parcels totaling one hundred, sixty (160) acres or more. (Ord. 1189 § 3, 2006)

15.52.030 Plans Required

A. A rezoning application to RPM shall be accompanied by a general plan of development for the entire parcel(s) unless the rezoning is publicly initiated and implements language included in an approved specific, general or community plan.

B. A conditional use permit for a specific plan of development shall be required for the portion of the parcel(s) to be developed.

C. General plans and conditional use permits for plans of development shall be approved prior to any development.

D. Ministerial permits such as grading, building and health department permits shall not be issued prior to approval of a conditional use permit for a specific plan of development.
(Ord. 1189 § 3, 2006)

15.52.040 Uses Permitted

The following uses are permitted in any RPM district provided that such uses are not inconsistent with an approved general or specific plan of development:

A. Growing and harvesting of any agricultural crop or product;

B. Livestock farming, including the raising, feeding, maintaining and breeding of horses, cattle, sheep, goats and similar livestock;

C. Game preserves and hunting clubs, private or public, but shall not include permanent facilities such as hotels, motels, restaurants, club houses;

D. Accessory buildings or structures required for the storage of any crops, products, equipment or uses lawfully permitted or produced on the premises.
(Ord. 1189 § 3, 2006)

15.52.050 Uses Permitted By General And Specific Plans Of Development

The following uses may be permitted by general and specific plans of development in the RPM district:

A. Motorsport activities and facilities included, but not limited to, automobile racing, motorcycle racing, garages, storage, stands, viewing and judging areas, support facilities, and parking areas.

B. Recreation facilities including, but not limited to, tennis courts, fitness trails, swimming pools, boat docks, marinas, playgrounds and parks.

C. All those uses permitted or conditionally permitted in the commercial and industrial districts compatible with recreational activities and motorsports.
(Ord. 1189 § 3, 2006)

15.52.060 Application Procedure For Rezoning And The General Plan Of Development

A. Preapplications Meeting(s). Prior to preparation of the application for rezoning and the general plan of development the applicant shall attend a preapplication meeting(s) with the planning authority staff. Purposes to be served include:

1. To explain the purpose of the planned development commercial district;
2. To review the project's consistency with the county general plan,
3. To review the county code requirements;
4. To provide a review of the applicant's conceptual design and development objectives.

B. Application. Application shall be made on forms provided by the planning authority and accompanied by all fees, information and supplemental plans required by this chapter. No applications shall be accepted until the applicant has complied with subsection (A) of this section.
(Ord. 1189 § 3, 2006)

15.52.070 Application Procedure For The Specific Plan Of Development

A. Preapplication Meeting(s). Applicants for a conditional use permit for a specific plan of development shall attend a preapplication meeting(s) with the planning authority staff. The following shall be reviewed at the preapplication meeting:

1. Consistency of the specific plan of development with the approved general plan of development;
2. Review of the development standards applicable to the project.

B. Application. Application shall be made on forms provided by the planning authority and accompanied by all fees, information and supplemental plans required by this district or the subdivision ordinance. No applications shall be accepted until the applicant has complied with subsection (A) of this section.

C. Phasing. RPM projects may be phased if phasing is approved as part of the general plan of development. Specific plans of development and tentative and final map proposals shall conform to the phasing of the approved general plan of development.
(Ord. 1189 § 3, 2006)

15.52.080 Minimum Yards

Net yards shall be no less than the following:

A. Front Yard. Twenty feet from front lot line, or forty-five feet from centerline of roadway, whichever is greater. Yards abutting streets are front yards.

B. Rear Yard. Twenty feet from rear lot line, except as provided below:

1. Where the rear lot line of a lot abuts a residential zone, the minimum rear yard setback shall be one thousand (1000) feet. Not less than twenty (20) feet abutting the rear lot line shall be landscaped and permanently maintained. Such rear yard may be satisfied by maintenance of a agricultural preservation zone, farmland security zone or other non-residential zoning designation between the RPM district and the residential district.

2. Where the rear lot line of a lot abuts an agricultural preservation zone or a farmland security zone shall be three hundred (300) feet. Not less than twenty (20) feet abutting the rear lot line shall be landscaped and permanently maintained.

C. Side Yard. Ten feet from side lot lines, except as provided below:

1. Where the side lot line of a lot abuts a residential zone, the minimum side yard setback shall be one-thousand (1000) feet. Not less than ten feet abutting the side lot line shall be landscaped and permanently maintained. Such side yard may be satisfied by maintenance of a agricultural preservation zone, farmland security zone or other non-residential zoning designation between the RPM district and the residential district.

2. Where the side lot line of a lot abuts an agricultural preservation zone or a farmland security zone shall be three hundred (300) feet. Not less than twenty (20) feet abutting the rear lot line shall be landscaped and permanently maintained.
(Ord. 1189 § 3, 2006)

15.52.090 Open Space

All developments proposed under the RPM district may include a proportionate amount of open space for active and passive use by the occupants of the development, whether they are merchants, employees or the general public. The amount to be provided shall be determined as follows:

A. Common Open Space. Each planned development may contain one or more large areas of land permanently reserved primarily for the leisure and recreational use of all the development's occupants or public and owned and maintained in common by the occupants.

B. Common open space may include:

1. Land area of the site not covered by buildings, parking structures or accessory structures;

2. Land which is accessible and available to all occupants of structures for whose use the space is intended unless such land is in a category listed below;

3. Commonly owned recreational structures and facilities including, but not limited to, gymnasiums, tennis courts, swimming pools, picnic areas and parks.

C. Public Open Space. As an alternative, or in addition to, common open space in subsection (B) of this section, each planned development may propose one or more parcels of land which would be permanently dedicated in fee to the county or other public or private agency. Such areas will be for the use of the development's occupants in addition to the use by all county residents or for the protection of environmentally sensitive areas.

D. Required Open Space. The county may require public and/or common space in a planned development at the time of approval of the general plan of development.

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(Ord. 1189 § 3, 2006)

15.52.100 Traffic Circulation

A. Internal Access. All recreation and planned motorsport development proposals shall ensure that internal circulation systems are properly designed to serve the different types of proposed land uses, accommodate expected traffic flows, provide adequate emergency access to all buildings and structures, and provide for safe and convenient pedestrian access, whether the project is partially or fully implemented. In addition, the following access requirements shall apply:

1. At least two different routes of entrance and exit for emergency vehicles shall be provided where streets are longer than eight hundred feet;
2. All internal circulation systems shall meet the requirements of Chapter 15.64 Road Standards

B. External Access. The planning commission shall review development applications to ensure that projected traffic increases resulting from the project, when partially and fully implemented, will not significantly impact connecting streets, roads and existing and proposed land uses outside the project perimeter. The applicant shall propose measures acceptable to the county to reduce significant impacts to existing road networks or land uses outside the development itself.
(Ord. 1189 § 3, 2006)

15.52.110 Streets

A. All internal streets, roads and drives serving the development shall be designed and constructed to county road improvement and design standards.

B. The use of private streets within planned developments may be permitted.
(Ord. 1189 § 3, 2006)

15.52.120 Signs

A. Signs shall be governed by the provisions of Chapter 15.62 *Sign Standards*

B. There shall be a common theme to the signing of the development. The theme should include some identifiable common element or elements such as dimension, construction material, color scheme, lighting or lettering style. All signs in the development shall be integral components of the common theme.
(Ord. 1189 § 3, 2006)

15.52.130 Lapse Of Approval

A. A general plan of development shall expire two years after its date of approval unless an application has been filed with the planning authority for a conditional use permit for specific plan of development prior to plan expiration, or a time extension has been approved prior to the date of the general plan of development expiration. The planning commission may, upon good cause shown, grant a time extension for one year.

B. The conditional use permit for a specific plan of development shall expire five years after approval unless, prior to the expiration date, substantial physical construction has been completed on the development or a time extension has been approved. The planning commission or board of supervisors may, upon good cause shown, grant a time extension for one year.
(Ord. 1189 § 3, 2006)

15.52.140 Resubmittal Following Expiration

After a general plan or a conditional use permit for a specific plan of development expires, a new general plan or conditional use permit for a specific plan of development application and fee must be submitted for reconsideration. The new application shall be subject to the same procedures and approval as the original application. (Ord. 1189 § 3, 2006)

15.53 AV - Airport Zone

15.53.010 Purpose
15.53.020 Permitted Uses
15.53.030 Uses Permitted With A Conditional Use Permit
15.53.040 Maximum Building Height
15.53.050 Site Plan Review
15.53.060 County Airport Rules And Regulations

15.53.010 Purpose

This chapter shall be applied to properties used, or planned to be used, as airports and where special regulations are necessary for the protection of life and property. (Ord. 1183 § 2, 2006)

15.53.020 Permitted Uses

The following-uses and structures shall be permitted in the AV zone:

A. Paved runways, taxiways, landing strips and aprons;

B. Aircraft storage, service and repair hangars;

C. Aircraft fueling facilities;

D. Passenger and freight terminal facilities;

E. Lighting, radio and radar facilities;

F. Accessory structures and facilities, including aircraft and aviation accessory sales.
(Ord. 1183 § 2, 2006)

15.53.030 Uses Permitted With A Conditional Use Permit

Uses permitted in the M (industrial) zone; this does not include conditionally permitted uses in the M (industrial) zone.

A. Commercial uses which are dependent upon the airport for their existence or commercial uses which are related to the traveling public, including highway, community and service commercial uses, but not including any commercial use such as minor or major auto repair or commercial use not conducted entirely within an enclosed building.

B. Those uses which have overhead public utility transmission and distribution facilities are not permitted.

C. Wash racks, rinsing and/or mixing facilities for agricultural chemicals and/or fertilizers prior to or following aerial application.

D. Non-airport related public facilities.
(Ord. 1183 § 2, 2006)

15.53.040 Maximum Building Height

No building or structure in this zone shall exceed thirty-five feet, except as otherwise permitted with a conditional use permit. (Ord. 1183 § 2, 2006)

15.53.050 Site Plan Review

Before applying for a building permit, the applicant shall submit to the planning authority a complete site plan and all other documents necessary for review by the director to ensure compliance with all the requirements of the Glenn County Code. (Ord. 1183 § 2, 2006)

15.53.060 County Airport Rules And Regulations

A. Financial responsibility - Any owner of an aircraft habitually situated at the airport shall be financially responsible. Any such owner shall, upon request, furnish the sponsor with evidence of financial responsibility. The minimum financial responsibility required pursuant to this section shall be as follows:

    1. Property damage, fifty thousand dollars;
    2. Bodily injury or death, excluding occupants of aircraft, one person, fifty thousand dollars;
    3. Bodily injury or death, excluding occupants of aircraft, two or more persons, one hundred thousand dollars.

B. Evidence of financial responsibility - Acceptable evidence of financial responsibility shall consist of a certificate of insurance or a bond issued by an insurance company duly authorized to transact business in the state.

C. Effect of noncompliance - If the owner of an aircraft habitually situated at the airport fails or refuses to furnish the sponsor with the required evidence of financial responsibility when so requested, the owner shall thereafter be prohibited from basing any aircraft which he may own at the airport until such time as he complies with the provisions of this chapter.

D. Business activities - No person shall use the airport in any manner whatsoever for any commercial, profit, gainful, or revenue producing purpose, including, without limitation, flight instruction or mechanical work, without written approval of the sponsor. No person shall distribute, post or display any commercial or noncommercial signs, circulars, handbills or advertisements on the airport without the consent of the airport manager. No person shall solicit funds for any purpose on the airport.

E. Airport manager - The operation of the airport shall be under the direction of the sponsor who shall designate an airport manager who shall have the initial responsibility for all airport business and operations.

F. Rules and regulations - The sponsor shall have the power to adopt, amend and repeal rules and regulations for the operation and maintenance of the airport. Such rules and regulations may include a schedule of fees for the use of the airport.

G. Compliance with laws and regulations - No person shall operate or maintain any aircraft at the airport except in strict conformity with all ordinances, rules and regulations of the sponsor, and the regulations of the Federal Aviation Agency and all other applicable laws. All operators of aircraft are responsible for complete knowledge of all laws, rules and regulations relating to the operation of aircraft.

H. Assumption of liability - The privileges of using the airport and its facilities shall be conditioned upon the assumption of full responsibility, liability and risk by the user thereof. The sponsor, its agents and employees shall not be liable for loss, damage or injury to persons or property arising out of any accident of any nature whatsoever, or from any cause whatsoever, including, but not limited to, fire, theft, vandalism, wind, flood, earthquake, collision, or act of God.

I. Charges for parking aircraft - Charges for parking aircraft shall be subject to periodic review and revision. Daily rates shall apply to all aircraft parked overnight. Aircraft owned and operated by the federal government are exempt from the payment of daily rates.

J. Lease fee policy at the county airports - After the first year of a Lease and each ensuing year of the lease, the monthly rent shall be set in the following manner; the Consumer Price Index for all urban consumers for the San Francisco-Oakland Metropolitan Area published by the United States Department of Labor, Bureau of Labor Statistics (“Index”), shall be reviewed annually to determine if there has been an increase in the Index;

1. If the Index has increased during the previous year, the monthly rent payable during the next year shall be set by calculating the increase by multiplying the monthly rent by a fraction, the numerator of which is the Index at the end of the prior year and the denominator of which is the Index at the beginning of the prior year;
2. As soon as the monthly rent for that year is set, Lessor shall give Lessee notice of the amount of monthly rent for that year;
3. If the Index is discontinued or revised during the year, such other government index or computation with which it is replaced shall be used in order to obtain substantially the same result as would be obtained if the Index had not been discontinued or revised.

K. Payment of parking and airport use charges - Payment for monthly reserved space and airport use charges is due and payable in advance for each calendar month. Charges for commencing or terminating the use of parking space other than on the first of the calendar month shall be prorated for that month. Payment of the daily aircraft parking charges shall be made prior to the departure of aircraft unless credit arrangements have been approved by the airport manager.

L. Sale of aviation fuel, oil and lubricants - The sale of aviation fuel, oil and lubricants shall be on a concession basis between the sponsor and fixed base operators. Fuel flowage fees shall be paid by concessionaires to the sponsor at rates established in the fixed base operator contracts.

M. Animals - No person shall enter the aircraft ground movement area with any animals. Dogs and other animals may be permitted in other areas of the airport and in the aircraft tiedown area only if restrained by leash or confined in such a manner as to be under control.

N. Damage to airport - Any person causing damage to the airport or any airport property shall be responsible for the cost of repair or replacement. All damage shall be promptly reported to the airport manager.

O. Damage to aircraft - Witnesses to and participants in any accident causing damage to aircraft in the airport area shall promptly make a full report of such accident to the airport manager or his or her representative. Aircraft operators, owners or their agents shall be responsible for and shall cooperate and assist in, the prompt removal of damaged aircraft, parts, property or debris resulting from any accident; provided, however, that the airport manager or officials of the Federal Aviation Agency may prohibit the movement or removal of any damaged aircraft or property.

P. Cleanliness - All persons using the airport shall place all rubbish, garbage or other debris in appropriate containers.

Q. Automobiles - All persons using the airport shall operate automobiles and/or trucks in accordance with the following rules:

1. Vehicles shall be parked within designated parking areas only;
2. Vehicles shall not be operated beyond roads and parking area limits without prior consent of the airport manager;

3. No common carrier, vehicle for hire shall load or unload passengers or stand at the airport in any place other than in the area designated by the airport manager;
4. Vehicles shall not be operated on the apron except by persons assigned to duty there or others authorized by the airport manager;
5. No person shall operate any vehicle in any of the landing areas unless authorized to do so by the airport manager, and then only in the manner prescribed;
6. Vehicle speed shall be limited to fifteen miles an hour within the airport parking areas;
7. The airport manager shall have authority to move vehicles parked in improper locations and the owners of such vehicles shall be responsible for the payment of any towing charges necessitated thereby.

R. Firearms - No person except peace officers, authorized federal, state and local employees, or members of the armed forces of the United States on official duty shall carry any firearms or explosives on the airport without prior permission of the airport manager. No person shall hunt, conduct target practice or discharge firearms on the airport.

S. Aircraft operating rules - No aeronautical activity shall be conducted at the airport except in conformance with current federal air regulations. In addition, the following rules shall apply:

1. No aircraft shall be parked in any area not designated for such purpose by the airport manager without prior consent of the airport manager. Parked aircraft shall have parking brakes set, wheels firmly blocked to prevent movement and/or shall be firmly secured to the ground by ropes or other appropriate means;
2. Low flying within the confine of the traffic pattern, except in emergencies or when necessary to climb to the designated pattern altitude or descend to a landing, is prohibited;
3. No aircraft shall take off or land except in conformance with the approved traffic pattern, emergency landings excepted;
4. Aircraft shall not cross or enter upon any runway until the pilot has stopped and assured by visual inspection that there is no danger of collision with any person or object;
5. Taxiing in and out of hangars is specifically prohibited;
6. Unusual performance test of aircraft on or from airport premises will be done only with the express approval of the airport manager and only in the manner and area designated by the airport manager;
7. All aircraft shall land and take off only on designated usable runways unless specifically authorized by the airport manager to use other areas of the airport. All takeoffs shall commence at the beginning of the runway or area authorized for use;
8. No persons shall land or take off from the airport unless the aircraft is equipped with properly functioning brakes or other positive means to insure adequate ground control;
9. Formation flying is prohibited in the traffic pattern on takeoff or landing;
10. Aircraft shall be halted and all engines stopped at a minimum of twenty-five feet before entering any hangar or building;
11. No aircraft shall remain on the landing or take-off area for the purpose of instructing students between flights;
12. No aircraft engine shall be started or run up in any hangar or when the aircraft is tailed toward hangar doors, or positioned in such a manner to constitute a danger to persons

or property. Engine run ups and tests shall not be performed in areas or at such times as may be restricted by the airport manager;

13. No engine affixed to an aircraft shall be started or operated unless a competent aircraft operator is in the aircraft attending to the controls and the parking brakes are set or the wheels properly blocked to prevent movement;
14. Aircraft shall be taxied, at all times at a safe and reasonable speed, in the control of a competent aircraft operator. Except as may be specifically directed otherwise, all aircraft operators shall taxi at their own discretion;
15. No passenger or freight shall be loaded or unloaded from any aircraft unless and until all engines on the aircraft have come to a complete stop;
16. Operators of aircraft shall close, and keep closed, gates which lead to any ramp at all times except when necessary for the loading and unloading of aircraft;
17. Spectators shall not be permitted on any ramp without approval of the airport manager, his or her representative, or one of the fixed base operators;
18. Instructions from an authorized control tower shall take precedence over any of the preceding rules;
19. The airport manager may regulate touch-and-go landings whenever traffic volume is such that regulation is necessary for the safe and orderly operation of the airport;
20. The airport manager may refuse clearance or delay any flights or other operations at the airport when, in his or her discretion, he or she deems such action necessary in the interest of safety.

T. Fire safety rules - All persons using the airport shall comply with the following fire safety rules:

1. No person shall store or operate passenger automobiles or trucks within the hangars. Power operated industrial trucks and tractors used within hangars shall be of a type approved by the fire chief;
2. No person shall store or stock material or equipment so as to constitute a fire hazard;
3. No person shall store or place any flammable liquids, solids, gases, signal flares or similar hazardous materials within any hangar or buildings except in areas or rooms specifically approved by the fire chief. The storage of flammable liquids within buildings shall be under permit issued by the fire chief. Such storage shall be in approved containers bearing the label of the Underwriters Laboratories, Inc., (five gallon maximum container);
4. All tenants of buildings shall provide metal containers, approved by the fire chief, equipped with self-closing covers for the storage of oily wastes, rags and similar combustible materials. All such wastes shall be removed by the tenant daily;
5. All tenants of buildings shall maintain the floors of hangars, hangar ramps, and adjacent areas free and clear of oil, grease, and other flammable materials;
6. No person shall use flammable substances for cleaning floors of hangars or other buildings;
7. The cleaning of aircraft engines or other parts using solvents shall be limited in scope and only nonflammable or high flash point (one hundred degrees Fahrenheit or greater) solvents shall be used. Drip and collecting pans shall be used during any cleaning process;

8. No person shall dispose of gasoline, oil, solvent or other flammable waste products in any drain, manhole, open ditch, or other airport areas;
9. Painting and doping of aircraft with flammable fluids shall be conducted only in areas or in buildings approved by the fire chief;
10. No person shall smoke any cigarette, cigar or pipe, or strike any match or kindle, or any flame whatever within fifty feet of any aircraft while being fueled, or within fifty feet from fuel islands or any flammable liquid container, or within any hangar or aircraft workshop located upon the airport, except as approved by the fire chief. Smoking may be permitted within areas designated by the fire chief;
11. Cutting, welding, and spray painting operations shall be conducted only within areas or buildings approved by the fire chief;
12. All electrical wiring, fixtures and appliances shall be installed and maintained in accordance with approved local codes and ordinances;
13. Each fixed base operator shall institute training programs for employees in the use of portable fire extinguisher equipment and methods of evacuating or relocating occupants of the premises in case of fire or other emergency;
14. Portable fire extinguisher shall be provided and installed by the fixed base operators as directed by the fire chief as to number, type and location;
15. Portable fire extinguisher shall not be moved from designated locations for any reason other than as a precaution against an immediate hazard or to be recharged;
16. Access to all fire extinguishing equipment shall be kept free and unobstructed at all times. Portable fire extinguisher shall be inspected periodically by the fire chief;
17. Fire prevention inspection shall be made by the fire chief and fire drills shall be held at his or her discretion;
18. Every person who becomes aware of any fire or smoldering combustion or any unwarranted insidious nature which is not confined within equipment designated for fire or which is any hazard to the premises shall report said fire or smoldering combustion without delay to the local fire department;
19. All persons shall comply with all fire safety regulations established by the local governmental entity having jurisdiction for fire protection at the airport.

U. Pesticides and fertilizers

1. Except as otherwise set forth in this section, the mixing and loading of pesticides and fertilizers and the washing and rinsing of all equipment used in the mixing, loading and application of pesticides and fertilizers is hereby prohibited upon any airport belonging to the County of Glenn;
2. Exceptions. Subdivision 1 of this section shall not apply to the following:
    a. The washing and rinsing of the interior and exterior of all aircraft and related equipment used the application of pesticides and fertilizers upon Regional Water Quality Control Board approved washpad and collection facilities.
    b. The mixing and loading of pesticides and fertilizers performed in accordance with the rules and regulations adopted by Resolution by the Glenn County Board of Supervisors.

3. The pesticide and/or fertilizer applicator and owner shall be deemed responsible for any adverse environmental or health consequences or damages established by a court of appropriate jurisdiction to have originated from the activities of said applicator, whether or not California Regional Water Quality Control Board approved washpad and collection facilities are employed in the applicator's mixing, loading, washing and/or rinsing activity;

4. Any person, whether principal, agent, employee or otherwise, who knowingly or willfully violates any of the provisions of this Section shall be guilty of a misdemeanor and upon conviction shall be punished by a fine of not more than one thousand dollars and not more than six months in the county jail. In addition, violation of any of the provisions of this Section shall be cause for immediate revocation and/or termination of rights to load and mix on any county airport property. If the applicator is deemed responsible for any environmental degradation as defined in Subdivision C, above, the applicator shall be responsible for mitigating this environmental degradation. For purposes of this Section, each incident shall be considered a separate violation and shall be ordained as such without consideration or jeopardy to any other violation and shall provide its own penalty and mitigation remedy. The applicator shall develop a mitigation plan including remedial efforts in conjunction with the appropriate State and Federal agencies. The applicator shall use due diligence in carrying out this mitigation plan;

V. Exclusion from airport - Every person who violates or refuses to comply with any provision of this chapter or any rule adopted pursuant to this chapter may be removed or ejected from the airport by or under the authority of the airport manager and may be deprived of future use of the airport and its facilities.
(Ord. 1269 § 10, 2018; Ord. 1183 § 2, 2006)

Division 15-3 Part 3 Combining Districts

15.54 FP - Flood Plain Management Zone
15.55 AVH - Airport Hazard Zone

15.54 FP - Flood Plain Management Zone

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15.54.010 Authorization And Purpose

The purpose of this chapter is to promote and protect. This chapter is adopted pursuant to Section 7 of Article XI of the California Constitution and supplemental authority contained in state statutes. The purpose of this chapter is to promote and protect the public health, safety, and general welfare by providing a definite plan of development standards to guide, control and regulate growth in areas subject to flooding and to minimize public and private losses due to flood conditions in specific areas by provisions designed to:

A. Protect human life and health;

B. Minimize expenditures of public money for costly flood control projects;

C. Minimize the need for rescue and relief efforts associated with flooding and generally undertaken at the expense of the general public;

D. Minimize prolonged business interruptions;

E. Minimize damage to public facilities and utilities such as water and gas mains; electric, telephone and sewer lines; and streets and bridges located in areas of special flood hazard;

F. Help maintain a stable tax base by providing for the sound use and development of areas of special flood hazard so as to minimize future blighted areas caused by flood damage;

G. Provide for notice to potential buyers that property is in an area of special flood hazard; and

H. Provide that those who occupy or use areas of special flood hazard assume responsibility for their actions
(Ord. 1183 § 2, 2006)

15.54.020 Findings Of Fact

A. Flood hazard areas exist in Glenn County and are characterized by periodic inundation which may result in loss of life and property, create health and safety hazards, disrupt commerce and governmental services, cause extraordinary public expenditures for flood protection and relief, and impair the tax base, all of which adversely affect the public health, safety, and general welfare of persons residing, working or visiting in the county.

B. These flood losses are caused by uses that are inadequately elevated, flood-proofed, or protected from flood damage. The cumulative effect of obstructions in areas of special flood hazards which increase flood heights and velocities also contribute to the flood loss.
(Ord. 1183 § 2, 2006)

15.54.030 Methods Of Reducing Flood Losses

To accomplish its purposes, this chapter establishes methods and provisions to:

A. Restrict or prohibit uses which are dangerous to health, safety, and property due to water or erosion hazards, or which result in damaging increases in erosion or in flood heights or velocities;

B. Require that uses vulnerable to floods, including facilities which serve such uses, be protected against flood damage at the time of initial construction;

C. Control the alteration of natural flood plains, stream channels, and natural protective barriers, which help accommodate or channel flood waters;

D. Control filling, grading, dredging, and other development which may increase flood damage; and

E. Prevent or regulate the construction of flood barriers which will unnaturally divert flood waters or which may increase flood hazards in other areas.
(Ord. 1183 § 2, 2006)

15.54.040 Basis For Establishing The Areas Of Special Flood Hazard

A. The areas of special flood hazard identified by the Federal Insurance Administration (FIA) of the Federal Emergency Management Agency (FEMA) in the Flood Insurance Study for the County of Glenn effective June 5, 1997 (FIS) and accompanying Flood Insurance Rate Maps (FIRMS) and Flood Boundary and Floodway Maps (FBFMS) effective September 3, 1980, and all subsequent amendments and/or revisions, are hereby adopted by reference, declared to be a part of this chapter, and designated as special zone maps pursuant to this section.

B. This FIS and attendant mapping is the minimum area of applicability of this chapter and may be supplemented by studies for other areas which allow implementation of this chapter and which are recommended to the Board of Supervisors by the flood plain administrator. The study, FIRMS, and FBFMs are on file at the planning authority.
(Ord. 1211 § 3, 2009; Ord. 1183 § 2, 2006)

15.54.050 Lands To Which This Chapter Applies

This chapter shall apply to all areas of special flood hazards within the jurisdiction of Glenn County. (Ord. 1183 § 2, 2006)

15.54.060 Compliance

No structure or land shall hereafter be constructed, located, extended, converted, or altered without full compliance with the term of this chapter and other applicable regulations. Violation of the requirements (including violations of conditions and safeguards established in connection with conditions) shall constitute a misdemeanor. Nothing herein shall prevent the county from taking such lawful action as is necessary to prevent or remedy any violation. (Ord. 1183 § 2, 2006)

15.54.070 Establishment Of Development Permit

A development permit shall be obtained before any construction or other development begins within any area of special flood hazard established in Section 15.54.040. Application for a development permit shall be made on forms furnished by the flood plain administrator and may include, but not be limited to: plans in duplicate drawn to scale showing the nature, location, dimensions, and elevation of the area in question; existing or proposed structures, fill, storage of materials, drainage facilities; and the location of the foregoing. Specifically, the following information is required:

A. For new structures and substantial improvements, provide detailed site plan with spot elevations of ground adjacent to proposed footprint of structure and all supporting building systems, well, septic system; and

B. Foundation design detail; and

C. Proposed elevation in relation to mean sea level, of the lowest floor (including basement) of all structures; in Zone AO, elevation of highest adjacent grade and proposed elevation of lowest floor of all structures; or proposed elevation in relation to mean sea level to which any nonresidential structure will be floodproofed, if required in Section 15.54.100.C.2; and

D. All appropriate certifications listed in Section 15.54.090.D; and

E. Description of the extent to which any watercourse will be altered or relocated as a result of proposed development.

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(Ord. 1183 § 2, 2006)

15.54.080 Designation Of Flood Plain Administrator

The building official is hereby appointed to administer, implement, and enforce this chapter by granting or denying development permits in accord with its provisions. (Ord. 1183 § 2, 2006)

15.54.090 Duties And Responsibilities Of Flood Plain Administrator

The duties and responsibilities of the flood plain administrator include, but are not limited to the following:

A. Permit Review. Review all development permits to determine that:
    1. All permit requirements of this chapter have been satisfied;
    2. All other required state and federal permits have been obtained;
    3. The site is reasonably safe from flooding; and
    4. The proposed development does not adversely affect the carrying capacity of areas where base flood elevations have been determined but a floodway has not been designated. For purposes of this ordinance, “adversely affects” means that the cumulative effect of the proposed development, when combined with all other existing and anticipated development, will increase the water surface elevation of the base flood more than one foot at any point.

B. Review and Use of Any Other Base Flood Data. When base flood elevation data has not been provided in accordance with Section 15.54.040, the flood plain administrator shall obtain, review, and reasonably utilize any base flood elevation and floodway data available from a federal or state agency, or other source, in order to administer this chapter. Any such information shall be submitted to the Board of Supervisors for adoption.

C. Notification of Other Agencies. If alteration or relocation of a watercourse is proposed:
    1. Notify adjacent communities and the California Department of Water Resources prior to alteration or relocation;
    2. Submit evidence of such notification to the Federal Insurance Administration, Federal Emergency Management Agency;
    3. Assure that the flood-carrying capacity within the altered or relocated portion of the affected watercourse is maintained; and
    4. Base Flood Elevation changes due to physical alterations:
        a. Within 6 months of information becoming available or project completion, whichever comes first, the flood plain administrator shall submit or assure that the applicant submits technical or scientific data to FEMA for a Letter of Map Revision (LOMR).
        b. All LOMR's for flood control projects are approved prior to the issuance of building permits. Building Permits must not be issued based on Conditional Letters of Map Revision (CLOMR`s). Approved CLOMR`s allow construction of the proposed flood control project and land preparation as specified in the “start of construction” definition.

    Such submissions are necessary so that upon confirmation of those physical changes affecting flooding conditions, risk premium rates and floodplain management

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requirements are based on current data.

D. Documentation of Flood Plain Development. Obtain and maintain for public inspection, and make available as needed, the following:

1. Certification required by Section 15.54.100.C.1 (lowest floor elevations);
2. Certification required by Section 15.54.100.C.2 (elevation or floodproofing of nonresidential structures);
3. Certification required by Sections 15.54.100.C.3 (wet floodproofing standard);
4. Certification of elevation required by Section 15.54.120.B (subdivision standards); and
5. Certification required by Section 15.54.160.A (floodway encroachments).

E. Map Determinations. Make interpretations where needed, as to the exact location of the boundaries of the areas of special flood hazard, for example, where there appears to be a conflict between a mapped boundary and actual field conditions. The person contesting the location of the boundary shall be given a reasonable opportunity to appeal the interpretation as provided in Section 15.54.160.

F. Remedial Action. Take action to remedy violations of this chapter as specified in Section 15.54.060. (Ord. 1252 § 2, 2014; Ord. 1183 § 2, 2006)

15.54.100 Standards Of Construction

In all areas of special flood hazards the following standards apply:

A. California Building Standards Commission (CBSC) Certified Elevations for two stages of construction for structures developed within a Special Flood Hazard Area (SFHA) requires:

1. Building Under Construction (when the lowest floor is first established and prior to any vertical construction).

2. Finished Construction Elevation Certificate (prior to final approval)

B. Anchoring.
1. All new construction and substantial improvements shall be adequately anchored to prevent flotation, collapse or lateral movement of the structure resulting from hydrodynamic and hydrostatic loads, including the effects of buoyancy.
2. All manufactured homes shall meet the anchoring standards of Section 15.54.130.
C. Construction materials and methods. All new construction and substantial improvements shall be constructed as follows:
1. With materials and utility equipment resistant to flood damage;
2. Using methods and practices that minimize flood damage;
3. With electrical, heating, ventilation, plumbing and air conditioning equipment and other service facilities that are designed and/or located so as to prevent water from entering or accumulating within the components during conditions of flooding; and
4. If within zones AH or AO, so that there are adequate drainage paths around structures on slopes to guide flood waters around and away from proposed structures.
D. Elevation and floodproofing.
1. All residential construction, new or substantial improvements, shall comply with all applicable provisions of Code of Federal Regulations Title 44, Subchapter B, Subpart A, Section 60.3 and California Residential Code Section R322.
2. The elevation of the lowest floor, including basement, shall be certified by a registered professional engineer or surveyor, and verified by the community building inspector to be properly elevated. Such

certification and verification shall be provided to the flood plain administrator at plan check, prior to vertical construction, and at final inspection.
3. Nonresidential construction, new or substantial improvement, shall either be elevated to conform with paragraph C.1 or, together with attendant utility and sanitary facilities:
a. Be floodproofed below the elevation recommended under paragraph C.1 so that the structure is watertight with walls substantially impermeable to the passage of water;
b. Have structural components capable of resisting hydrostatic and hydrodynamic loads and effects of buoyancy; and
c. Be certified by a registered civil engineer or licensed land surveyor that the standards of this paragraph C.2 are satisfied. Such certification shall be provided to the flood plain administrator.
4. All new construction and substantial improvements with fully enclosed areas below the lowest floor (excluding basements) that are usable solely for parking of vehicles, building access or storage, and which are subject to flooding, shall be designed to automatically equalize hydrostatic flood forces on exterior walls by allowing for the entry and exit of floodwater. Designs for meeting this requirement must meet or exceed the following minimum criteria:
a. Be certified by a registered professional engineer or licensed land surveyor; or
b. Have a minimum of two openings having a total net area of not less than one square inch for every square foot of enclosed area subject to flooding. The bottom of all openings shall be no higher than one foot above grade. Openings may be equipped with screens, louvers, valves or other coverings or devices provided that they permit the automatic entry and exit of floodwater.
5. Manufactured homes shall also meet the standards set forth in Section 15.54.130.

6. New and substantially improves residential structures located within AO Zones and requires to have their lowest floor elevated above the highest adjacent grade (HAG) at least as high as the flood depth number specified on the community Flood Insurance Rate Map (FIRM). California Residential Code (CRC) Section 322.2.1(2) also requires lowest floors to be elevated to a height about the highest adjacent grade of not less than the depth number on the FIRM plus 1 foot or not less than 3 feet if the depth number is not specified. The stricter standard shall apply.

7. New and substantially Improved non-residential structures located within AO Zones are required to have their lowest floor elevated or completely floodproofed above the highest adjacent grade. California Building Code (CBC) Section 1612A.2 also requires that buildings and structures located in flood hazard areas to be designed and constructed in accordance with Chapter 5 of ASCE 7 and ASCE 24.

(Ord. 1183 § 2, 2006)

HISTORY
Amended by Ord. 1326 on 3/12/2024

15.54.110 Standards For Utilities

A. All new and replacement water supply and sanitary sewage systems shall be designed to minimize or eliminate:

1. Infiltration of flood waters into the systems; and
2. Discharge from the systems into flood waters.

B. On-site waste disposal systems shall be located to avoid impairment to them, or contamination from them during flooding.
(Ord. 1183 § 2, 2006)

15.54.120 Standards For Subdivisions

A. All preliminary subdivision proposals shall identify the flood hazard area and the elevation of the base flood.

B. All subdivision plans will provide the elevation of each proposed structure and pad. If the site is filled above the base flood elevation, the lowest floor and pad elevations shall be certified by a registered civil engineer or surveyor and provided to the flood plain administrator.

C. All subdivision proposals shall be consistent with the need to minimize flood damage.

D. All subdivision proposals shall have public utilities and facilities such as sewer, gas, electrical and water systems located and constructed to minimize flood damage.

E. All subdivisions shall provide adequate drainage to reduce exposure to flood hazards.

F. Subdivisions proposals or other developments within an unnumbered A zone that are greater than 50 lots or 5 acres are required to provide base flood elevation data. (Ord. 1183 § 2, 2006)

HISTORY
Amended by Ord. 1326 on 3/12/2024

15.54.130 Standards For Manufactured Homes

A. All manufactured homes that are placed or substantially improved, within Zones Al-30, AH, and AE on the community's Flood Insurance Rate Map, on sites located:

1. Outside of a manufactured home park or subdivision;
2. In a new manufactured home park or subdivision;
3. In an expansion to an existing manufactured home park or subdivision; or
4. In an existing manufactured home park or subdivision on a site upon which a manufactured home has incurred "substantial damage" as the result of a flood, shall be elevated on a permanent foundation, such that the lowest floor of the manufactured home is elevated to or above the base flood elevation and be securely fastened to an adequately anchored foundation system to resist flotation, collapse and lateral movement.

B. All manufactured homes to be placed or substantially improved on sites in an existing manufactured home park or subdivision within Zones Al-30, AH, and AE on the Flood Insurance Rate Map that are not subject to the provisions of subsection A, above, will be securely fastened to an adequately anchored foundation system to resist flotation collapse, and lateral movement, and be elevated so that either the:

1. Lowest floor of the manufactured home is at or above the base flood elevation; or
2. Manufactured home chassis is supported by reinforced piers or other foundation elements of at least equivalent strength that are no less than 36 inches in height above grade.
(Ord. 1183 § 2, 2006)

HISTORY
Amended by Ord. 1326 on 3/12/2024

15.54.140 Standards For Recreational Vehicles

Every recreational vehicle placed on sites within Zones Al-30, AH, and AE on the community's Flood Insurance Rate Map will either:

A. Be on the site for fewer than 180 consecutive days, be fully licensed and ready for highway use, (i.e., is on its wheels or jacking system), be attached to the site only by quick disconnect type utilities and security devices, and have no permanently attached additions; or

B. Meet the permit requirements of Section 15.54.070 of this chapter and the elevation and anchoring requirements for manufactured homes in Section 15.54.130.A.
(Ord. 1183 § 2, 2006)

15.54.150 Permit Exceptions-Structures Placement, Construction

Structures not requiring a permit under Chapter 15.72 and within Zones A, AO, A1-A30, AE, A99 and AH shall be placed and constructed so as to:

A. Not be appreciably damaged by flooding;

B. Offer minimum resistance to flood flows;

C. Resist flotation;

D. Resist hydrostatic forces in accordance with wet floodproofing standards as specified in the Federal Emergency Management Agency's 1993 Technical Bulletin; and

E. Meet required setback distances.
(Ord. 1183 § 2, 2006)

HISTORY
Amended by Ord. 1326 on 3/12/2024

15.54.160 Floodway Encroachments

A. Located within areas of special flood hazard established in Section 15.54.060 are areas designated as floodways. Since the floodway is an extremely hazardous area due to the velocity of flood waters which carry debris, potential projectiles, and erosion potential, the following provisions apply.

B. Encroachments, including fill, new construction, substantial improvement, and other new development are prohibited unless certification by a registered civil engineer is provided demonstrating that encroachments shall not result in any increase in the base flood elevation during the occurrence of the base flood discharge.

C. If subsection A is satisfied, all new construction, substantial improvement, and other proposed new development shall comply with all other applicable flood hazard reduction provisions of Sections 15.54.100 through 15.54.140.
(Ord. 1183 § 2, 2006)

15.54.170 Appeals

The Board of Supervisors shall hear and decide appeals when it is alleged there is an error in any requirement, decision, or determination made by the flood plain administrator in the enforcement or administration of this chapter. (Ord. 1183 § 2, 2006)

15.54.180 Variances

A. The variance criteria set forth in this section are based on the general principle of zoning law that variances pertain to a piece of property and are not personal in nature. A variance may be granted for a parcel of property with physical characteristics so unusual that complying with the requirements of this chapter would create an exceptional hardship to the applicant or the

surrounding property owners. The characteristics must be unique to the property and not be shared by adjacent parcels. The unique characteristic must pertain to the land itself, not to the structure, its inhabitants, or the property owners.

B. The need to protect the county's citizens from flooding is so compelling, and the implications of the cost of insuring a structure built below flood level are so serious, that variances from the flood elevation or from other requirements in this chapter are intended to be rare. The long term goal of preventing and reducing flood loss and damage can only be met if variances are strictly limited. Therefore, the variance guidelines provided in this chapter are more detailed and contain multiple provisions that must be met before a variance can be properly granted. The criteria are designed to screen out those situations in which alternatives other than a variance are more appropriate.
(Ord. 1183 § 2, 2006)

15.54.190 Variance Appeals

A. In passing upon requests for variances, the Board of Supervisors shall consider all technical evaluations, all relevant factors, standards specified in other sections of this chapter, and the:

1. Danger that materials may be swept onto other lands to the injury of others;
2. Danger of life and property due to flooding or erosion damage;
3. Susceptibility of the proposed facility and its contents to flood damage and the effect of such damage on the existing individual owner and future owners of the property;
4. Importance of the services provided by the proposed facility to the community;
5. Necessity to the facility of a waterfront location, where applicable;
6. Availability of alternative locations for the proposed use which are not subject to flooding or erosion damage;
7. Compatibility of the proposed use with existing and anticipated development;
8. Relationship of the proposed use to the comprehensive plan and flood plain management program for that area;
9. Safety of access to the property in time of flood for ordinary and emergency vehicles;
10. Expected heights, velocity, duration, rate of rise, and sediment transport of the flood waters expected at the site; and
11. Costs of providing governmental services during and after flood conditions, including maintenance and repair of public utilities and facilities such as sewer, gas, electrical, and water system, and streets and bridges.

B. Any applicant to whom a variance is granted shall be given written notice over the signature of the building official that:

1. The issuance of a variance to construct a structure below the base flood level will result in increased premium rates for flood insurance up to amounts as high as $25 for $100 of insurance coverage; and
2. Such construction below the base flood level increases risks to life and property. A copy of the notice shall be recorded by the flood plain administrator in the Office of the Glenn County Recorder in such a manner that it appears in the chain of title of the affected parcel of land.

C. The flood plain administrator will maintain a record of all variance actions, including justification for their issuance, and report such variances issued in its biennial report to the Federal Insurance Administration, Federal Emergency Management Agency.
(Ord. 1183 § 2, 2006)

15.54.200 Conditions For Variances

A. Generally, variances may be issued for new construction, substantial improvement, and other proposed new development to be erected on a lot of one-half acre or less in size contiguous to and surrounded by lots with existing structures constructed below the base flood level, providing that the procedures of Sections 15.54.070 through 15.54.150 of this chapter have been fully considered. As the lot size increases beyond one-half acre, the technical justification required for issuing the variance increases.

B. Variances may be issued for the repair or rehabilitation of “historic structures” upon a determination that the proposed repair or rehabilitation will not preclude the structure’s continued designation as an historic structure and the variance is the minimum necessary to preserve the historic character and design of the structure.

C. Variances shall not be issued within any mapped regulatory floodway if any increase in flood levels during the base flood discharge would result.

D. Variances shall only be issued upon a determination that the variance is the “minimum necessary” considering the flood hazard, to afford relief. “Minimum necessary” means to afford relief with a minimum of deviation from the requirements of this chapter. For example, in the case of variances to an elevation requirement, this means the Board of Supervisors need not grant permission for the applicant to build at grade, or even to whatever elevation the applicant proposes, but only to that elevation which the Board of Supervisors believes will both provide relief and preserve the integrity of the local chapter.

E. Variances shall only be issued upon the following grounds:

1. Showing of good and sufficient cause;
2. Determination that failure to grant the variance will result in exceptional hardship to the applicant; and
3. Determination that the granting of a variance will not result in increased flood heights, additional threats to public safety, or extraordinary public expense, create a nuisance, cause fraud or victimization of the public, or conflict with existing local laws or ordinances.

Circumstances supporting a request for a variance must be exceptional, unusual, and peculiar to the property involved. Mere economic or financial hardship alone is not exceptional. Inconvenience, aesthetic considerations, physical handicaps, personal preferences, or the disapproval of one’s neighbors likewise cannot, as a rule, qualify as an exceptional hardship. All of these problems can be resolved through other means without granting a variance, even if the alternative is more expensive, or requires the property owner to build elsewhere or put the parcel to a different use than originally intended.

F. Variances may be issued for new construction, substantial improvement, and other proposed new development necessary for the conduct of a functionally dependent use provided that the provisions of subsections A through E are satisfied and that the structure or other development is protected by methods that minimize flood damages during the base flood and does not result in additional threats to public safety and does not create a public nuisance.

G. Upon consideration of the factors of Section 15.54.180.A and the purposes of this chapter, the Board of Supervisors may attach such conditions to the granting of variances as it deems

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necessary to further the purposes of this chapter.
(Ord. 1183 § 2, 2006)

15.54.210 Application And Interpretation

A. This chapter is not intended to repeal, abrogate, or impair any existing easements, covenants, or deed restrictions. However, if this chapter and another ordinance, easement, covenant, or deed restriction conflict or overlap, whichever imposes the more stringent restrictions shall prevail.

B. In the interpretation and application of this chapter all provisions shall be:

1. Considered as minimum requirements;
2. Liberally construed in favor of the governing body; and
3. Deemed neither to limit nor repeal any other powers granted under state statutes.

C. The degree of flood protection required by this chapter is considered reasonable for regulatory purposes and is based on scientific and engineering considerations. Larger floods can and will occur. Flood heights may be increased by man-made or natural causes. This chapter does not imply that land outside the areas of special flood hazards or that uses permitted within such areas will be free from flooding or flood damages. This chapter shall not create liability on the part Glenn County, any officer or employee thereof, the State of California, or the Federal Insurance Administration, Federal Emergency Management Agency, for any flood damages that result from reliance on this chapter or any administrative decision made under this chapter.
(Ord. 1183 § 2, 2006)

15.54.220 Severability

If any section, provision, or portion of the Ordinance is deemed unconstitutional or invalid by a court, the remainder of the Ordinance shall be effective.

SECTION 6: Severability. If any section, subsection, sentence, clause or phrase of this Ordinance is held by court of competent jurisdiction to be invalid, such decision shall not affect the remaining portions of this Ordinance. The Board of Supervisors hereby declares that it would have adopted this Ordinance and each section, sentence, clause, or phrase thereof irrespective of the fact that one or more sections, subsections, sentences, clauses, or phrases be declared invalid.

SECTION 7: Conflict. All ordinances or parts of an ordinance or resolutions or parts of a resolution in conflict herewith are hereby repealed to the extent of such conflict and no further.

SECTION 8: Effective. This ordinance shall take effect thirty (30) days after the date of its adoption and before the expiration of fifteen (15) days from the date of passage thereof shall be published at least once in a newspaper of general circulation, in the County of Glenn, State of California, together with the names of the members of the Board of Supervisors voting for and against the same.

HISTORY
Adopted by Ord. 1326 on 3/12/2024

15.55 AVH - Airport Hazard Zone

15.55.010 Purpose
15.55.020 Necessity
15.55.030 Zones
15.55.040 Height Limitations
15.55.050 Use Restrictions

15.55.060 Nonconforming Uses
15.55.070 Variances
15.55.080 Conflicting Regulations

15.55.010 Purpose

Pursuant to the authority conferred by the Government Code of the state of California, and in conformance with the standards of the Federal Aviation Administration, this chapter is adopted for the purpose of promoting and safeguarding the health, safety and general welfare of the inhabitants of the county by preventing the creation, establishment or maintenance of airport hazards, thereby protecting the lives and property of the users of the Glenn County airports (Willows and Orland) and of the occupants of the land in the vicinity of the airports, and preventing the destruction and impaired use of the airports and the public investment therein. The AVH zone is a zone which may be combined with any other zone in this title. (Ord. 1183 § 2, 2006)

15.55.020 Necessity

The creation and establishment of an airport hazard is a public nuisance and an injury to the areas served by the airports. It is necessary, in the interest of the public health and safety and the general welfare, that the creation or establishment of airport hazards be prevented. To the maximum extent legally possible, prevention of such hazards should be accomplished by the exercise of the police power without compensation. It is further declared that both the prevention of airport hazards and the elimination, removal, alteration, mitigation or marking and lighting of existing airport hazards are public purposes for which the county raises and expends public funds and acquires lands, interests in lands, or easements over lands. (Ord. 1183 § 2, 2006)

15.55.030 Zones

In order to carry out the purposes of this chapter, all land within the boundaries of an airport and other lands in the vicinity of the airport are divided into runway approach zones, transitional zones, horizontal zones and conical zones. The zones underlie the approach, transitional, horizontal, and conical surfaces defined in FAR 77.25, boundaries of which are shown on the airport zoning maps. The approach airport zoning maps shall be kept on file in the office of the county clerk, and such zoning maps along with all amendments thereto are made a part of this chapter. Amendments to such maps shall be entered on the official zoning maps which shall be maintained current at all times. (Ord. 1183 § 2, 2006)

15.55.040 Height Limitations

A. Willows Airport. Except as otherwise provided in this chapter, no structure or tree shall be erected, altered, maintained or allowed to grow in any zone created by this chapter to a height in excess of the applicable height limit established herein for each such zone. For purposes of determining these heights, the U.S. Coast and Geodetic (based) Survey has established the official elevation reference of the Willows Airport to be one hundred thirty-eight feet and all height limits shall be based on that elevation as follows:

    1. Horizontal zone, one hundred fifty feet;

    2. Conical zone, one hundred fifty feet at the inner perimeter increasing uniformly at a slope of 20:1 (one foot vertically for each twenty feet horizontally) to the outer perimeter;

    3. Approach Zones. For runways 16-34 and 13-31 as designated on the Willows Airport Zoning Map, the height shall not exceed that permitted by an approach slope of 34:1 and 20:1 respectively and in no event shall the height exceed one hundred fifty feet;

4. Transition Zones. The height of objects shall not be such as to penetrate a transitional surface commencing at the side of the primary surface and sloping upward and outward at a slope of 7:1 (one foot vertically for each seven feet horizontally) and extending to a height of two hundred fifty feet above the airport elevation. The same restriction shall apply beginning at the sides of, and at the same elevation as, the approach surface and extending to where the slope intersects the conical surface.

B. Orland Airport. Except as otherwise provided in this chapter, no structure or tree shall be erected, altered, maintained or allowed to grow to a height in excess of the applicable height limits established as shown on the Orland Airport zoning map, For purposes of determining these heights, the U.S. Coast and Geodetic (based) Survey has established the official elevation reference of the Orland Airport to be two hundred ten feet, and all height limits shall be based on that elevation.
(Ord. 1183 § 2, 2006)

15.55.050 Use Restrictions

Notwithstanding any other provisions of this chapter, no use may be made of land (or water) within any zone and height limitations established by this chapter which will:

A. Create electrical interference with navigational signals or radio communications between the airport and aircraft;

B. Make it difficult for pilots to distinguish between airport lights and other lights;

C. Result in glare in the eyes of pilots using the airport;

D. Impair visibility of the airport; or

E. Otherwise in any way create a hazard or endanger the landing, takeoff, or maneuvering of aircraft using or intending to use the airport.

F. The use restrictions imposed by subsection A of this section shall not be applied so as to prevent any present or future agricultural use or practice so long as the agricultural use or practice does not cause a permanent penetration of the height limitations set forth in Section 15.55.040.
(Ord. 1183 § 2, 2006)

15.55.060 Nonconforming Uses

A. The regulations prescribed in this chapter shall not be construed to require the removal, lowering or otherwise changing or altering of any structure or tree not conforming to the regulations as of the effective date of the ordinance codified in this chapter nor otherwise interfere with the continuation of a nonconforming use. Nothing contained in this chapter shall require any change in the construction, alteration, or intended use of any structure, the construction or alteration of which was begun prior to the effective date of the ordinance codified in this chapter, and which is diligently prosecuted.

B. Notwithstanding the foregoing ban on retroactivity, the owner of any existing nonconforming structure or tree is required to permit the installation, operation and maintenance thereon of such markers, markings or lights as shall be deemed necessary by the airport manager to indicate to pilots of aircraft in the vicinity of the airport the presence of such hazards. Such markers and lights shall be installed, operated, and maintained at the expense of the county.
(Ord. 1183 § 2, 2006)

15.55.070 Variances

Any person desiring to erect any structure or increase the height of any structure or permit the growth of any tree or otherwise use the property in a manner contrary to the regulations adopted under this chapter may apply to the planning authority for a variance application. Such variances shall be allowed where a literal application or enforcement of the regulations would result in practical difficulty or unnecessary hardship and the relief would not be contrary to the public interest, but do substantial justice and be in accordance with the spirit of the regulations and this chapter. No variance shall be granted for a use or activity which is not authorized by the county zoning regulations which applies to the property. Any variance may be allowed subject to reasonable conditions that the planning commission may deem necessary to effectuate the purposes of this chapter. In granting any variance under this chapter, the planning commission may, if it deems such action advisable to effectuate the purposes of this chapter and reasonable in the circumstances, so condition such variance as to require the owner of the structure or tree in question to permit the county, at the owner's expense, to install, operate and maintain thereon such markers and lights as may be necessary to indicate to pilots the presence of an airport hazard. (Ord. 1183 § 2, 2006)

15.55.080 Conflicting Regulations

Where there exists a conflict between any of the regulations or limitations prescribed in this chapter and any other regulations applicable to the same area, whether the conflict is with respect to the height of structures or trees, the use of land, or any other matter, the more stringent limitation or requirement shall govern and prevail. (Ord. 1183 § 2, 2006)

Division 15-4 Development Standards
Division 15-4 Part 1 Performance Standards
Division 15-4 Part 2 Public Improvement Standards
Division 15-4 Part 3 Building Standards

Division 15-4 Part 1 Performance Standards
15.56 Performance Standards
15.57 Landscaping Standards
15.58 Right To Farm
15.59 Minimum Residential Construction Standards
15.60 Density Bonus
15.61 Off-Street Parking And Loading Facilities
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15.56.010 Purpose
15.56.020 Compliance Procedures
15.56.030 Exceptions
15.56.040 Air Quality
15.56.050 Electromagnetic Interference
15.56.060 Erosion Control
15.56.070 Fire And Explosion Hazards
15.56.080 Glare And Heat
15.56.090 Liquid, Solid And Hazardous Wastes
15.56.100 Noise
15.56.110 Open And Outdoor Storage, Sales And Display
15.56.120 Radioactivity
15.56.130 Vibrations
15.56.140 Commercial Coach
15.56.150 Restrooms
15.56.160 Storage Of Accumulation Vehicles

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15.56.010 Purpose

The purpose of this chapter is to establish performance standards or their functional equivalent to promote compatibility among various uses of land; protect and enhance the rural-agricultural character of the county; protect the health, safety or welfare of the community; and control noise, dust, odor, smoke, vibration, danger to life and property, or similar causes likely to create a public nuisance.

All uses permitted in this title shall comply with all applicable performance standards of the base zoning district as set forth herein, except as provided in Division 4. (Ord. 1183 § 2, 2006)

15.56.020 Compliance Procedures

A. The director may require pertinent information demonstrating that the proposed use will comply with all applicable performance standards prior to issuance of any ministerial or discretionary approval. This information may consist of a report prepared by a qualified technical consultant(s).

B. When technical information is required, accurate and representative measurements shall be made according to accepted engineering or scientific practice. Measurements shall be made at the exterior lot lines.
(Ord. 1183 § 2, 2006)

15.56.030 Exceptions

A. Uses which are not in compliance with all applicable performance standards at the time of zoning clearance shall require a conditional use permit.

B. The following agricultural uses are exempt from the provisions of Sections 15.56.100 F, 15.56.100 H, 15.56.100 I, 15.56.100 J and 15.56.100 L: livestock grazing, crop and tree farming, animal husbandry, apiaries and aviaries.

C. The performance standards contained in the following subsections are the required minimum. They shall not be construed as preventing the review authority, as part of any discretionary approval, to require more restrictive standards as deemed necessary.
(Ord. 1183 § 2, 2006)

15.56.040 Air Quality

All uses shall comply with applicable local, state and federal laws and regulations regarding contaminants and pollutants. This requirement includes, but is not limited to, emissions of suspended particles, carbon monoxide, hydrocarbons, odors, toxic or obnoxious gases and fumes.
(Ord. 1183 § 2, 2006)

15.56.050 Electromagnetic Interference

Devices which generate electromagnetic interference shall be so operated as not to cause interference with any activity carried on beyond the boundary line of the property upon which the device is located. Public utilities shall comply with all applicable state and federal regulations. (Ord. 1183 § 2, 2006)

15.56.060 Erosion Control

The following erosion control standards shall apply to all development projects in commercial or industrial zoning districts:

A. The smallest area practical of land shall be exposed at any one time during development;

B. When land is exposed during development, the exposure shall be kept to the shortest practical period of time;

C. Natural features such as trees, groves, natural terrain, waterways and other similar resources shall be preserved where feasible;

D. Temporary vegetation and/or mulching shall be used to protect critical areas exposed during development;

E. The permanent final vegetation and structures shall be installed as soon as practical in the development;

F. Wherever feasible the development shall be fitted to the topography and soils to create the least erosion potential;

G. Provisions shall be made to effectively accommodate the increased runoff caused by changed soil and surface conditions during and after development;

H. Sediment basins (debris basins, desalting basins, or silt traps) shall be installed and maintained to remove sediment from runoff waters from land undergoing development where needed.
(Ord. 1183 § 2, 2006)

15.56.070 Fire And Explosion Hazards

All uses involving the use or storage of combustible, explosive, caustic or otherwise hazardous materials shall comply with all applicable local, state and federal safety standards and shall be provided with adequate safety devices against the hazard of fire and explosion, and adequate fire-fighting and fire suppression equipment. (Ord. 1183 § 2, 2006)

15.56.080 Glare And Heat

A. All exterior lighting accessory to any use shall be hooded, shielded or opaque. No unobstructed beam of light shall be directed beyond any exterior lot line. Buildings and structures under construction are exempt from this provision.

B. No use shall generate heat so that increased ambient air temperature or radiant heat is measurable at any exterior lot line.
(Ord. 1183 § 2, 2006)

15.56.090 Liquid, Solid And Hazardous Wastes

A. All uses are prohibited from discharging liquid, solid, toxic or hazardous wastes onto or into the ground and into streams, lakes or rivers. Discharge into a public or private waste disposal system in compliance with applicable local, state and federal laws and regulations is permitted.

B. Wastes detrimental to a public sewer system or a sewage treatment plant shall not be discharged to a public sewer system unless they have been pretreated to the degree required by the authority having jurisdiction over the sewerage system.

C. The handling and storage of hazardous materials the discharge of hazardous materials into the air and water and disposal of hazardous waste in connection with all uses shall be in conformance with all applicable local, state and federal regulations.

D. All burning of waste materials accessory to any use shall be in compliance with the county air pollution control district rules and regulations.

E. The disposal or dumping of solid wastes accessory to any use including, but not limited to, slag, paper and fiber wastes or other industrial wastes shall be in compliance with applicable local,

ATTACHMENT D

state and federal laws and regulations.
(Ord. 1183 § 2, 2006)

15.56.100 Noise

A. Maximum sound emissions for any use shall not exceed equivalent sound pressure levels in decibels, A-weighted scale, for any one hour as stipulated in Table B. These maximums are applicable beyond any property lines of the property containing the noise. (Note: Equivalent sound pressure level (Leq) is a measure of the sound level for any one hour. It is the energy average of all the various sounds emitted from the source during the hour. A-weighted scale is used to adjust sound measurements to simulate the sensitivity of the human ear.)

Table B Maximum One-hour Equivalent Sound Pressure Levels (A-Weighted - dBA)

Time of Day:	Receiving Property Residential:	Zoning District Commercial:	Industrial:
7:00 - 10:00 p.m.	55	60	65
10:00 - 7:00 a.m.	45	55	60
*NOTE: The residential category also includes all resource zoning districts.			

B. In the event the receiving property or receptor is a dwelling, hospital, school, library or nursing home, even though it may be other wise zoned for commercial or industrial and related uses, maximum one-hour equivalent sound pressure received shall be as indicated in Table C.

Table C Maximum One-hour Equivalent Sound Pressure Levels (A-Weighted - dBA)

Time of Day:	Level:
7:00 - 10:00 p.m	57
10:00 - 7:00 a.m.	50

C. Noises of Short Duration. For noises of short duration or impulsive character, such as hammering, maximum one-hour sound pressure levels permitted beyond the property of origin shall be seven decibels less than those listed in Table C.

D. Noises of Unusual Periodic Character. For noises of unusual periodic character, such as humming, screeching and pure tones, the median octave band sound pressure levels as indicated in Table D shall not be exceeded beyond the property of origin when the receiving property is zoned residential or is occupied by a dwelling, hospital, school, library, or nursing home.

Table D Medial Octave Band Sound Pressure Levels Octave Band Center

Frequency, Hz:	7:00 a.m. to 10:00 p.m.:	10:00 p.m. to 7:00 a.m.:
31.5	68	65
63	65	62
25	61	56

250	55	50
500	52	46
1,000	46	43
2,000	46	40
4,000	43	37
8,000	40	34

E. Additional Allowance. When the receiving property is zoned commercial or industrial and is not a dwelling, hospital, school, library or nursing home, an additional sound decibel emission above the pressure levels specified in Table D above shall be permitted as indicated in Table E.

Table E Additional Allowance

Receiving Property Zone:	Additional Decibels Allowed:
Commercial	5
Industrial	10

F. Exemptions. Local noise standards set forth in this section do not apply to the following situations and sources of noise provided standard, reasonable practices are being followed:

1. Emergency equipment operated on an irregular or unscheduled basis;
2. Warning devices operated continuously for no more than five minutes;
3. Bells, chimes or carillons;
4. Nonelectronically amplified sounds at sporting, amusement and entertainment events;
5. Construction site sounds between 7:00 a.m. and 7:00 p.m.;
6. Lawn and plant care machinery fitted with correctly functioning sound suppression equipment and operated between 7:00 a.m. and 8:00 p.m.;
7. Aircraft when subject to federal or state regulations;
8. Agricultural equipment when operated on property zoned for agricultural activities.

G. Exceptions. Upon written application from the owner or operator of an industrial or commercial noise source, the director or planning commission, as part of a use permit approval, may conditionally authorize exceptions to local noise emission standards in the following situations:

1. Infrequent noise;
2. Noise levels at or anywhere beyond the property lines of the property of origin when exceeded by an exempt noise, as listed in subsection (E) of this section, in the same location;
3. If after applying best available control technology (BACT), a use existing prior to the effective date of the ordinance codified in this chapter, is unable to conform to the standards established by this section.

(Ord. 1183 § 2, 2006)

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15.56.110 Open And Outdoor Storage, Sales And Display

A. General. Outdoor storage in any district shall be maintained in an orderly manner and shall not create a fire, safety, health or sanitary hazard.

B. Standards for Uses Permitted in the Agricultural and Residential Zoning Districts:

1. Except for farm products, supplies or equipment when incidental to a working farm or ranch, construction materials during authorized construction, or firewood, outdoor storage of materials, including but not limited to junk, construction materials, scrap metal, wood, petroleum-based materials or products, paper products, waste or trash materials on parcels of one acre or less shall not exceed an aggregate area of one hundred square feet per lot, or on parcels larger than one acre, but less than five acres, four hundred square feet of aggregate area and on parcels of five acres or more an aggregate area of six hundred square feet in the TPX, RE, and agricultural district. This performance standard does not prohibit the enclosed storage of similar materials in a building of up to two thousand square feet in area.

2. Except for farm supplies and products, firewood, boats and farm equipment, open or outdoor storage shall be limited to a height of six feet.

3. Except for farm products, supplies, or equipment, construction materials during authorized construction or firewood for personal consumption on the premises, outdoor storage shall be completely screened from public view from all exterior property lines and any public roadway within one-half mile of the open storage area by the use of sight-obscuring fences, hedges or other measures determined to be effective by the director. Securely fastened tarps may be utilized for screening of open storage areas of one hundred square feet or less.

    a. On parcels of five acres or more, open storage areas shall not be maintained closer than seventy-five feet from any property line;

    b. On parcels of less than five acres, open storage areas when not completely enclosed by solid fencing shall have a minimum setback from any property line of a distance of not less than twenty percent of the lot width;

4. There shall be no outdoor storage in any required yard in the case of interior lot, or required street-side setback area in the case of corner lot, or in an area three-feet-wide along one side lot line; and there shall be no outdoor storage in any front yard in any RE, RE-NW, R1 or RM district.

5. In addition of the outdoor storage permitted in subsection (B)(1) of this section, the open and outdoor storage of accumulation vehicles shall be limited to the following:

    a. The open storage of one accumulation vehicle per lot in an R1 or RM district;

    b. The open storage of two accumulation vehicles per lot in any RE, RE-NW or TPZ district;

    c. The indoor or outdoor storage of accumulation vehicles, subject to first obtaining an administrative collector’s permit or conditional use permit for a collector’s use of accumulation vehicles pursuant to Section 15.77 in a residential district.

C. Standards for Uses Permitted in Any Commercial and Manufacturing District.

1. No outdoor storage of materials or equipment shall be permitted in the following areas: required front yards, off-street parking and loading areas, driveways, landscaped areas or street right-of-ways.

2. Open and outdoor storage and operation yards (work areas) of an interior lot shall be confined to the area to the rear of a line which is the extension of the front wall of the principal building and shall be screened from view from any street by appropriate walls, fencing, earthen mounds or landscaping as approved in the required landscaping plan. Storage or operation yards on a corner or through lot shall be subject to approval of the director.
3. Open and outdoor storage of materials or products, except for trucks and other vehicles necessary for the operation, shall not exceed a height of eight feet.
4. Open and outdoor storage shall be located so as not to constitute a hazard to adjacent buildings or property and shall not exceed six feet in height when within ten feet of side or rear property lines.
5. Exterior trash and storage areas, service yards and electrical utility boxes shall be screened from view of all nearby streets and adjacent structures in a manner that is compatible with the building design. Smaller areas near the building shall be screened with a wall of the same construction as the building wall. Larger areas shall be screened by a solid six foot-high fence. Chain-link fencing shall be permitted only when accompanied by heavy landscaping which will grow to screen the fence in three years. Provisions for adequate vehicular access to and from trash, garbage or refuse areas shall be provided.
(Ord. 1183 § 2, 2006)

15.56.120 Radioactivity

No radiation of any kind shall be emitted in quantities which is dangerous to humans. (Ord. 1183 § 2, 2006)

15.56.130 Vibrations

No use shall generate ground vibration which is perceptible without instruments beyond the lot line. Ground vibration caused by motor vehicles, aircraft, temporary construction work or agricultural equipment are exempt from these standards. (Ord. 1183 § 2, 2006)

15.56.140 Commercial Coach

Mobilehomes shall only be permitted as permanent offices in the industrial zoning districts provided that the standards of Chapter 15.59 are met. (Ord. 1183 § 2, 2006)

15.56.150 Restrooms

A. Restrooms open for public use shall be provided by all retail sales, entertainment or open to public recreational uses when gross building floor area exceeds three thousand square feet in area per use, and for all attended retail fuel sales uses.
B. Restrooms shall meet the occupant load factors, accessibility and plumbing facilities regulations of the Uniform Plumbing and Building Code as amended.
C. The availability and/or location of restrooms shall be noticed by signing when restroom facilities are not readily visible to the public.
(Ord. 1183 § 2, 2006)

15.56.160 Storage Of Accumulation Vehicles

As provided in this section the storage of not more than two accumulation vehicles may be allowed per parcel of land in a residential zoning district provided the following standards are met:

A. The parcel size is twenty thousand square feet or larger, for the first vehicle and that twenty thousand additional square feet is provided for the second vehicle;

B. Accumulation vehicles are the legal property of the same person/family who resides in the on-site dwelling, as evidenced by a certificate of ownership issued by the Department of Motor Vehicles;

C. Accumulation vehicles shall not be stored in any required yard area;

D. Accumulation vehicles shall be completely screened and not visible from any public right-of-way or adjacent property;

E. Accumulation vehicles shall be allowed in the R-1 single-family residential district upon securing a conditional use permit. In all cases accumulation vehicles shall be placed behind screening not visible from public right-of-way or adjacent properties;

F. An administrative collector's permit shall be obtained for parcels having three to five accumulation vehicles and a conditional use permit for more than six accumulation vehicles provided the requirements of Chapter 15.22 are met. (Ord 1200 § 3, 2008)

15.57 Landscaping Standards

15.57.010 General
15.57.020 Standards
15.57.030 Plan Required
15.57.040 Final Inspection
15.57.050 Bonding Required

15.57.010 General

All undeveloped land areas shall be maintained in permanent vegetative cover, or alternatively be landscaped with a combination of materials to control runoff. All yards shall be landscaped such that there shall be no accumulation of silt, mud or standing water causing unsightly or hazardous conditions, either within the yard or on adjacent properties, public roads or sidewalks. (Ord. 1183 § 2, 2006)

15.57.020 Standards

Standards for Uses Permitted in the R-M, Commercial and Industrial Zoning Districts. The following recommended landscaping standards shall be required unless an alternative landscaping plan is approved or waived by the review authority which meets the intent of this chapter.

A. Minimum required landscaping per parcel: All development shall include an area or areas of the parcel for landscaping to serve as a visual screen and/or provide an increased aesthetic environment; except where street frontages are occupied by existing development;

B. The front of the lot shall be landscaped with a minimum of a ten-foot wide planted area, starting at the edge of the county road right-of-way, unless curb, gutter and sidewalk are provided, in which case a five-foot wide planted area shall be adequate. However, landscaping shall not obstruct traffic or reduce sight distance at any driveway or intersection, unless because of the location or design of existing development, or appropriate site planning would make adherence to this standard result in development inconsistent with the purposes of subsection A. In such case, an alternative landscape plan may be approved by the review authority. The landscaping may be interrupted by building entrances or exits and driveways;

C. When abutting any residential district side yard:

1. The side of the lot shall be landscaped with a minimum of a five-foot wide planted area but not so as to obstruct traffic or reduce sight distance at any driveway or inter-section; or
2. A six-foot-high wooden fence or masonry wall shall be constructed at the side lot line(s), but shall not exceed three feet in height within any required front yard.

D. When abutting any residential district rear yard:

1. The rear of the lot shall be landscaped with a minimum of a five-foot-wide planted area when abutting any residential use or district; or
2. A six-foot high wooden fence or masonry wall shall be constructed at the rear lot line.

E. Where a parking lot contains five or more spaces and is visible from a street, not less than five percent of the parking lot, excluding the area of the landscaped strip, required by subsection A of this section shall be landscaped. Such landscaping shall be distributed through the parking lot and shall not be concentrated in any one area. Landscaping shall be computed on the basis of the total amount of parking and driveways provided (except spaces provided for enclosed vehicle storage areas);

F. For landscaping required for parking lots in subsection E of this section, protective measures including, but not limited to, concrete curbing, railroad ties or decorative rock shall border all landscaped areas;

G. Existing or indigenous plant materials that meet the requirements of this section maybe counted as contributing to the total landscaping required when located within the proposed use area;

H. Minimum plant size: Unless otherwise specifically indicated elsewhere all plant materials shall meet the following minimum standards as indicated in Table A:

Table A Minimum Plant Size

Plant Material Type:	Planting in Areas Abutting Residential Property or Street:	All Other Plantings:
Canopy Tree		
Single stem	2 1/2 inch caliper	1 1/2 inch
Multiple stem	10 feet (height)	6 feet
Understory tree	1 1/2 inch caliper	4 feet
Evergreen tree	5 feet (height)	3 feet
Shrubs		
Deciduous	5 gallon container	1 gal.
Evergreen	5 gallon container	1 gal.
(Note: plant sizes for indigenous species may be reduced upon approval of the Director).		

I. Irrigation required: All landscaping shall be provided with a drip irrigation system or in-ground sprinkler system. If all plant materials are indigenous or drought-resistant, a temporary or portable irrigation system may be provided.

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(Ord. 1183 § 2, 2006)

15.57.030 Plan Required

A landscape plan, either as an overlay of the proposed site plan or a separate drawing, shall be submitted to the planning authority for review and approval by the director. The following information shall be included in the plan:

A. The location of all landscaped areas with the proposed shrubs, trees and other plant materials clearly labeled with information on size, type and spacing;

B. The location of existing trees and shrubs, including any riparian vegetation, large oak trees, etc., and indicating those existing trees, shrubs or other indigenous species that are to be included as part of the landscape plan;

C. A description and layout of the proposed irrigation system;

D. Any additional information or materials required by the director.
(Ord. 1183 § 2, 2006)

15.57.040 Final Inspection

No use shall commence nor occupancy permit issued (building finaled) until:

A. The landscape plan has been implemented and approved as required herein; or

B. The applicant has entered into an agreement and posted bonding as required in section 15.57.050 of this section for that portion or portion(s) of the landscaping plan determined incomplete.
(Ord. 1183 § 2, 2006)

15.57.050 Bonding Required

A. Where the department determines that the applicant has failed to implement an approved landscape plan according to the provisions of section 15.57.030, the applicant shall be required to enter into an improvement/maintenance agreement with the county planning authority and provide financial assurance for completion of the required landscaping within one year. The financial assurance may take the form of a certificate of deposit, letter of credit, bond or other financial assurance acceptable to the director;

B. Such financial assurance shall be set at one hundred fifty percent of the costs necessary to cover all landscape improvements as indicated on the approved landscape plan; and

C. Such agreement shall provide for maintenance of plantings utilizing acceptable horticultural practices, and for replanting of new material where a required planting has not survived the first year after planting.
(Ord. 1183 § 2, 2006)

15.58 Right To Farm

15.58.010 Findings And Policy
15.58.020 Nuisance
15.58.030 Disclosure
15.58.040 Binding Arbitration Procedures
15.58.050 Agricultural Statement Of Acknowledgment
15.58.060 Agricultural Grievance Committee

ATTACHMENT D

15.58.010 Findings And Policy

A. It is the declared policy of this county to enhance and encourage agricultural operations within the county. It is the further intent of this county to provide to the residents of this county proper notification of the county's recognition and support through this chapter of those persons and/or entities' rights to farm.

B. Where nonagricultural land uses extend into agricultural areas or exist side by side, agricultural operations are frequently the subject of nuisance complaints and are forced to cease or curtail operations. Such actions discourage investments in farm improvements to the detriment of adjacent agricultural uses and the economic viability of the county's agricultural industry as a whole. It is the purpose and intent of this chapter to reduce the loss to the county of its agricultural resources by limiting the circumstances under which agricultural operations may be considered a nuisance. This chapter is not to be construed as in any way modifying or abridging state law as set out in the California Civil Code, Health and Safety Code, Fish and Game Code, Food and Agricultural Code, Division 7 of the Water Code, or any other applicable provision of state law relative to nuisances, rather it is only to be utilized in the interpretation and enforcement of the provisions of this code and county regulations.

C. An additional purpose of this chapter is to promote a good neighbor policy between agricultural and nonagricultural property owners by advising purchasers and users of property adjacent to or near agricultural operations of the inherent potential problems associated with such purchases or residence, including but not limited to the noises, odors, dust and chemicals, smoke and hours of operation that may accompany agricultural operations and be prepared to accept attendant conditions as the natural result of living in or near rural areas.
(Ord. 1183 § 2, 2006)

15.58.020 Nuisance

No agricultural activity, operation or facility or appurtenances thereof, conducted or maintained for commercial purposes, and in a manner consistent with proper accepted customs and standards and with all present or future chapters of this code, as established and followed by similar agricultural operations, shall be or become a nuisance, public or private, pursuant to this code, if it was not a nuisance when it began. (Ord. 1183 § 2, 2006)

15.58.030 Disclosure

The following statement shall be signed and recorded at the time and in the manner required by subsection B of this section:

A. "If your real property is adjacent to property used for agricultural operations or included within an area zoned for agricultural purposes, you may be subject to inconveniences or discomforts arising from such operations, including but not limited to noise, odors, fumes, dust, the operation of machinery of any kind during any twenty-four-hour period (including aircraft), the storage and disposal of manure and the application and spraying or otherwise of chemical fertilizers, soil amendments and pesticides.

B. Glenn County has determined that the use of real property for agricultural operations is a high priority and favored use to the county and will not consider to be a nuisance those inconveniences or discomforts arising from agricultural operations if such operations are consistent with accepted customs and standards."

C. The statement set forth in subsection A of this section shall be used under the following circumstances and in the following manners:

1. Upon transfer of real property by sale, exchange, installment land sale contract, lease with an option to purchase, or other option to purchase, or ground lease coupled with improvements with dwelling units, the transferor shall require that the agricultural statement of acknowledgment for residential development in the form set forth in Section 15.58.040 of this chapter be signed by the purchaser and recorded in the county recorder's office in conjunction with the deed conveying the real property;

2. Upon the issuance of a discretionary development permit including but not limited to subdivision maps and use permits, for use on or adjacent to lands zoned for agricultural operations. The discretionary development permit shall include a condition that the owners of the property and the party seeking the discretionary permit shall be required to sign an agricultural statement of acknowledgment for residential development in the form set forth in Section 15.58.040 of this chapter which form shall then be recorded in the county recorder's office.

D. Resolution of disputes

E. Should any controversy arise regarding any inconveniences or discomforts occasioned by agricultural operations, including but not limited to noises, odors, fumes, smoke, dust, traffic, the operation of machinery of any kind during any twenty-four-hour period (including aircraft), the storage and disposal of manure and the application by spraying or otherwise of chemical fertilizers, soil amendments and pesticides, the parties may submit the controversy to the agricultural grievance committee as set forth below in an attempt to resolve the matter prior to the filing of any court action:

    1. Any controversy between the parties shall be submitted to the agricultural grievance committee as established in Section 15.58.060 of this chapter within thirty days of the date of the occurrence of the particular activity giving rise to the controversy or of the date a party became aware of the occurrence;

    2. The county recognizes the value and importance of full discussion and complete presentation and agreement concerning all pertinent facts in order to eliminate any misunderstandings;

    3. The controversy shall be presented to the committee by written request of one of the parties within the time limits specified. The request shall be delivered to the committee at the office of the Glenn County agricultural commission in Willows. Thereafter the committee may investigate the facts of the controversy, but must, within thirty days, hold a meeting to consider the merits of the matter and within twenty days of the meeting must render a written decision to the parties. At the time of the meeting both parties shall have an opportunity to present what each considers to be pertinent facts;

    4. The decision of the committee shall not be binding. If, however, one of the parties is not satisfied with the committee decision, upon agreement of both parties, the matter may be submitted to binding arbitration according to the procedures set forth in subsection E of this section.
    (Ord. 1183 § 2, 2006)

15.58.040 Binding Arbitration Procedures

The controversy between the parties shall be submitted to arbitration upon the written agreement of both parties and any decision resulting therefrom shall be binding upon both parties.

The parties shall each appoint one person to hear and determine the dispute. If these two arbitrators cannot agree, then the two arbitrators shall choose a third impartial arbitrator who shall make the

decision. The cost of the arbitration shall be borne by the losing party or in such proportions as the arbitrators shall decide. (Ord. 1183 § 2, 2006)

15.58.050 Agricultural Statement Of Acknowledgment

Section 15.58.030 of this chapter requires this acknowledgment to be recorded prior to issuance of a building permit, transfer of real property by sale, exchange, installment land sale contract, lease with an option to purchase or other option to purchase, or ground lease coupled with improvements with dwelling units, the issuance of a discretionary permit including but not limited to subdivision permits and use permits, for use on or adjacent to lands zoned for agricultural operations.

"*If your real property is adjacent to property used for agricultural operations or included within an area zoned for agricultural purposes, you may be subject to inconveniences or discomforts arising from such operations, including but not limited to noise, odors, fumes, dust, the operation of machinery of any kind during any 24-hour period (including aircraft), the storage and disposal of manure and the application by spraying or otherwise of chemical fertilizers, soil amendments and pesticides. Glenn County has determined that the use of real property for agricultural operations is a high priority and favored use to the county and will not consider to be a nuisance those inconveniences or discomforts arising from agricultural operations, if such operations are consistent with accepted customs and standards*.

Date: _____

PROPERTY OWNERS:

_____ _____
_____ _____

State of_____)
) SS.
County of_____)

On this the _____ day of _____, before me, the undersigned Notary Public, personally appeared _____Personally known to me. _____Provided to me on the basis of satisfactory evidence to be the person(s) whose name(s) _____ subscribed to the within instrument and acknowledged that _____ executed the same for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

_____
Notary Public
Present A.P. No._____"

(Ord. 1183 § 2, 2006)

15.58.060 Agricultural Grievance Committee

A. Creation. There is created in the county an agricultural grievance committee.

B. Composition. The county agricultural grievance committee to consist of five members, not officials of the county, shall be appointed by the board of supervisors, selected as follows:

1. One representative of the orchard and vineyard industry;
2. One representative of the dairy industry;
3. One representative of the field crops industry;

4. One representative of other agricultural interests (for example, implement or chemical dealer);

5. One representative of the Glenn economic development committee or the Glenn County chamber of commerce.

C. Ex Officio Members. The Glenn County farm advisor and agricultural commissioner shall serve as ex officio members.

D. When Legally Constituted. The county agricultural grievance committee shall be legally constituted and have jurisdiction to proceed to act upon the appointment of the members thereof as hereinabove stated and evidenced by an order of the board of supervisors duly entered upon the minutes of such board.

E. Terms—Appointments, Vacancies. The terms of office of each member shall be four years and until the first appointment and qualification of his or her successor. A vacancy is filled only for the unexpired term. All vacancies on the committee shall be immediately reported to the board of supervisors by the committee chairman.

F. Regular Meetings. There shall be at least one regular meeting of the committee per calendar year and such additional meetings as needed. Additional meetings of the committee may be called by any two members of the committee.

G. Members Compensation Traveling Expense. All members of the committee shall serve without compensation. The members of the committee shall receive their actual and necessary traveling expenses to and from the place of meeting of the committee and while traveling in connection with the business of the committee.
(Ord. 1183 § 2, 2006)

15.59 Minimum Residential Construction Standards

15.59.010 Applicability
15.59.020 Standards
15.59.030 Commercial Coach
15.59.040 Temporary Use
15.59.050 Exceptions
15.59.060 Permit Issuance

15.59.010 Applicability

A. All single-family dwellings, mobilehomes, modular homes and temporary dwellings shall meet the minimum residential construction standards set forth in this Chapter.

B. All farm labor quarters in the TPZ, RZ, AP and AE zones shall meet all the standards of this chapter with the exception of the permanent foundation requirement. Farm labor quarters must be elusively occupied by an employee who is employed specifically as a farm laborer for the owner of the farm where the mobilehome is placed. No farm labor quarters shall be rented to anyone other than a farm laborer employed exclusively by that farm upon which the farm labor quarters is placed. An affidavit stipulating that the farm labor quarters shall be occupied by a farm laborer exclusively employed by that farm shall be required prior to issuance of an administrative permit.

C. Minimum Residential Construction Standards may be amended upon first securing a conditional use permit.
(Ord. 1183 § 2, 2006)

15.59.020 Standards

A. All single-family dwelling units permitted under the zones established under Chapter 15.30 shall meet the following:

1. All units shall be attached to a permanent foundation, pursuant to Health and Safety Code Section 18551.
2. An efficiency dwelling unit, as defined in Section 17958.1 of the California Health and Safety Code, shall be allowed provided that it meets all requirements of the building code.
3. Mobile homes shall be certified under the National Manufactured Home Construction and Safety Standards Act of 1974 and be at least constructed no more than 10 years prior to the date of building permit application, and no manufactured home or commercial coach shall be moved onto a property until an installation permit has been obtained from the building official. Manufactured homes, as defined in Section 18007 of the California Health and Safety Code shall be allowed provided they meet the requirements of this chapter. All mobile homes shall install skirting prior to the final inspection by the building division.
4. All units shall be designed so that exterior walls are framed with a minimum of two inch by four inch (nominal) studs.

B. All second dwelling units shall meet the following:

1. All units shall meet the requirements of paragraph (A) of this subdivision.
2. Attached second units shall have their own entrance separate from the primary dwelling. An entrance common area which then provides access to each individual dwelling unit shall be acceptable.
3. The requirements of Chapter 15.61 shall be waived in the event that there is insufficient space to park one vehicle in addition to the parking required for the primary dwelling.
4. In accordance with California Government Code Sections 65852.2 (a)(1)(B)(i) and 68582.2(c), no maximum size is imposed on second dwellings provided that it does not exceed lot coverage requirements.

C. Travel trailers, recreational vehicles, or other similar vehicles capable of travel on public roadways shall not be allowed as a dwelling.
(Ord. 1263 § 22, 2017; Ord. 1200 § 3, 2008; Ord. 1183 § 2, 2006)

HISTORY
Amended by Ord. 1316 on 8/30/2022

15.59.030 Commercial Coach

One commercial coach meeting the standards in Section 15.59.020 may be used as an office, appurtenant to and accessory to, and in conjunction with, the operation of an allowed or permitted business in a commercial, industrial or agricultural zone. (Ord. 1183 § 2, 2006)

15.59.040 Temporary Use

A. One mobilehome, commercial coach, trailer or recreational vehicle may be permitted, with approval by the planning authority and a building permit issued by the building department, as a temporary office or residence, after obtaining a building permit for the construction of a permanent building for the same use on the same lot. Such use shall be limited to twelve

months from the date of issuance of the building permit and shall automatically terminate upon the expiration or voidance of the building permit.

B. The building department may renew such special permit for an additional period of six months, if substantial progress has been made in the construction of the permanent building and it is reasonable and probable that the permanent building will be completed within such additional period. The occupancy of any and all mobilehomes, commercial coach, trailers or recreational vehicles so permitted shall cease upon the expiration or voidance of such permit or any extension thereof.
(Ord. 1183 § 2, 2006)

15.59.050 Exceptions

A. Travel Trailers and mobile homes not meeting the above standards located in mobile home or manufactured housing parks or trailer parks subject to the applicable provisions of the Health and Safety Code of the State of California, or in any public camping ground.

B. Mobilehomes that meet all of the applicable requirements of section 15.59.020, except for the requirement that the mobile home be 1980 model year or newer, may be permitted in the Agricultural zone, provided that an inspection by the Building Inspector confirms compliance with all other requirements in this Chapter.

C. Mobilehomes placed on an individual lot in accordance with applicable laws and ordinances at the time of installation may remain at the existing location. The permitted use of such mobilehome shall run with the land and shall be transferable to subsequent purchasers. If such mobilehome is moved within the county it must be installed in conformance with this chapter.
(Ord. 1263 § 23, 2017; Ord. 1200 § 3, 2008; Ord. 1183 § 2, 2006)

15.59.060 Permit Issuance

All conditional use permits or annual administrative permits required for the placement of commercial coaches, travel trailers, mobilehomes or manufactured housing shall only be applied for by and issued to the owner of the land upon which it is proposed to be placed. (Ord. 1183 § 2, 2006)

15.60 Density Bonus

15.60.010 Purpose
15.60.020 Implementation
15.60.030 Application
15.60.040 Additional Incentives
15.60.050 Requirements For Participation

15.60.010 Purpose

As required by California Government Code Section 65915, this chapter is intended to establish policies which facilitate the development of affordable housing to serve a variety of economic needs within the County. In order to encourage the provision for lower- and very low-income housing, the County shall provide to developers/property owners—who agree to meet the requirements which are established by this chapter—a density bonus and additional incentives if it is found that it is necessary for affordability, or provide other incentives of equivalent financial value. The regulations set forth in this chapter shall apply Countywide. (Ord. 1183 § 2, 2006)

15.60.020 Implementation

A. In accordance with Government Code Section 65915, the Board of Supervisors shall grant either of the following:

1. A density bonus and an additional concession or incentive, unless determined unnecessary for affordability; or
2. Provide an incentive of equivalent financial value. The increase in density must be at least twenty-five percent (25%) over the maximum density authorized by the County General Plan;

B. In order to qualify for this bonus, a housing project must consist of five or more dwelling units and meet one or more of the following criteria;

1. At least twenty (20) percent of the total units allowed by the maximum permitted density are designated for lower-income households as defined in Section 50079.5 of the Health and Safety Code; or
2. At least ten (10) percent of the total units allowed by the maximum permitted density are designated for very low-income households as defined in Section 50105 of the Health and Safety Code; or
3. At least fifty (50) percent of the total units allowed by the maximum permitted density are designated for senior citizens.

C. To be eligible for a density bonus, the developer/property owner must sign a binding agreement with the County which sets forth the conditions and guidelines to be met in the implementation of the Density Bonus Law requirements.

D. The agreement will also establish specific compliance standards and remedies available to the County upon failure by the developer/property owner to make units accessible to intended households.
(Ord. 1183 § 2, 2006)

15.60.030 Application

In order to apply for a density bonus, the developer/property owner shall submit to the County a written proposal for a project pursuant to this chapter. If appropriate, the application shall be submitted in conjunction with a subdivision application or use permit application. Otherwise, the application shall be submitted prior to application for a building permit. The proposal shall specify the number, type location, size of housing units, and a construction schedule.

A. The written proposal shall consist of adequate information to determine the project cost per unit of the proposed development. This will include, but not be limited to, capital costs, equity investment, debt service, projected revenues, operating expenses, or other information requested by the County.

B. The County shall, process a completed written proposal along with the appropriate development application and shall notify the developer/property owner in writing of whether it shall:

1. Grant a density bonus; and
2. Grant additional concessions or incentives; or find that additional incentives are not necessary for affordability; or
3. Provide other incentives of equal financial value.
(Ord. 1183 § 2, 2006)

15.60.040 Additional Incentives

The County may grant additional concessions or incentives to the developer/property owner if it is found that the project with the proposed lower-income units would not be feasible without said incentives. Such concessions could include:

A. A modification of development standards pertaining to building height, open space, lot-size requirements, street access, off-street parking, landscaping, fencing, or off-site improvements.

B. Approval of mixed-use zoning within the housing development, such as allowing nonresidential use along with residential. Such allowance shall only be permitted if it is consistent with the County General Plan.
(Ord. 1183 § 2, 2006)

15.60.050 Requirements For Participation

In order for a developer/property owner to participate in the program and be eligible for the incentives, the following requirements must be met:

A. The developer/property owner shall set aside each month, at the completion of the project, the number of units which are designated for lower- or very low-income households. A unit will be counted toward meeting the set-aside requirement if it is either vacant or occupied by a lower- or very low-income tenant or a senior citizen.

B. The target units must be compatible in floor plan, furnishings, and exterior design to nondesignated units. Further, the target units must be reasonably dispersed throughout the development.

C. The time period of availability to the intended population shall be: with additional incentive, thirty (30) years; without additional incentive, ten (10) years.

D. The maximum allowable rents to comply with the law are determined by a formula designed by the State Department of Housing and Community Development based on the area medium income.

E. Houses for sale must be affordable to lower- or very low-income households as defined by income limits established by the State Department of Housing and Community Development.

F. The developer/property owner must provide to the planning authority staff a yearly accounting of the total units occupied, the total units vacant, the total units occupied by lower- or very low-income households, and the total by which the units set aside fell short of the required number of units (default units).

G. Findings for approval.

H. In addition to the findings required for the approval of discretionary land use permits support of a density bonus by the director and the approval of the bonus by the applicable approval body shall also require the following special findings:

1. The project will not be a hazard or nuisance to the community at large or establish a use or development inconsistent with the goals and policies of the General Plan or applicable community plan.

2. The number of dwellings approved by the land use permit can be accommodated by existing and planned infrastructure capacities.

3. Adequate evidence exists to indicate that the development of the property in compliance with the permit will result in the provision of affordable housing in a manner consistent with the purpose and intent of the Glenn County Code.

4. If the County does not grant at least one financial concession or incentive as defined in California Government Code Section 65915 in addition to the density bonus, that the additional concession or incentive is not necessary in order to provide for affordable housing costs as defined in the California Health and Safety Code, Section 50052.5 or for rents for the targeted units to be set as specified in California Government Code Section 65915(C).
5. There are sufficient provisions to guarantee that units will remain affordable in the future. (Ord. 1183 § 2, 2006)

15.61 Off-Street Parking And Loading Facilities

15.61.010 Purpose
15.61.020 Parking Space Requirements
15.61.030 Standards Of Off-Street Parking Facilities
15.61.040 Landscaping
15.61.050 Driveway Widths

15.61.010 Purpose

A. In order to prevent traffic congestion, off-street parking facilities shall be provided incidental to any new building or structure and major alterations and enlargements of existing uses. Off-street parking spaces or areas required shall be in proportion to the need for such facilities created by the particular type of land use. Off-street parking facilities shall also be laid out in such a manner that the facilities will protect the public safety and insulate surrounding land uses from their impact.

B. All uses permitted in this title shall comply with all applicable standards of this chapter as set forth herein, except as provided in Division 4.
(Ord. 1183 § 2, 2006)

15.61.020 Parking Space Requirements

Off-street parking space shall be provided in connection with the erection or change of use of any building or structure as follows:

A. Residential.

1. Each lot or parcel of land shall have on the same lot or parcel, space suitable for providing off-street parking for at least two automobiles for each dwelling unit. Such parking facilities shall be conveniently accessible and located at the place where the erection of structures is permitted;
2. Roominghouses, boardinghouses and private lodges shall provide at least one parking space for each bedroom;
3. Hotels and motels shall provide one space for each room. There shall also be one parking space for each two employees per shift regularly employed by the establishment or any independent business located within the motel or hotel;
4. Residential care facilities shall provide at least two parking spaces.

B. Medical Offices, Clinics, Hospitals and Other Facilities.

1. Dental and medical clinics and offices, one parking space for each two hundred square feet of gross floor area, or four parking spaces for each doctor, whichever is greater;

2. Hospitals, one parking space for each bed;
3. Veterinary hospitals and offices, one parking space for each two hundred fifty square feet of gross floor area;
4. Convalescent hospitals, fifteen parking spaces for every four beds.

C. Educational Facilities.

1. Kindergarten and nursery schools, one parking space for each employee plus one parking space for each ten children;
2. Elementary and junior high schools; one parking space for each employee plus two parking spaces for each classroom;
3. High schools, one parking space for each employee plus seven parking spaces for each classroom;
4. Colleges, business and professional schools and colleges, trade schools, one parking space for each employee plus ten parking spaces for each classroom;
5. Trade schools, one space for every sixty square feet of classroom plus one space for every twenty-five square feet of other floor area.

D. Places of Public Assembly. For auditoriums, community centers, theaters, churches, libraries, museums, stadiums, clubs and funeral chapels, one parking space for every five permanent seats or one parking space for every thirty square feet of gross floor area, whichever is less.

E. Recreational Facilities.

1. Bowling alleys, four parking spaces for each alley plus one parking space for each one hundred square feet of gross floor area used for restaurant and/or cocktail lounges;
2. Billiard and/or pool parlor, two parking spaces for each table;
3. Dancehalls, one parking space for each thirty-five square feet of dance floor area, plus one parking space for each five fixed seats or for each thirty-five square feet of seating area where there are not fixed seats.

F. Commercial and Industrial Facilities.

1. Banks and other financial institutions, one parking space for each two hundred fifty square feet of gross floor area;
2. General retail stores, except as otherwise specified, one parking space for each three hundred square feet of gross floor area;
3. Offices including all public and professional offices, except as otherwise specified, one parking space for each two hundred fifty square feet of gross floor area, with a minimum of four parking spaces;
4. Commercial service establishments, repair shops, wholesale establishments and retail stores which handle only bulky merchandise such as furniture, household appliances, motor vehicles, farm implements and machinery, one parking space for each five hundred square feet of gross floor area;
5. Automobile dealerships, one parking space for each two employees during the time of maximum employment, plus one parking space for each two thousand square feet of lot and building area used for the display or storage of automobiles;

6. Self-service laundries and dry cleaners, one parking space for each three washing machines;
7. Automobile repair shops, one parking space for each four hundred square feet of gross floor area;
8. Barbershops, beauty shops, two parking spaces for each barber or beautician, with a minimum of four spaces;
9. Restaurants, cafes, soda fountains and similar establishments, one parking space for each one hundred square feet of gross floor area;
10. Manufacturing plants and other industrial uses, one parking space for each five hundred square feet of floor area;
11. Warehousing, one space for each one thousand square feet of floor area;
12. Retail food market, one parking space for each five hundred square feet of gross floor area;
13. Nurseries, retail, one parking space for each one thousand five hundred square feet of site. area, plus one loading space for each acre of site area;
14. Shopping centers (major), one parking space for each two hundred square feet of gross floor area;
15. Open uses, commercial and industrial uses conducted primarily outside of buildings, one parking space for each employee on the maximum shift, plus additional parking spaces prescribed by the director;
16. Transportation terminal facilities, one parking space for each two employees plus additional parking spaces prescribed by the director;
17. For a use not specified in this section, the same number of off-street parking spaces shall be provided as are required for the most similar specified use.
(Ord. 1183 § 2, 2006)

15.61.030 Standards Of Off-Street Parking Facilities

A. Surfacing and marking.

1. The parking area shall be maintained in good condition at all times and shall be surfaced in a manner to be consistent with the type and level of use so as to provide safe and convenient use in accordance with the following guidelines:
    a. Parking areas used the year around shall be surfaced with asphaltic concrete or its equivalent, except that low intensive uses may be surfaced with gravel or its equivalent;
    b. Parking areas used only periodically shall be surfaced with gravel or its equivalent, except under special circumstances when directed by the public works director;
2. Parking spaces, entrances, exits and circulation directions shall be marked and shall remain discernible at all times.

B. Stall Size. Each parking space shall be not less than eighteen feet in length and nine feet in width, exclusive of driveways, ramps and columns, for medium and large automobiles and not less than sixteen feet in length and eight feet in width for subcompact and compact automobiles.

C. Compact Cars. For any development, a maximum of forty percent of all parking provided may be compact car parking. Such spaces shall be signed or otherwise designated for smaller compact cars.
(Ord. 1183 § 2, 2006)

15.61.040 Landscaping

A. For parking lots abutting public roads, a minimum five-foot landscape planter shall be installed abutting the right-of-way, except where driveways are installed;

B. In addition to the street side planter required in subsection (A), an additional five percent of all parking lot areas shall be landscaped;

C. All landscape areas shall be planted and continuously maintained by the owner. A minimum of one tree shall be planted for each twenty parking spaces;

D. Grading and Drainage. The grading and drainage of all parking areas shall conform to the requirements of the public works director.
(Ord. 1200 § 3, 2008; Ord. 1183 § 2, 2006)

15.61.050 Driveway Widths

A. The minimum width of a driveway for two-way traffic shall be eighteen feet;

B. The minimum width of any driveway shall be ten feet;

C. Exception. Any parking lot or parking lot addition designed to serve ten or less vehicles shall be exempt from the paving and landscaping requirement.
(Ord. 1183 § 2, 2006)

15.62 Sign Standards

15.62.010 Purpose
15.62.020 General Sign Provisions
15.62.030 Exempt Signs
15.62.040 Prohibited Signs And Sign Materials
15.62.050 Directional Signs
15.62.060 Permitted Appurtenant Signs And Sign Area
15.62.070 Off-Premises Advertising Structures
15.62.080 Sign Maintenance Requirement

15.62.010 Purpose

The purpose of the regulations and provisions of this chapter shall be to insure the stability and safeguarding of property values, to preserve and improve the appearance of the county as a place to live and work, to encourage sound signing practices as an aid to business and for providing information to the public, to reduce hazards and confusion to motorists and pedestrians, and to promote the public health, safety and general welfare. (Ord. 1183 § 2, 2006)

15.62.020 General Sign Provisions

A. No persons shall erect any sign regulated by this chapter without first obtaining the written consent of the property owner(s) upon which such sign is located and filing such written consent with the planning authority.

B. Appurtenant signs for uses requiring conditional use permit approval are permitted subject to first securing a conditional use permit.

C. No permit for any sign shall be issued and no sign shall be constructed or maintained which has less horizontal or vertical clearance from communication lines and energized electrical power lines than that prescribed by the laws of the state of California or rules and regulations duly promulgated by agencies thereof.

D. All signs regulated by this chapter shall be located outside of county streets and road rights-of-way, except for variances granted by the planning commission.
(Ord. 1183 § 2, 2006)

15.62.030 Exempt Signs

The following signs are exempt from the provisions of this chapter, and the square footage of such signs shall not be included in the total square footage of signs permitted for any site use:

A. Agricultural Signs. Two signs with a total aggregate area not exceeding thirty-two square feet for each lot or parcel, identifying and advertising agricultural products produced on the premises;

B. Construction Signs. Two signs up to a combined total of thirty-two square feet not exceeding a height of eight feet, identifying parties involved in construction on the premises and future activity for which the construction is intended. Such signing shall not include the advertisement of any product. Such signs shall be removed within fourteen days following completion of construction;

C. Directory Signs. Wall-mounted building directory signs for pedestrian use, listing the tenants or occupants of a building: provided, that such directories do not exceed twenty square feet on any single building wall, nor a height of eight feet;

D. Hazard Signs. Signs warning of construction, excavation or similar hazards so long as the hazard exists;

E. Internal Signs. Signs not intended to be viewed from public streets and not visible from public streets or adjacent properties, such as signs in interior areas of shopping centers, commercial buildings and structures, ball parks, stadiums and similar uses of a recreational or entertainment nature;

F. Miscellaneous Information Signs. Miscellaneous permanent information signs in nonresidential categories, with an aggregate area not to exceed four square feet at each public entrance nor twelve square feet total, indicating address, hours and days of operation, whether a business is open or closed, credit card information and emergency address and telephone numbers;

G. Official Flags. Official federal, state or local government flags, emblems and historical markers;

H. Official Signs. Official federal, state or local government traffic, directional and informational signs and notices issued by any court, person or officer in performance of a public duty;

I. Political Signs. Temporary political signs not exceeding four square feet total for each property in residential categories and sixteen square feet total for each property in nonresidential categories; provided, that campaign signs shall not be posted more than sixty days preceding the election, and shall be removed within fourteen days following the election;

J. Prohibition Signs. “No Trespassing,” “No Parking” and similar warning signs;

K. Reader Board. Reader boards for community charitable or religious organizations; provided, such signs do not exceed an area of twenty square feet per face and are not illuminated;

L. Real Estate Signs:

1. For Sale Signs. Temporary signs indicating the property on which the sign is located is for sale, rent or lease. Only one signs is permitted to face each street adjacent to the

property. Such signs may be a maximum of four square feet or less on property in residential categories and thirty-two square feet or less in nonresidential categories;

2. Model Homes. Temporary signs, banners and decorations attracting attention to a model home and sales office within a new subdivision; provided, that the aggregate area of such signing shall not exceed thirty-two square feet;

3. Open House. Temporary signs or banners attracting attention to an open house, with signing having a maximum aggregate area of thirty-two square feet, which shall be in place a maximum of seven days.

M. Residential Identification Signs. The following residential identification signs are allowed without permit approval:

1. Individual residence identification signs, including but not limited to, names of occupants and home occupations, limited to a total aggregate area of two square feet;

2. One permanent identification sign with a maximum area of twenty square feet for each lot or parcel, identifying apartment projects, subdivision names, etc.; provided, such signing is approved as part of a subdivision map or land use permit for the project.

N. Safety and Directional Signing. Parking lot and other private traffic directional signs, each not exceeding five square feet in area. Such signs shall be limited to guidance of pedestrian or vehicular traffic within the premises on which they are located, and shall not display any logo or name of a product, establishment, service, or any other advertising;

O. Temporary Sales and Events. Banners, signs or decorative materials in conjunction with an event or grand opening. Such banners, signs and decorative materials shall not be posted more than thirty days preceding the event, are to be removed within seven days following the event, and shall be limited to a maximum aggregate area of one hundred square feet per site;

P. Window Signs. Temporary window signs constructed of paper, cloth or similar expendable material; provided, the total area of such signs shall not exceed twenty-five percent of the window area.
(Ord. 1183 § 2, 2006)

15.62.040 Prohibited Signs And Sign Materials

The following signs and sign materials are prohibited in all zones:

A. Any sign which simulates or imitates in size, color, lettering or design any traffic, sign or signal, or which makes uses of words, symbols or characters in such a manner to interfere with, mislead or confuse pedestrian or vehicular traffic;

B. Any sign containing statements, words or characters of an obscene, indecent or immoral character such as will offend public morals or decency;

C. Signs consisting of any moving, rotating (exceeding eight rpm), flashing or otherwise animated light or component, except for time and temperature displays and barber poles;

D. Signs emitting sounds or designed to emit sounds;

E. Any sign or sign structure identifying a use or activity that has not occupied the site for a period greater than six months.
(Ord. 1183 § 2, 2006)

15.62.050 Directional Signs

Directional signs shall be permitted in all zones subject to the following development standards:

A. The overall dimensions of any directional sign shall not exceed two feet in height and six feet in width;

B. The height of any directional sign shall not exceed six feet, which is the vertical distance measured from the finished grade at the point directly beneath the sign of the highest point of the sign or portions of structure that supports that sign;

C. The advertisement shall be limited to designate the name of the business, the principal product or service and the location of the business;

D. The colors and materials of the sign shall be in harmony with the natural features of the area in which the sign is to be located;

E. All directional signs must be located on private property and must be placed on or in the ground. The person submitting the directional sign to the planning authority for approval shall submit evidence that the owner or other person in control or possession of the property upon which the sign is situated has consented to the placing of the sign;

F. A maximum of three signs shall be permitted for any one business or service and not more than two such signs shall be permitted along any county select-arterial road or state highway route as identified on the official Glenn county road system map on file in the department of public works;

G. Plans for all directional signs shall be submitted to the director for approval prior to the installation of the sign. Said plans must show the location of the proposed sign and the advertising copy to be placed on the sign;

H. Upon completion of the installation of the sign or signs, applicant shall complete the application for certificate of zoning compliance (required by the Outdoor Advertising Act, state of California) available at the planning authority. A small photograph of the sign shall be filed at that time. (Ord. 1183 § 2, 2006)

15.62.060 Permitted Appurtenant Signs And Sign Area

A. One sign identifying a building by name and address shall be permitted for all multifamily residential developments. Such sign shall be a monument sign or mounted flat against a wall of the building and not projecting above the cornice or roof line of the building. Such sign shall not exceed thirty-two square feet in area and shall not be illuminated except by indirect lighting.

B. Signs identifying places of public assembly shall be permitted providing that the overall area of such signs does not exceed one hundred square feet. Such signs shall be monument signs or mounted flat against a wall of the building and not projecting above the cornice or roof line of the building. Such signs shall not be illuminated except by indirect lighting.

C. Signs identifying a permitted or conditionally permitted commercial or industrial establishment shall be permitted subject to the following development standards:

1. The maximum total aggregate sign area for a commercial establishment shall be one square foot per foot of building site frontage occupied by the business, to a maximum of two hundred fifty square feet;

2. The maximum total aggregate sign area for an industrial establishment shall be two square feet per foot of building site frontage occupied by the business, to a maximum of five hundred square feet;

3. Signs may be erected in the form of a monument sign, wall sign or freestanding pole sign;

4. All wall signs shall be mounted flat against the wall of the building and not projecting above the cornice or roofline of the building;
5. All freestanding pole signs shall not exceed fifty feet in height;
6. Lighting of signs shall be arranged so as not to produce a glare on other properties in the vicinity and the source of light shall not be visible from adjacent property or a public street.
(Ord. 1183 § 2, 2006)

15.62.070 Off-Premises Advertising Structures

Off-premises advertising structures may be permitted in the RZ, AE, AP C, and M zones only if a conditional use permit has first been secured. (Ord. 1183 § 2, 2006)

15.62.080 Sign Maintenance Requirement

All signs are to be properly maintained in a safe and legible condition at all times. In the event that a use having signing is discontinued for a period exceeding six months, all signs identifying the use and associated structures are to be removed from the site, or in the case of painted signs, painted out. (Ord. 1183 § 2, 2006)

Division 15-4 Part 2 Public Improvement Standards

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15.63 Land Division Standards

15.63.010 Purpose
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15.63.010 Purpose

The purpose of the land division standards set forth in Division 4, Part 2, is as follows:

A. To identify land division classifications, which will be based on density, land use, topography and climate;
B. To establish required standards of design, construction, and facility development for these land division classifications;
C. To establish operational procedures for the preparation of plans, tentative maps, lot line adjustments, parcel maps, and final maps and provide the necessary fee schedules;
D. All land divisions will be viewed with the goal of preserving the environment, agricultural land and pursuits, open space and wild lands;

E. These land division standards shall implement the objectives established for the development of Glenn County in conformance with its general plan, the specific elements thereof, and the zoning plan.
(Ord. 1183 § 2, 2006)

15.63.020 Findings And Declarations Of The Board Of Supervisors

A. The regulations, standards and procedures provided herein are the minimum necessary to promote and protect the public health, safety, general welfare, and they may be made more restrictive if the planning commission finds that action is necessary to protect the public interest, to insure sound planning standards, or on the advise of the public works director, to insure sound engineering standards.

B. The board of supervisors hereby declares that the following lands are not suitable for land division for the purposes of residential or industrial development:

1. Land subject to inundation;
2. Land zoned designated floodway (DF) or land in a flood- plain combining district (:FP);
3. Land without physical vehicular access to a city, county, state or federal maintained road;
4. Land zoned for agricultural use;
5. Airport glide or flight path areas;
6. Land close to city boundary.

C. Prior to the division for the purpose of development of any lands within the adopted sphere of influence of an incorporated city, the county planning authority staff shall notify the city of such proposed development, requesting comments with regard to the development of sewage systems, water systems, streets, and other public facilities. Such comments from the city shall be considered prior to the approval of the proposed land division.
(Ord. 1183 § 2, 2006)

15.63.030 Refuse Disposal

When a subdivision is within the boundaries of a refuse collection franchised area, the applicant shall obtain a letter from the franchised operator stating that he has been notified to begin collection of refuse or shall provide an acceptable alternative refuse disposal plan to be approved by the public works director. (Ord. 1183 § 2, 2006)

15.63.040 Other Requirements

A. The director, planning commission or board of supervisors may require that an applicant provide such documents, including but not limited to, deeds, dedications, grants, restrictions, easements and rights-of-way, as it deems necessary to effect a sound and proper plan of land division.

B. The planning commission may require the installation of appropriate and necessary public utility facilities, including underground installation of power, telephone and other utilities when it finds such installations reasonable and economically feasible, compatible with adopted utility undergrounding plans, required by other regulations or necessary for conformity with area characteristics and standards.
(Ord. 1183 § 2, 2006)

15.64 Road Standards

ATTACHMENT D

15.64.010 Improvements And Dedications Of Rights-Of-Way
15.64.020 Road Systems Required Within Subdivision
15.64.030 Connection To Dedicated And Improved Street
15.64.040 Widening And Improvement Of Existing Streets
15.64.050 Optional Design And Improvement Standards
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15.64.070 Public Streets And Roads
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15.64.160 Road Surfacing And Structural Section
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15.64.180 Concrete Curbs
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15.64.200 Utilities
15.64.210 Road Names

15.64.010 Improvements And Dedications Of Rights-Of-Way

A. The planning commission shall require as a condition of the approval of all land division, including lot line adjustments for which a parcel map is required, that the applicant or land divider make an irrevocable offer of dedication to the county and to the public, such rights-of-way for public streets, roads, and easements, and construct and install at his or her expense such improvements, including off-site and on-site rights-of-way, as are required by these standards or as deemed necessary by the planning commission. All such improvements shall be constructed in accordance with these standards, shall be governed by the State of California Department of Transportation's latest edition of the Standard Specifications and Standard Plans.

B. If a parcel of land to be divided or subdivided includes a portion of the right-of-way necessary for a public freeway or parkway, and the board of supervisors determines the boundaries of the right-of-way, the applicant shall either make an irrevocable offer of dedication or withhold from the subdivision all the area included in said right-of-way.
(Ord. 1269 § 10, 2018; Ord. 1183 § 2, 2006)

15.64.020 Road Systems Required Within Subdivision

A. All parcels within a subdivision shall be required to have either an approved access or other acceptable access to an improved public road. Whenever private road construction or improvements are required, the improvements will not be accepted by the county for maintenance.

B. Any subdivision street which is the primary access to any school, or other traffic generator, shall meet or exceed the requirements for a collector street, as provided in this chapter.

C. All road or street easements within a subdivision, whether required by these standards or by the planning commission shall be shown on the parcel map or final map as "public easements for ingress and egress and for public utilities." Private roads, however, may be "exclusive easements for egress and ingress for public utilities."
(Ord. 1183 § 2, 2006)

ATTACHMENT D

15.64.030 Connection To Dedicated And Improved Street

When public streets are required within a subdivision, the street shall connect to an improved road in the county-maintained road system, an improved state highway or an improved city street. Where an off-site connection is necessary to provide access to such road or highway, the applicant shall acquire the right-of-way and construct the improvements pursuant to conditions established by the planning commission and Section 66462.5 of the Subdivision Map Act. (Ord. 1183 § 2, 2006)

15.64.040 Widening And Improvement Of Existing Streets

A. If a portion or all of a parcel as shown on the latest county equalized assessment roll abuts an existing county road and such parcel is being divided, the applicant shall make an irrevocable offer of dedication of sufficient right-of-way to enable the abutting section of road to be constructed to the standards set forth in this chapter. The applicant shall improve the following sections of the abutting road to comply with these standards and the standard drawings and typical cross-sections adopted by the board of supervisors:

    1. Those sections of any existing county road which abut a parcel containing less than four and one quarter net acres within the subdivision;

    2. Those sections of any existing county road which abut the subdivision if the land is zoned industrial or commercial;

    3. Those sections of any county road which abut the subdivision if the planning commission determines that such improvements are necessary, as a result of increased density, to protect the health, safety and welfare of the public.

B. Such improvements shall be subject to the following conditions:

    1. If the parcel abuts both sides of the county road, the improvements shall be made to the full width of the road. If such parcel abuts one side only, the improvements shall be made to the abutting one-half width of the road except as hereinafter provided;

    2. If the grade of the existing roadway is such that the new pavement can join the existing pavement and not vary from the approved cross-slope shown in the drawings by two percent for the length of the improvement, the improvement shall consist of reconstructing the abutting one-half width or, if it is deemed structurally adequate by the public works director, widening the existing pavement. If the existing paved surface is such that due to its shape, the pavement cannot join within the above limits of cross-slope and/or if it is desired by the developer or required by the public works director to change the grade of the existing roadway, the entire roadway shall be reconstructed. The public works director may grant an exception to the cross-slope requirement set forth above if in his or her opinion it will not create ponding, drainage problems, or a safety hazard;

    3. If land abutting existing substandard streets or roads is being subdivided and ingress and egress to the lots within the subdivision is not required from the street or road, the applicant shall dedicate additional right-of-way and dedicate reserve strips of land to control access from the lots;

    4. If the only access to land being subdivided is an existing substandard street or road system, and it is expected that this substandard street or road will carry principally vehicular traffic generated by the proposed subdivision, the planning commission may determine that the applicant shall pay the cost of or enter into an agreement to pay the cost of acquisition of off-site right-of-way pursuant to Section 66462.5 of the Subdivision Map Act;

5. At the time the improvements are to be made, the applicant may request the public works director to require the applicant to defer the construction of such improvements by agreement in lieu of requiring the immediate construction thereof. The public works director may require deferment of the construction requirements only if he or she finds one or more of the following to be true:

    a. The improvements will not be beneficial or in the best interest of the county at the time the improvements are to be made;

    b. The improvements will cause safety hazards if constructed at the time required by the planning commission. For purposes of this paragraph transitions are deemed not to be safety hazards;

    c. The specific terrain, run-off, and/or other conditions in the area require deferment of the improvements.

    The public works director shall make a written determination, within twenty days after submission of a written request by the applicant, as to whether the construction of improvements shall be deferred. The public works director may require plans in sufficient detail to enable him or her to make that determination. Any such decision may be appealed to the board of supervisors by submitting a notice of such appeal and the appropriate fee to the clerk of the board of supervisors within ten days after a copy of the written determination is mailed to the applicant;

6. At any time after entering into a deferred improvement agreement, a applicant or his or her successor in interest may request cancellation of the agreement by paying to the county a sum of money equal to not more than the estimated cost of making the improvements. The developer's engineer shall provide the estimate subject to the approval of the public works director. The board of supervisors shall adopt by resolution a schedule of costs for such cancellations.
(Ord. 1269 § 10, 2018; Ord. 1200 § 3, 2008; Ord. 1183 § 2, 2006)

15.64.050 Optional Design And Improvement Standards

The planning commission may approve an exception from these standards based on a modified design if the resulting subdivision would be a substantial improvement over that which could have been developed by following these standards. A request for an exception from these standards shall accompany the tentative map, together with the substantiating evidence that such exception will improve the subdivision. (Ord. 1183 § 2, 2006)

15.64.060 Channelized Intersections

A. The applicant shall improve, with channelized intersections, that is, one with lanes marked with paint or physical dividers, on county roads where any of the following conditions exist:

    1. The street intersects at a point of restricted sight distance which requires a reduction in the normal driving speed on the major street or highway;

    2. The intersecting street serves more than one hundred lots as sole access;

    3. It is anticipated that the street will generate traffic in excess of one thousand vehicles per day.

B. The channelized intersection shall be designed in accordance with the requirements of the California Department of Transportation, Highway Design Manual, and the following width of turning lanes requirements:

County Road Type:	Intersection Type:	Turning Lane Width:
2 lane street	Tee	12 feet
2 lane street	Four-Way	16 feet
4 lane street	All	14 feet
4 lane divided street	All	22 feet

(Ord. 1183 § 2, 2006)

15.64.070 Public Streets And Roads

The construction of off-site and on-site streets, roads, and other improvements required by these standards shall conform to the typical cross-sections adopted by the board of supervisors for the land division classification assigned. All roads and streets required to be constructed and dedications therefore shall be one of the following as indicated:

A. Major Divided Street or Road. This street is so designated on a general or specific plan adopted by the board of supervisors. This classification shall also include any street which by reason of its through route characteristics, now carries or is expected to carry within twenty years more than ten thousand vehicles per day or any street which is expected to handle one thousand five hundred turning movements per day such as a street providing access to a shopping center. The right-of-way shall be at least one hundred ten feet in width. The improved roadbed, including median strip, shall be at least ninety feet in width. Where a circulation element of the general plan has been adopted by the board of supervisors for this major county street, the applicant shall construct, in accordance with these standards, any required curbs and gutters and forty-four feet of surfacing, consisting of two twenty-two-foot strips of pavement; one along each exterior edge of the roadbed. In the event a subdivision creates a four-lane traffic demand on the major divided street, the applicant shall construct the street in its entirety and/or complete any portion not previously constructed.

B. Major Street. This street is so designated by the circulation element of the general plan adopted by the board of supervisors, but shall also include any street which by reason of its route characteristics is expected to carry within twenty years more than five thousand but less than fifteen thousand vehicles per day.

C. Major streets shall be designed and improved by the applicant to provide a four-lane highway with parking lanes as follows:

    1. Right-of-way shall be eighty-four feet in width, minimum;
    2. Surfaced roadbed shall be sixty-four feet in width, minimum;
    3. Where a master plan of streets and highways has been adopted by the board of supervisors for this major street, the applicant shall construct, in accordance with adopted standards, any required curbs and gutters and forty-four feet of surfacing consisting of two twenty-two-foot strips of pavement, one along each exterior edge of the roadbed. In the event a subdivision creates a four-lane traffic demand, the applicant shall construct the street in its entirety or complete any portion not previously constructed.

D. Collector Street or Road. This street classification is expected to collect or carry vehicular traffic generated from up to four hundred tributary dwelling units through a subdivision having two or more entrances, or constitutes the principal entrance to a residential subdivision of two hundred dwelling units that is not expected to serve in the future as a major street. Where access is

relinquished along an appreciable length of street frontage and where an emergency parking lane is provided, the number of tributary dwelling units may be increased thirty percent. The structural section shall be increased appropriately. Collector streets shall be designed and improved by the developer to provide a two-lane street with parking lanes (except for estate, rural, and agricultural developments in which case parking lanes are not required) as follows:

1. Minimum right-of-way shall be sixty feet in width;
2. Design speed shall be not less than thirty-five miles per hour;
3. The minimum centerline radius shall be three hundred fifty feet;
4. The minimum safe stopping sight distance shall be two hundred fifty feet for standard street sections.

E. Local Street or Road. This street classification is abutted by residential lots, is to provide access to not more than one hundred tributary dwelling units and is not intended to serve, now or in the future, as a major street or collector street. Local streets shall be designed and improved by the developer to provide a two-lane street and parking lanes (except for estate, rural, and agricultural developments in which case parking lanes are not required) as follows:

1. Right-of-way shall be not less than sixty feet in width;
2. Local streets which are to be extended and whose temporary terminus cannot be seen shall have a turning circle paved to a radius of at least forty feet with defensible easement of uniform sidewalk width;
3. The design speed shall be not less than thirty miles per hour;
4. The minimum centerline radius shall be two hundred fifty feet;
5. The minimum safe stopping sight distance shall be two hundred feet.

F. Cul-de-sac Street or Road. This street classification is a dead-end street which is to provide access to a limited number of abutting dwelling units and which cannot be extended to serve a greater number of dwelling units. No cul-de-sac street constructed for dedication to Glenn County shall be longer than five hundred feet in length. Cul-de-sac streets shall be designed and improved by the applicant to provide a two-lane street and parking lanes (except for estate, rural, and agricultural developments in which case parking lanes are not required) as follows:

1. Minimum right-of-way shall be sixty feet in width;
2. Turning circle shall have not less than sixty-foot property line radius except for urban developments where a fifty-foot radius will be acceptable;
3. Turning circle shall be paved to a radius of not less than forty feet;
4. The minimum design speed shall be twenty-five miles per hour;
5. The minimum centerline radius shall be one hundred seventy-five feet;
6. The minimum safe stopping sight distance shall be fifty feet;

G. Industrial Street. This street classification is to provide access to abutting industrial lots. In these streets:

1. Right-of-way shall be not less than sixty feet in width;
2. Surfaced roadbed shall be not less than forty-four feet in width;
3. A turning circle shall be provided for dead-end or cul-de-sac industrial streets which provide access to a limited frontage where due to physical conditions such street cannot

be expected to be extended. The turning circle shall have a minimum of sixty feet property line radius, and forty-four feet curb radius;

4. In cases where an industrial street collects traffic from intersecting industrial streets or commercial streets, or where such street provides access to property which has an area of more than forty acres and is zoned for industrial or commercial purposes, the right-of-way shall be increased by not less than twenty-four feet and surface roadbed shall be increased by not less than twenty feet;

5. The minimum design speed for determining safe stopping sight distance and minimum curve radius shall be thirty-five miles per hour.

H. Frontage Road. This street classification is auxiliary to and located adjacent to a freeway, major highway, railroad or arterial street. A frontage road provides service to abutting property and adjacent areas where access to the adjacent major route is restricted. A frontage road may be of any street classification. The following requirements are for frontage roads:

1. Right-of-way width for the frontage road shall equal the right-of-way width for a standard street of the same classification, less ten feet, but in no event shall it be less than a total of fifty feet in width;

2. Surfaced roadbed shall be equal to the improved width for a standard street of the same classification, less six feet for parking lanes, but in no event shall it be less than a total of thirty feet in width.

I. Alleys. Alleys shall be permitted only along the rear of lots zoned for commercial or multiple dwelling use or the rear of lots fronting on major streets when said streets are divided by a median barrier. The following criteria apply:

1. Right-of-way shall be not less than twenty feet in width;

2. No intersecting alleys shall be permitted;

3. Surfaced roadbed shall be the full width of the right-of-way, except at intersections with streets where standard returns shall be constructed.

J. Split-level Street. This type of street shall have the same geometrics of design, improvements and capacity as those provided in a normal street of the same classification, but with each direction of traffic constructed at different elevations separated by a median. A split-level street may be designed and improved by the applicant on approval of the public works director as follows:

1. A split-level street shall provide for the same margins, parking lanes, traveled way and turning-lane area required for a normal street of the same classification. In addition, a shoulder at least two feet in width along the median of the lower roadway, and a strip at least four feet in width along the median edge of the upper roadway shall be provided. In this strip, the concrete curb or approved type barrier, shall be installed in those locations where they are required for the safe use of the street. A guard rail shall be provided on the median side of the upper roadway when the difference in street level elevation exceeds ten feet or when retaining walls are provided.

2. An additional right-of-way width for the cut or fill slope shall be provided if required. The total width of the dedicated right-of-way shall not be less than the sum of the improvement widths, slope requirements and margins.

3. Grade at intersections shall not exceed two percent cross slope within the area bounded by the curb line or traveled way.

4. Pedestrian walkways shall be provided at approximately the mid-block points for blocks in excess of five hundred feet or at not greater than five hundred feet spacing.

K. One-way Loop Road. A one-way loop road is a road which is designed for traffic in one direction only, which serves less than thirty lots, which lies in difficult side-hill development on slopes exceeding fifteen percent and which serves a useful purpose to the development of “view” lots or other interesting lots which could not otherwise be developed by the use of other roads. The minimum right-of-way width is fifty feet.
(Ord. 1183 § 2, 2006)

15.64.080 Private Streets And Roads

A. Private streets and roads may be permitted in subdivisions provided that they meet the minimum standards set forth in the typical cross sections for private roads for each zone as may be adopted by the board of supervisors by resolution.

B. An admonishment in substantially the following form shall be shown on the face of the final map or parcel map and included in deeds prior to recording for subdivisions in which lots or parcels are served by a private road:

Lots or parcels 1, 2, 3, etc....are served by a private road. Maintenance of said road is not the responsibility of Glenn County. Owners of said lots or parcels are hereby advised that they and/or others are solely responsible for maintenance of this road.

C. The board of supervisors may refuse to accept any offer of dedication until such time as it is determined that the portion of the street or road dedicated serves a public purpose or the portion of the street or road no longer lies within property under one ownership and does not continue through such ownership or end touching property of another. The county will refuse to accept any private road until such time as the road has been constructed in accordance with current county road standards for the zone in which the road is located.
(Ord. 1183 § 2, 2006)

15.64.090 Street Extensions

The alignment of street extensions shall connect with existing streets by continuation of the centerlines or by adjustments by curves and shall be in general conformity with plans that the director determines to be the most advantageous development of the area in which the subdivision lies. (Ord. 1183 § 2, 2006)

15.64.100 Intersection Spacing

The location of streets shall be such that intersections are spaced not less than two hundred feet apart on secondary streets and five hundred feet apart on major streets. All streets shall be required to intersect one another at an angle as near to a right angle as is practicable in each case. “Tee” type intersections are preferred except at arterial intersections. (Ord. 1183 § 2, 2006)

15.64.110 Intersection Corner Roundings

On all street, road and highway intersections, the property line at each block corner shall be rounded with a curve having a radius of not less than twenty feet. In any case, a greater curve radius may be required if streets or alleys intersect other than at right angles. (Ord. 1183 § 2, 2006)

15.64.120 Typical Road Intersections

All other specifications for intersections shall be as shown on the standard drawings adopted by the board of supervisors. (Ord. 1183 § 2, 2006)

15.64.130 Horizontal Alignment

The centerline curve radius of all streets and highways shall conform to acceptable engineering standards of design as shown in the latest edition of the California Department of Transportation Highway Design Manual. Generally, horizontal curves shall be as long as practical. The use of compound curves and double reversing curves shall be held to a minimum. As far as practical, one hundred-foot tangents shall be provided between all curves on residential streets, with longer tangents of not less than safe stopping sight distance on major streets. (Ord. 1183 § 2, 2006)

15.64.140 Design Speed

All subdivision streets shall be designed to provide safe stopping sight distance, horizontal curve radii, and vertical curves for not less than the following speed shown for that particular street section and in accordance with the California Department of Transportation Design Manual, except for stop streets. Combinations of changes in grade and curve alignment shall be designed with greater than the minimum design as far as practical. The following shall apply:

Street or Road Section:	Design Speed:
Major	60
Collector	35
Local	30
All Others	25

(Ord. 1183 § 2, 2006)

15.64.150 Grades Of Streets And Highways

A. No street or highway shall have a grade of more than eight percent except where, because of topographical conditions or other exceptional conditions, the public works director may determine that a grade up to fifteen percent maximum may be allowed. No gutter grade shall be less than 0.3 percent where underground storm drainage systems are required. All others shall be not less than 0.2 percent unless approved by the public works director.

B. The grade within the intersection of streets shall not exceed four percent in the area bounded by the curb returns, except that the street anticipated to handle the major movement of traffic may exceed four percent but shall not be greater than the grade approaching the intersection. The grade of the turn around bulb at the end of cul-de-sac streets shall not exceed eight percent. (Ord. 1183 § 2, 2006)

15.64.160 Road Surfacing And Structural Section

A. Structural sections of all streets and roads shall be designed based on R-values determined by California Test Method No. 301 of the soil within the roadway and in accordance with Section 600 of the Highway Design Manual.

B. R-value tests for structural pavement design shall be taken within the soil to be used for the subgrade or at the designated source of selected material. A soil inventory consisting of location and R-value tests of various soils to be used within the designed structural section shall be provided unless the plans specify that the thickness of the elements of structural pavement shall

be determined by R-value tests to be performed after rough subgrade is completed. The locations and number of samples of soil taken for R-value tests on rough subgrade shall be determined by the public works director.

C. Upon request of the applicant, the public works director may assign the structural section or R-value to be used for design in areas of consistent soils, provided that adequate information is available as to the properties of such soil.

D. The traffic index may be determined by using the Highway Design Manual together with a traffic study of the area contributing truck traffic loads to such streets. If ultimate street development pattern is not known and streets can be extended, the traffic index shall be as follows:

1. Cul-de-sac and loop streets shall be a minimum of 4.5;
2. Local streets shall be a minimum of 5.0;
3. Residential collector streets shall be a minimum of 5.5;
4. Major or primary collector streets shall be a minimum of 6.0;
5. Farm to market roads in agricultural zoned areas shall be a minimum of 7.0;
6. Commercial roads shall be a minimum of 8.0;
7. County highways shall be a minimum of 9.0;
8. The above traffic indexes shall be increased to reflect commercial and industrial truck traffic loading.

E. The minimum structural thickness of all new roads and streets or those roads and streets to be reconstructed shall be as shown on the standard drawings adopted by the board of supervisors unless otherwise approved by the public works director.

F. Where asphalt concrete (AC) is used it shall be type B one-half maximum (medium). Class 2 Aggregate Base (AB) and Class 1 Imported Aggregate Subbase (ASB) shall be used in street construction except that select material may be used in place of Class 2 Aggregate Base and Class A Imported Aggregate Sub-base provided the following requirements are met:

1. The R-value of select material in place shall determine the thickness of asphaltic concrete in accordance with the “Pavement Design Chart” shown in the Highway Design Manual, with the addition of ten percent as a safety factor. The minimum thickness of asphaltic concrete shall be 0.20 foot;
2. The sand equivalent shall exceed twenty-five;
3. Ten percent or 0.17 foot, whichever is greatest, shall be added to the thickness determined for select material as a safety factor;
4. The top 0.34 foot of select material shall be screened to remove oversized aggregate larger than 2 inches;
5. The particle interlock shall provide a firm working table.
(Ord. 1183 § 2, 2006)

15.64.170 Side Slope Treatment

A. Improvements. The applicant shall improve side slopes for functional effectiveness, and pleasing appearance. Planting of vegetation may be required to prevent erosion.

B. Cut and fill. Cut slopes for subdivision streets shall be one and one-half to one and fill slopes shall be two to one. Flatter slopes shall be used in soils susceptible to erosion. Steeper cut

slopes will be considered in special situations, such as in solid material, if approved by the public works director. Cut slopes steeper than one to one that are higher than ten feet will be considered only if submitted with a report from an engineering firm based on an analysis of soil borings or excavations determining that such cut bank will be stable and not lead to structural defects to dwellings constructed on adjacent lots.

C. Catch Point. In light grading where the normal slopes catch in a distance less than ten feet from the hinge point, a uniform catch point is to be used to provide flatter slopes. Transition slopes shall be provided between adjacent cuts and fills. Such slopes shall intersect the ground at a catch point ten feet from the hinge point.

D. Slope Roundings. The tip of all slopes shall be rounded. Where material cut is solid rock, only the layer of earth overlaying the rock shall be rounded.

E. Slope Benches. Width and vertical spacing shall be established from adequate soils investigation. Benches may be used in unstable material and to intercept and store loose material resulting from minor slides. Sufficient width shall be provided for maintenance and drainage control.

F. Special Slope Treatment. When it is desirable to retain certain natural features such as trees or natural banks within the side slope, the size, location and elevation shall be shown on the improvement plans. Cut and fill slopes shall be designed to retain such features. Retaining walls may be required.
(Ord. 1183 § 2, 2006)

15.64.180 Concrete Curbs

Vertical concrete curb or roll-type concrete curb and gutter shall be constructed by the applicant in accordance with the specifications set forth in the standard drawings adopted by the board of supervisors on all streets where any abutting lots have an area of twenty thousand square feet or less or a frontage of less than one hundred five feet and on all streets in areas zoned for commercial, industrial, or multiple residential uses. They may also be required by the director if the streets are located within one-half mile of any incorporated city. They may be constructed on any street on which the applicant elects to construct such curbs and gutters. The construction of concrete curb and gutter may be deferred by the public works director pursuant to the procedure set forth in subsection (B) (5) of Section 15.64.040. (Ord. 1183 § 2, 2006)

15.64.190 Sidewalks

Concrete sidewalks shall be constructed by the applicant in accordance with the specifications set forth in the standard drawings adopted by the board of supervisors in areas zoned for commercial or multiple residential uses and in areas zoned for single-family or two-family residential use where any of the lots contain ten thousand square feet or less. They may be required by the director if the sidewalks are to be located within one-half mile of any incorporated city. Sidewalks may be constructed on any other street at the option of the applicant. The construction of sidewalks may be deferred by the public works director pursuant to the procedures set forth in subsection (B) (5) of Section 15.64.040. (Ord. 1183 § 2, 2006)

15.64.200 Utilities

A. The location of utilities within subdivision street rights-of-way, either above ground or below ground, shall be in accordance with the specifications set forth in the standard drawings adopted by the board of supervisors unless an alternative location is approved by the public works director. Utilities shall be underground wherever practical.

B. The minimum depth of underground conduits, with the exception of appurtenances designed for surface loads such as manholes, valve boxes, and electrical vaults, shall be thirty inches. Where location of electrical cables for power, community television, and telephone are located under portland cement concrete sidewalks, a minimum depth of eighteen inches may be permitted.
(Ord. 1183 § 2, 2006)

15.64.210 Road Names

Roads which are extensions of or are determined to be in future alignment with existing named roads shall bear the name of the existing road. Naming of new subdivision roads shall be subject to the approval of the planning commission and shall not duplicate or be similar to any other road in the county.
(Ord. 1183 § 2, 2006)

15.65 Drainage

15.65.010 General Requirement
15.65.020 Easements
15.65.030 Drainage Systems
15.65.040 Channels
15.65.050 Discharge Of Water From Subdivisions
15.65.060 Valley Gutters
15.65.070 Deviations

15.65.010 General Requirement

All subdivisions shall be protected from flood hazard and inundation by storm waters originating without and within the proposed subdivision. The design and construction of drainage facilities shall be such that water courses traversing the subdivision and water emanating from within the subdivision will be carried through and off the subdivision without injury to improvements, residential sites, or adjacent properties. Drainage waters shall not be discharged onto existing county rights-of-way except in manner approved by the public works director. All proposed subdivisions, whether or not they front on existing county rights-of-way, shall meet the minimum requirements of this chapter. (Ord. 1183 § 2, 2006)

15.65.020 Easements

A. Drainage facilities shall be located in a dedicated public street, road or lane, or within a public drainage easement. Necessary dedications shall be accomplished on the parcel or final map or by grant deed. The county shall not accept the maintenance of drainage facilities which are not located in a public right-of-way. Dual use of easements shall not be approved unless it can be demonstrated to the satisfaction of the public works director that dual use will not be conflicting.

B. The minimum width of any drainage easement for a closed conduit system shall be twelve feet and the minimum width for any open conduit system shall be twenty feet. For any conduit exceeding thirty inches in diameter, with more than one manhole or more than one turning structure, a twelve-foot width service road shall be improved and dedicated.
(Ord. 1183 § 2, 2006)

15.65.030 Drainage Systems

A. Drainage systems and all bridges shall be designed to pass a one hundred-year frequency flood without damage to the structure or adjacent property, except that drainage systems draining an area smaller than one square mile may be designed for ten-year frequency floods if ponding due to the one hundred-year flood will not cause damage.

B. Drainage systems under driveway entrances shall be adequate to carry the design flow but shall not have less than a twelve-inch inside diameter. The minimum slope shall be one percent where practical. Drainage systems crossing streets shall be of a size adequate to carry the design flow but shall not have less than a fifteen inch inside diameter for concrete and an eighteen-inch inside diameter for C.M.P. Drainage systems for use outside the public right-of-way may be of any approved type and strength to meet field conditions, but shall not have less than a twelve-inch diameter. All pipe in the right-of-way shall be designed to standard H-20 live load and shall have a design life of twenty-five years.

C. Debris control, location and slope of culverts, entrances and endwalls, shall be in accordance with the recommendations of "California Culvert Practice."
(Ord. 1183 § 2, 2006)

15.65.040 Channels

A. All open ditches having a top width of ten feet or more shall be designed in an easement wide enough to allow motor vehicles on one side of the open ditch. The access shall be at least ten feet wide. This requirement may be waived by the public works director when, in his or her opinion, access will not be needed for future maintenance and when, in the opinion of the health officer, access is not needed for mosquito control.

B. New unlined drainage facilities or relocated natural drains may not be installed closer than fifty feet to existing or proposed leach lines. The gradient for earth ditches shall not exceed 4 percent nor be less than 0.1 percent. Earth ditches shall not be permitted if water therein could reach erosive velocities. The gradient for lined or paved ditches and gutters shall be not less than 0.20 percent, unless specific written approval is granted by the public works director.
(Ord. 1269 § 10, 2018; Ord. 1183 § 2, 2006)

15.65.050 Discharge Of Water From Subdivisions

Whenever water is discharged from a subdivision where the method of discharge or the quantity has been changed, a "Drainage Release", approved by the county counsel, shall be filed with the public works director prior to approval of the construction plans. (Ord. 1183 § 2, 2006)

15.65.060 Valley Gutters

Valley gutters, where feasible, are preferred for driveways and may be used for local streets where it can be shown that underground conduits cannot feasibly or reasonably be installed. Valley gutters will not be permitted across major or collector roads, except at intersections. (Ord. 1183 § 2, 2006)

15.65.070 Deviations

Alternative methods of analysis and solution of drainage problems may be used in lieu of the requirements of this chapter when, based upon accepted engineering principles, they achieve the results of Section 15.65.010. Such deviations of the requirements herein may be accomplished only upon the consent of the public works director without complying with the provisions of Chapter 15.28. (Ord. 1183 § 2, 2006)

15.66 Sewage Disposal

15.66.010 Public Or Community Sewage Disposal System
15.66.020 Requirements For Public Or Community System
15.66.030 Standards For Public Or Community System
15.66.040 Site Suitability
15.66.050 Testing And Reporting

ATTACHMENT D

15.66.060 Alternative Sewage Disposal Systems

15.66.010 Public Or Community Sewage Disposal System

A. Proposed development on lots less than twenty thousand (20,000) square feet shall be required to have a public or community sewage disposal system.

B. Proposed development on lots larger than twenty thousand (20,000) square feet shall be required to have a public or community sewage disposal system if no public or community water system is available and site conditions do not allow for individual on-site sewage disposal systems. Site conditions include factors such as soil permeability, topography, depth to ground water and other physical characteristics.

C. When a subdivision is located within a reasonable distance of an existing, operating and available sewage system, and it is practical and feasible to connect with and be served by the system, the applicant shall be required to request annexation to that system. If the public entity is unable to service the subdivision with sewers, septic tanks and drain fields will be allowed if soil and other conditions are suitable.
(Ord. 1183 § 2, 2006)

15.66.020 Requirements For Public Or Community System

When a applicant proposes to develop a community sewer system with treatment and disposal facilities, the applicant shall do the following:

A. Provide a public entity with powers to levy taxes adequate to maintain and operate the system;

B. Meet the requirements of the California State Central Valley Regional Water Quality Control Board;

C. a general plan for the sewage collection and disposal system to the County along with his or her tentative map application;

D. Submit, after approval of the general plan, complete plans and specifications for the sewage collection and disposal system to the health officer and the public works director. The complete plans and specifications shall be approved by the public works director prior to commencement of work.
(Ord. 1269 § 10, 2018; Ord. 1183 § 2, 2006)

15.66.030 Standards For Public Or Community System

A. All subdivisions having sewage collection systems shall be constructed to the standards required by the district which serves the subdivision.

B. All other subdivisions shall meet the requirements established by the health officer and shall be in conformance with all current health and safety standards.

C. All sewage systems shall meet the requirements of all other Glenn County codes and standards.

D. Except as otherwise required, sewer mains within a subdivision to be serviced by a public or community sewer system shall be a minimum of six inches in diameter and shall be of either vitrified clay, cast iron, or other material approved by the public works director. The joints shall be either bell and spigot or an approved rubber seal type packing. Manholes shall be a minimum of forty-eight inches in diameter and shall be of precast concrete. All service laterals shall comply with the Uniform Plumbing Code, latest edition, and shall have a minimum slope of one-eighth inch per foot to the trunk sewer.

E. The applicant shall meet the specifications set forth in the standard drawings adopted by the board of supervisors.
(Ord. 1183 § 2, 2006)

15.66.040 Site Suitability

A. The applicant must demonstrate that each proposed parcel contains an adequate usable area for a sewage disposal system and replacement area as required by regulations duly adopted by the board of supervisors. Parcels with an existing sewage disposal system that is functioning satisfactorily must demonstrate adequate replacement area only.

B. Soil testing to show site suitability shall conform to regulations duly adopted by the board of supervisors. A lesser or greater number of tests shall be required if requested in writing by the health officer.

C. Lots zoned for agricultural or TPZ uses that will not generate liquid wastes or do not require the regular presence of workers or employees are not subject to the disposal area or testing requirements of the above portions of this section.

D. Each of the parcels described in subsection C shall be identified with this statement: “This parcel is not approved for any use that will generate liquid wastes. No permit to dispose of sewage or other liquid waste generated by the use of this property will be issued until the applicant has complied with the applicable provisions of Chapter 7.10 of the Glenn County Code.” This statement shall be referenced on the recorded map and recorded concurrently with the recorded map. Where no map is recorded the statement shall be recorded with the certificate of compliance.

E. Land not suitable for on-site sewage disposal systems.

F. Portions of a lot in the following classifications are not to be considered as usable area for the development of standard septic tank and drainfield facilities:

1. Gravel bars of very pervious material adjacent to a body of water;
2. Land subject to flooding more often than once every ten years;
3. Land steeper than thirty percent grade;
4. Areas occupied by structures or to be occupied by proposed structures and areas within eight feet of such structures. For purposes of single-family residential lots on which there are no existing structures, this area shall be assumed to be four thousand square feet;
5. Areas that do not comply with the minimum separation distances and design criteria established by regulation of the board of supervisors.
(Ord. 1183 § 2, 2006)

15.66.050 Testing And Reporting

A. Soil testing and site evaluation must be completed by a qualified individual as defined in Section 7.10.020 of the code.

B. Report information shall include such additional information required by regulation of the board of supervisors.
(Ord. 1183 § 2, 2006)

15.66.060 Alternative Sewage Disposal Systems

Where lots are approved based on alternative sewage disposal systems the applicant shall:

A. Submit a site-specific design for each parcel utilizing an alternative sewage disposal. The design must meet all requirements of the sewage disposal regulations adopted by the county board of supervisors.

B. Record concurrently with and referenced on the recorded map, a separate instrument identifying each parcel that is approved on the basis of an alternative sewage disposal system and the following statement:

"An alternative sewage disposal system has been designed for this parcel and is on file with the Glenn County Health Department. Any changes in the approved alternative sewage disposal system design must be approved in writing by the health officer."
(Ord. 1183 § 2, 2006)

15.67 Water Supply

15.67.010 When Required
15.67.020 Data Required
15.67.030 Design
15.67.040 Distribution System
15.67.050 Spacing Of Valves
15.67.060 Water Storage
15.67.070 Standards For Separation Of Water And Sewer Lines
15.67.080 Disinfection Of Water System
15.67.090 Fire Hydrants

15.67.010 When Required

An applicant shall be required, as a condition of approval of a final map to provide a public or community water system if the development is within the urban development classification. (Ord. 1183 § 2, 2006)

15.67.020 Data Required

When an applicant proposes to develop a public or community water system, he or she shall provide the following documentation together with his tentative map application:

A. If the subdivision is to be supplied from a stream, spring, or other surface water, sufficient data shall be submitted to demonstrate that water in adequate quantity and quality is available and that rights of use of water have been obtained or are obtainable. If ground water is to be the source for the subdivision, sufficient data shall be provided to demonstrate that ground water in adequate quantity and quality is available. Also, it shall be demonstrated, if possible, that the proposed use of ground water will not adversely affect other users of ground water in the area;

B. The applicant shall submit a sample of the proposed water source to a laboratory approved by the State Department of Public Health, Division of Laboratories, for a primary and secondary maximum constituent levels for drinking water standards analysis pursuant to Chapter 15 (commencing with Section 66401) of Division 4 of Title 22 of the California Administrative Code, and the results of the analysis shall be forwarded to the health department by the laboratory;

C. A general plan of the distribution system;

D. A general plan of the source, treatment and storage works showing the location, function, and capacity of each component;

E. The parcels on which source, treatment and storage works are proposed shall be specifically delineated;

F. A plan for the continuing operation and maintenance of the system;

G. Complete plans and specifications for the water system shall be submitted to the health officer and the public works director, after approval of the general plan. The complete plans and specifications shall be approved by the public works director prior to the commencement of work.
(Ord. 1269 § 10, 2018; Ord. 1183 § 2, 2006)

15.67.030 Design

A. In the case of a subdivision included in, or annexing to, an existing approved and operating water district or community services district, the applicant shall install the water system and appurtenances in conformance with standards established by the district and the State of California. The applicant shall furnish a letter from the district certifying that the improvement design is to district standards prior to approval of construction. The applicant shall provide a letter from the water purveyor agreeing to unconditionally and without exception provide domestic water to each lot in the proposed subdivision.

B. If the subdivision is to be developed on the basis of a public or community water system, the plans, specifications and construction shall conform to the “Standards of Minimum Requirements for Safe Practice in the Production and Delivery of Water for Safe Practice of the American Water Works Association”.

C. A permit from the health officer or the California State Health Department to serve water shall be obtained as provided in Section 4011 of the Health and Safety Code of the State of California.

D. Water which is not obtained from a natural source free from pollution, shall not be delivered for domestic use unless it is adequately treated and disinfected to insure compliance with Sections 3 and 4 of the United States Public Health Service Drinking Water Standards and California Public Utilities Commission General Order No. 103.
(Ord. 1183 § 2, 2006)

15.67.040 Distribution System

The supply mains, arteries, and secondary feeders shall extend throughout the system. These shall be of sufficient size, considering their length, and character of the sections served, to deliver fire flow and consumption demands to all areas served. They shall be properly spaced and looped. No pipe less than six inches in diameter shall be used for fire service and 6 inch pipes shall be limited to a length of not over six hundred feet unless looped, except that in mountain rural subdivisions four-inch pipe may be allowed in place of six-inch pipe. In commercial, industrial, or urban subdivisions, zoned for R-3, or high density building, pipe sizes shall be not less than eight inches and interconnected within every six hundred feet.
(Ord. 1183 § 2, 2006)

15.67.050 Spacing Of Valves

The distribution system shall be equipped with a sufficient number of valves so located that no single accident, breakage, or repair to the pipe system will necessitate the shut-down of an artery or a length of pipe greater than one thousand six hundred feet.
(Ord. 1183 § 2, 2006)

15.67.060 Water Storage

The system shall provide sufficient water storage to assure the required minimum duration fire flow for two hours with the single most serious interruption to power lines, water mains and hydrants.
(Ord. 1183 § 2, 2006)

15.67.070 Standards For Separation Of Water And Sewer Lines

The following requirements shall be met for the separation of water and sewer lines:

A. Water lines shall be laid in separate trenches as far from nearby sewer lines as possible;

B. Water lines shall be laid at a higher elevation than nearby sewer lines;

C. When pipelines cross, the bottom of the water line shall be at least twelve inches above the top of the sewer pipe;

D. Steel casings or tunnels for the passage of water and sewer lines under railroad tracks, highways or other structures shall be specially designed to eliminate any hazard of contamination to the water system.
(Ord. 1183 § 2, 2006)

15.67.080 Disinfection Of Water System

A. The completed water system shall be disinfected and water samples taken as specified in the American Water Works Association for Disinfecting Water Mains - (AWWA 9601-68).

B. Individual wells for land subdivisions.

C. For proposed land divisions, reasonable proof of water supply may be required at the discretion of the health officer.

D. If the land division is in an area not deemed marginal for water supply or quality by the health officer, a signed statement by a registered civil engineer or engineering geologist, registered in the state, which states at least the following will be required:

“Based upon my experience and knowledge of this area, it is my opinion that individual wells with an adequate supply of potable water that meets the California Domestic Water Quality and Monitoring Regulations can be developed on each parcel.”
(Ord. 1183 § 2, 2006)

15.67.090 Fire Hydrants

Fire hydrants, when required, shall meet the following conditions:

A. A fire flow minimum of two thousand five hundred gallons per minute is required for a duration period of ten hours in commercial and industrial areas of the county;

B. A fire flow of one thousand five hundred gallons per minute is required for a duration period of 6 hours in urban subdivision which are zoned R-M or closely built upon residential areas in which churches, schools and other similar structures would be interspersed;

C. A fire flow of one thousand five hundred gallons per minute is required for a duration of four hours in urban residential subdivisions in which a water system is required;

D. A fire flow of one thousand five hundred gallons per minute is required for a duration period of four hours in rural and estate subdivisions that are served from a public water agency, district, or municipality or private water system;

E. Static water pressures shall be such as to deliver the required fire flows at a flowing or residual pressure of twenty pounds per square inch over and above the normal consumption demands of the system. In no case shall the fire hydrant spacing be more than five hundred feet from hydrant to hydrant, or more than two hundred fifty feet from fire hydrant to the center of any lot, except in rural subdivisions where the fire authority shall determine the minimum spacing;

F. Standard dry barrel, breakaway-type fire hydrants with one 4-1/2 inch National Standard nozzle and two 2-1/2 inch National Standard nozzles shall be required for all urban subdivisions;

G. Standard wharf-type fire hydrants not less than four inches in size, with 2-1/2 inch National Standard outlet connection shall be allowed for all estate, rural and agriculture developments and above subdivisions, where a water system is required;

H. Freezing precautions that would be adequate (in the judgment of the fire authority) for protection of the system shall be taken;

I. Fire hydrant systems shall be constructed in accordance with standard details approved by the public works director and the appropriate fire protection district.
(Ord. 1200 § 3, 2008; Ord. 1183 § 2, 2006)

15.68 Surveying And Mapping

15.68.010 Map Form
15.68.020 Certificates
15.68.030 Accuracy
15.68.040 Basis Of Bearing
15.68.050 Monuments
15.68.060 Checking By Public Works Director
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15.68.100 Checking By Public Works Director
15.68.110 Requirements Prior To Final Map Approval
15.68.120 Form And Contents
15.68.130 Filing And Action

15.68.010 Map Form

All final and parcel maps shall comply with the following:

A. When the map proper consists of more than one sheet, exclusive of the certificate sheet, a key map showing the relation of the sheets and a vicinity map shall be placed on sheet two.

B. Boundary lines of all political subdivisions crossing or bounding the subdivision shall be clearly designated and referenced.

C. Each lot shall be shown in complete form on its respective sheet.

D. Dimensions of lots shall be given as total dimensions, corner to corner, and shall be shown in feet and hundredths of a foot. No ditto marks shall be used. Lots shall show acreage to the nearest hundredth.

E. The total area of the property within the boundary of the subdivision shall be shown.
(Ord. 1183 § 2, 2006)

15.68.020 Certificates

Unless otherwise established by law, the board of supervisors may establish, by resolution, standard language and wording for all certificates, acknowledgments, dedications and other statements which may appear on maps. (Ord. 1183 § 2, 2006)

15.68.030 Accuracy

All closures (lots, blocks, streets, or subdivision boundaries) on a parcel map or final map shall be within 0.01 feet. All surveys shall have an accuracy of 1:10000. (Ord. 1183 § 2, 2006)

15.68.040 Basis Of Bearing

The basis of bearing shall be taken from a line between two monuments. The bearing shall be obtained from either a filed map or record of survey, an astronomical observation, the California coordinate system, a filed state highway map, or the county surveyor's records. (Ord. 1183 § 2, 2006)

15.68.050 Monuments

A. The exterior boundary of the land being subdivided shall be monumented before the final map or parcel map is recorded. For final maps iron pipe monuments shall be placed at all exterior boundary corners and at intervals of not over one thousand feet should the boundary corners exceed this distance. These iron pipe monuments shall be two-inch I.D. iron pipes twenty-four inches long, or longer plugged and tagged with brass, aluminum or plastic stamped with the R.E. or L.S. number of the person responsible for the survey. Standard pipe monuments as shown in the standard drawings may be required in place of the above monuments at corner locations to be determined by the county surveyor.

B. Iron pipe monuments shall be set at all corner angle points and curve points. These pipe monuments shall be three-fourths-inch I.D. iron pipe eighteen inches long or longer, plugged and tagged with brass, aluminum or plastic stamped with the R.E. or L.S. number of the person responsible for the survey. All iron pipe monuments shall be set to finish grade or at a maximum of two inches below finish grade.

C. A minimum of two standard centerline monuments as shown in the standard drawings shall be placed in each subdivision of fifty lots or less at locations which are visible to each other. Where subdivision streets are curvilinear, an additional two standard centerline monuments for each subdivision of fifty lots or less may be required. A minimum of two additional standard centerline monuments shall be required for each additional fifty lots. Subdivisions having curb, gutter and sidewalks may, in lieu of the standard centerline monuments required, reference the centerline points with lead and tag placed in the top of curb using a minimum of four tie points. The tie points and distances shall be shown on the final map. In any case, the locations, type and number of monuments shall be approved by the county surveyor.

D. A concrete nail two and one-half inches in length with a two-inch metal shiner shall be placed in the centerline of the completed pavement at all street intersections and at the end and beginning of all curves and at intervals of not to exceed one thousand feet.

E. When it is impossible to set the monuments described above, other suitable monuments may be approved by the county surveyor.

F. The front lot corners for all lots fronting on a public street or highway shall be set along the right of way line. These monuments shall be iron pipe monuments and shall be shown on the final map or parcel map.
(Ord. 1183 § 2, 2006)

15.68.060 Checking By Public Works Director

After the parcel map and improvement plans have been checked and all corrections required by the public works director have been made by the applicant, the applicant shall submit the parcel map for recording pursuant to Section 15.68.070. (Ord. 1183 § 2, 2006)

15.68.070 Filing With The Public Works Director

The applicant shall submit to the public works director in complete and approvable form, the following:

A. Three legible prints of the parcel map (ten legible prints shall be required upon request of the public works director), the original tracing, and two reproducible copies acceptable to the county recorder;

B. Original and one reproducible mylar of the improvement plans, if required, along with the fees for plan check, map review , and field inspection;

C. Traverse sheets showing closures and computation of all distances, angles, and courses shown on the parcel map, ties to existing and proposed monuments, and adjacent subdivisions, street centerlines, and highway stations. The traverse of the exterior boundaries of the tract and of lots and blocks shall close within a limit of error of one in five thousand;

D. All deeds, offers of dedication and easement agreements for sites, streets, and other purposes as were required in the action of approval of the tentative map, and any required bonds and agreement forms.
(Ord. 1183 § 2, 2006)

15.68.080 Form And Contents

A parcel map shall be based on a field survey made in conformity with Section 66448 of the Subdivision Map Act by a registered civil engineer or licensed land surveyor, and shall comply with all provisions of this chapter, the Subdivision Map Act and other provisions of law. The parcel map shall conform to the requirements of Section 66445 of the Subdivision Map Act, Chapter 15.68 hereof and all of the following provisions:

A. It shall be clearly and legibly drawn in black water proof India ink upon good quality tracing cloth or other material approved by the county recorder;

B. The size of each sheet shall be eighteen by twenty-six inches. A marginal line shall be drawn completely around each sheet, leaving an entirely blank margin of one inch. The scale of the map shall be one inch equals one hundred feet, or otherwise large enough to show all details clearly, and enough sheets shall be used to accomplish this end. The particular number of the sheet and the total number of sheets comprising the parcel map shall be stated on each of the sheets. The exterior boundary of the land included within the subdivision shall be indicated by distinctive symbols and clearly so designated;

C. The parcel map shall show all data as is necessary to fully conform with the approved tentative map and any conditions to such approval and references to all deeds or offers of dedications for sites, streets, easements and other such purposes as were required in the action of approval of the tentative map;

D. The parcel map shall show precise distances and bearings, ties to corners and points of record and references thereto, sources of map and survey data, and other details as may be required by the public works director. Each lot and parcel shall be numbered, or otherwise identified;

E. A certificate signed and acknowledged by all parties having any record title interest in the real property subdivided, consenting to the preparation and recordation of the parcel map in accordance with the requirements of the Subdivision Map Act. For parcel maps which create four or less lots, and no dedications are offered, the owner’s certificate need only contain the

signatures of the fee owners of the surface rights to the property shown on the map. The names and the nature of the respective interests of all other parties having record title interest shall be stated on the map;

F. The parcel map shall show the location of each parcel and its relation to surrounding surveys. The location of any remainder of the original parcel shall be shown, but if the public works director permits, it need not be shown as a matter of survey but only by reference to the existing record boundaries of such remainder if such remainder has a gross area of five acres or more.
(Ord. 1183 § 2, 2006)

15.68.090 Filing And Action

The parcel map, together with the necessary fees, and supporting data, shall be filed with the public works director for checking. If the parcel map is found to be in substantial conformity with the approved tentative map and the provisions of the Subdivision Map Act and this title, the director shall, within twenty working days after filing, so certify the map and present the map to the county recorder for filing unless action of the board of supervisors is required.
(Ord. 1183 § 2, 2006)

15.68.100 Checking By Public Works Director

After the final map and improvement plans have been checked and all corrections required by the public works director have been made by the applicant, the applicant shall construct the required subdivision improvements prior to submitting the final map for recording, or in the alternative, submit, fully executed by the applicant a subdivision agreement with the appropriate bonding or security along with the final map to be recorded. Approval of the agreement by the board of supervisors shall be a condition precedent to approval of the final map.
(Ord. 1183 § 2, 2006)

15.68.110 Requirements Prior To Final Map Approval

At least thirty working days prior to the date of the meeting of the board of supervisors at which approval of the final map is desired, the applicant shall submit to the public works director in complete and approvable form, the following:

A. Ten legible prints of the final map, together with the original tracing and two reproducible copies acceptable to the county recorder;

B. Original and one reproducible mylar copy of the subdivision improvement plans, along with the fees for the plan check, map review, and field inspection;

C. Traverse sheets showing closures and computation of all distances, angles, and courses shown on the final map, ties to existing and proposed monuments, and adjacent subdivisions, street corners, and highway stations. The traverse of the exterior boundaries of the tract and of lots and blocks shall close within a limit of error of one in five thousand;

D. An instrument restricting vehicular traffic over the sidelines of any road or highway, when and if the same is required;

E. Improvement bonds, subdivision agreements and such other documents as are required by this title;

F. Design calculations as required by the land division standards or the public works director.
(Ord. 1183 § 2, 2006)

15.68.120 Form And Contents

The final map shall conform to the requirements of Section 66434 of the Subdivision Map Act, Chapter 15.68 of this title and all of the following provisions:

A. It shall be clearly and legibly drawn in black waterproof India ink upon good tracing cloth or other material approved by the county recorder, and shall include certificates as required by the Subdivision Map Act and this title;

B. The size of each sheet shall be eighteen by twenty-six inches. A marginal line shall be drawn completely around each sheet, leaving an entirely blank margin of one inch. The particular number of the sheet and the total number of sheets comprising the map, the tract number, title, or other designation shall be stated on each of the sheets, and its relation to each adjoining sheet shall be clearly shown. The tract designation, all drawings, affidavits, acknowledgments, endorsements, offers, and acceptances of dedications, and notarial seals shall be within said marginal lines. The first sheet of the map shall contain all affidavits, acknowledgments, endorsements, offers, and acceptances of dedications and notarial certificates, and no signed certificates shall appear on any other sheet of the map, nor shall any portion of the map appear on the sheet containing the certificates. The scale of the final map should be one inch equals one hundred feet or one inch equals fifty feet unless otherwise permitted by the public works director but in any case the map shall show clearly all the details of the subdivision;

C. The title sheet of the final map shall contain the tract number and designation and such other descriptive matter as may be necessary. Below the tract designation shall appear a subtitle consisting of a general description of all property being subdivided by reference to recorded deeds or to maps which have been previously recorded or by reference to a United States survey. References to tracts and subdivisions in the description shall be worded identically with the original records and references to book and page of record shall be complete. The basis of bearing for the survey shall be clearly noted;

D. The final map shall particularly define and designate all lots or parcels with all dimensions, boundaries, and courses clearly shown and defined, whether or not such parcels are reserved for private purposes or are offered for dedication for any purpose. No ditto marks shall be used. Parcels offered for dedication but not accepted shall be designated by letter;

E. The final map shall show clearly what stakes, monuments, or other evidences were found on the ground to determine the boundaries of the tract. The adjoining corners of all adjoining subdivisions shall be identified by lot and block number, track designation, and place of record, or by section, township, and range, or other proper designation;

F. The final map shall show all information, data, and monuments necessary to locate and retrace any and all exterior boundary lines, and lot and block lines. It shall also show bearings, distances of straight lines and radii, central angle and arc length for all curves and such information as may be necessary to determine the location of the centers of curves, bearings and tangent distances and radii, central angle and arc lengths of all lots. Where streets intersect on curves, centerline lengths, radii and deltas, and centerline intersection points shall be shown;

G. Wherever the public works director has established the center of a street or alley, the data shall be shown on the final map, indicating all monuments found and making reference to a field book or map. If the points were reset by ties, the fact shall be stated;

H. The final map shall show the line of extreme high water if the subdivision is adjacent to a stream, channel, or subject to periodic inundation;

I. The boundary of the tract shall be indicated by distinctive symbols and clearly so designated;

J. Lots shall be numbered consecutively throughout the subdivision, with no omissions or duplications;

K. The total width of all road rights-of-way shall be shown, as well as the widths of rights-of-way for flood control or drainage channels, and any other rights-of-way;

L. The final map shall show all easements of record and easements to be recorded. If any easement is not definitely located of record, a statement of such easement shall appear on the title sheet. Easements for storm drains, sewers, public utilities and other purposes shall be clearly defined. Distances and bearings on the sidelines of lots which are cut by an easement shall be so shown that the final map will indicate clearly the actual length of the lot lines. The width of the easement and if known or determined necessary the lengths and bearings of the lines thereof and sufficient ties thereto to definitely locate the easement with respect to the subdivision shall be shown;

M. In order to avoid duplication, names to be used for new streets shall be subject to approval by the planning commission. If any designations are numbers, they shall be spelled out completely, using hyphens in such forms as “Twenty-third Street.” The words “Avenue”, “Boulevard”, “Place”, etc., shall be spelled out in full. Names of newly dedicated portions of streets shall be shown in or arrowed to the dedicated portion.
(Ord. 1183 § 2, 2006)

15.68.130 Filing And Action

A. If the public works director determines that the final map is in substantial conformity with the approved tentative map, the provisions of the Subdivision Map Act and this title, the public works director and the director shall so certify on the final map and, within fourteen working days after submission or resubmission, shall file such map, together with any other materials pertinent thereto, with the clerk of the board of supervisors for presentation to the board.

B. If the public works director determines that the final map does not substantially conform to the provisions of this title, the Subdivision Map Act or the approved tentative map, he shall, within fourteen working days from the date of submission of the final map for approval, advise the applicant of the changes or additions which shall be made for such purpose and shall afford the applicant an opportunity to make such changes or additions.
(Ord. 1183 § 2, 2006)

15.69 Encroachments/Excavations

15.69.010 Barriers And Lights
15.69.020 Removal Of Surplus Materials
15.69.030 Diligence In Work Required--Notice Ordering Diligence
15.69.040 Cost Of Restoration
15.69.050 Supervision
15.69.060 Maps Of Pipes And Other Appliances
15.69.070 Special Act Work Excepted
15.69.080 Work And Replacement
15.69.090 Bond In Lieu Of Deposit
15.69.100 Gas And Water Pipe Laying

15.69.010 Barriers And Lights

It is unlawful for any person making any excavation in any public street or public place, not to maintain safe crossings for vehicle traffic at all street intersections, or not to provide free access to all fire hydrants and water gates, and not to maintain all gutters free and unobstructed, or not to place and maintain barriers at each end of such excavation and at such places as may be necessary along the excavation to prevent accidents, or also not to place and maintain lights at each end of such excavation and at distances of not more than fifty feet along the line thereof, from sunset each day to sunrise of the

next day, until such excavation is entirely refilled.
(Ord. 1183 § 2, 2006)

15.69.020 Removal Of Surplus Materials

All surplus materials removed under the provisions of this chapter shall, if required by him or her, be delivered to such points as the road commissioner shall direct.
(Ord. 1269 § 10, 2018; Ord. 1183 § 2, 2006)

15.69.030 Diligence In Work Required--Notice Ordering Diligence

After excavating is commenced, the work of making and refilling the same shall be prosecuted with due diligence and so as not to obstruct the street or other public place or travel thereon more than is necessary therefore. If the work is not so prosecuted or if the work of refilling does not, in the judgment of the road commissioner, comply with the terms of this chapter, the road commissioner shall notify the person, firm, or corporation named in the permit that the work is not being prosecuted with due diligence or that the refilling of such excavation has not been properly done, and shall require such person within five days after the service of such notice to proceed with the diligent prosecution of such work. Such notice shall be in writing or printed. If such notice is not complied with, the road commissioner shall do such work as may be necessary to refill the excavation and to restore the street or other public place, or part thereof excavated, to as good a condition as the same was in before such excavation was made, the cost of same to be paid by the party to whom the permit was given or deducted from the cash deposited or collected from the bond given. (Ord. 1183 § 2, 2006)

15.69.040 Cost Of Restoration

The county shall pay the cost of restoration, out of the money deposited as required by Section 15.12.010. If in lieu of cash deposits a general deposit bond has been filed as provided in Section 15.69.090, an action at law shall be commenced and prosecuted in the name of the county upon the bond for the recovery of such damages as may have accrued to the county, by reason of the failure to fulfill the conditions thereof. The cash deposits shall be retained by the commissioner for a period of one year from the completion of the replacement, and at that time on demand the deposits, less the deductions made pursuant to this chapter, if any, shall be returned to the person, firm or corporation making the same or to his or her heirs or assigns. (Ord. 1269 § 10, 2018; Ord. 1183 § 2, 2006)

15.69.050 Supervision

All excavations, refilling of excavations and repairing of street surfaces, pursuant to the provisions of this chapter shall be made under the supervision and direction of the road commissioner. (Ord. 1183 § 2, 2006)

15.69.060 Maps Of Pipes And Other Appliances

It is the duty of every person, firm or corporation owning, using or controlling an interest in pipes, conduits, ducts or tunnels under the surface of any public street, alley, sidewalk or other public place in the county for supplying or conveying gas, electricity, water, steam, ammonia, oil, or similar substances in, to or from the county, or to or from its inhabitants or for any other purpose, within ninety days after May 2, 1955, to file in the office of the road commissioner a map or a set of maps, each drawn to a scale or not less than two hundred feet to one inch, which map or set of maps shall show in detail the exact location, size, description and date of installation, if known, of all mains, laterals, services and service pipes, manholes, transformers or other appliances installed beneath the surface of the public streets, alleys, sidewalks, or other public places in the county belonging to, used by or under the control of such person, firm or corporation, and to file within fifteen days after the first day of January of each and every year, a corrected map, or set of maps, each drawn to a scale of not less than two hundred feet to one inch, showing the complete installation of all such pipes and other appliances made during

the previous year. Each such map shall be accompanied by an affidavit endorsed thereon subscribed and sworn to by such person or by the president or secretary of such corporation to the effect that the same correctly exhibits the details required by this chapter to be shown thereon. (Ord. 1183 § 2, 2006)

15.69.070 Special Act Work Excepted

This chapter shall not apply to any persons, firm or corporation doing work under contract awarded by the board or to work performed under any special act of the legislature of the state of California. (Ord. 1183 § 2, 2006)

15.69.080 Work And Replacement

All materials taken up or removed in pursuance of this chapter shall be replaced in accordance with the specifications for the concreting, macadamizing, graveling or other improving of the street, as the same was at the time it was torn up, loosened or disturbed, and when pipes are laid the filling of trenches shall be thoroughly tamped and wet down. The surface dressing shall be rolled or tamped so as to leave no ridge in the paved street. The person or company so removing the surface dressing shall at any time within one year after replacing the same on demand of the road commissioner, repeat the work of refitting the concreting or macadamizing and do all filling that may be necessary to raise any sunken part of the street above the pipes to the proper grade. (Ord. 1183 § 2, 2006)

15.69.090 Bond In Lieu Of Deposit

Any person, firm or corporation, intending to make excavations in public highways or other public places in the county may execute and deliver to the road commissioner a general bond payable to the county, in the sum of twenty-five hundred dollars, with two good and sufficient sureties, which bond shall be used for the same purpose as special deposits provided for in Section 15.12.010. (Ord. 1183 § 2, 2006)

15.69.100 Gas And Water Pipe Laying

All water, electric and gas pipes and conduits, gas pipes and other pipes to be laid in the county shall be laid in conformity with this chapter and the lines determined by the road commissioner. (Ord. 1183 § 2, 2006)

15.70 Leveling Of Land--Drainage Changes

15.70.010 Necessity Of Regulations
15.70.020 Leveling - Permit Required
15.70.030 Drainage Changes
15.70.040 Permit - Application - Form And Contents
15.70.050 Application - Maps
15.70.060 Application And Plans - Review
15.70.070 Application - Restrictions
15.70.080 Issuance
15.70.090 Refusal - Appeal - Hearing

15.70.010 Necessity Of Regulations

The board of supervisors finds that certain regulations governing the leveling of land, the obstruction of natural drainage, and the control of irrigation and drainage water resulting therefrom are necessary from the protection of roads, highways and other public properties and improvements. (Ord. 1183 § 2, 2006)

15.70.020 Leveling - Permit Required

A. No person, firm or corporation shall hereafter level, cause to be leveled, or commence land leveling operations upon any land area in one ownership of a total of five or more acres, for farming, agricultural or horticultural purposes unless or until a permit has first been secured for such operation from the county director of public works as hereinafter provided.

B. This chapter shall not apply to land which has previously been leveled, land planed or laser planed unless there is to be a change in the water flow patterns onto, through or from the parcel.

C. This chapter shall not apply to activities for which a permit and a reclamation plan is required pursuant to Chapter 15.81 of this code.
(Ord. 1183 § 2, 2006)

15.70.030 Drainage Changes

No person, firm, or corporation shall move, excavate, remove, dredge, pile, stockpile or otherwise change an existing course of any channel or waterway or to increase or accelerate the flow of any water onto a public road or highway unless and until a permit has first been secured for such operation from the county director of public works, as hereinafter provided. (Ord. 1183 § 2, 2006)

15.70.040 Permit - Application - Form And Contents

The application for a permit shall be in writing upon a form furnished by the county, signed by the applicant and filed with the county director of public works and shall be accompanied by such of the following as may be required by the county director of public works:

A. Plans, profiles, maps and other data as may be required to show the present conditions and proposed work;

B. When land leveling is involved, it shall include a plat of existing topography with a one-foot contour interval, showing existing drainage and watercourses, adjacent roads, highways, ditches, bridges, culverts and such other data as may be required by the county director of public works;

C. A map showing the proposed finished leveled area indicating finished elevations, irrigation water source, and drainage features as called for herein, may be shown on the same map called for in subsection B of this section;

D. Such filing fee as is established by resolution of the board of supervisors.
(Ord. 1183 § 2, 2006)

15.70.050 Application - Maps

Maps and other drawings shall be drafted to a scale which will clearly set forth the intended work and shall be legibly drawn and shall be subject to the approval of the county director of public works. (Ord. 1183 § 2, 2006)

15.70.060 Application And Plans - Review

The application and plans shall be reviewed by the county director of public works to determine whether the proposed work will jeopardize public property or improvements but in no event shall the review relieve the applicant from any responsibility for damages caused to any person or property resulting from the work authorized under the permit. (Ord. 1183 § 2, 2006)

15.70.070 Application - Restrictions

No application will be considered unless it provides that where existing watercourses are proposed to be changed in size, grade, capacity, location or otherwise, the proposed new or altered channel shall in all cases be at least equal in capacity to the original existing watercourse and shall result in drainage water resuming its existing course, upon leaving the area where the work is proposed. When deemed necessary by the county director of public works, the applicant shall submit verification by a registered civil engineer that the requirements of this section will be met. (Ord. 1183 § 2, 2006)

15.70.080 Issuance

The county director of public works shall, within a reasonable time, not to exceed fifteen days, after the filing of an application and plans, issue a permit subject to such conditions as appear necessary, or shall deny the permit, stating the reasons therefore in writing. In no event shall the issuance of a permit create any liability for the county or relieve the permittee from any responsibility for damages caused to any person or property. (Ord. 1183 § 2, 2006)

15.70.090 Refusal - Appeal - Hearing

In the event of refusal by the county director of public works to grant a permit, or in the event of the issuance of a conditional permit, the terms of which are not satisfactory to the applicant, the applicant may apply to the board for a review of the action taken by the county director of public works. Such application to the board shall be in writing, and shall be filed with the clerk of the board, who shall set the matter for hearing within fifteen days after the receipt of the notice and shall immediately notify the county director of public works of the request for review. The board shall, within fifteen days after hearing the matter presented by the applicant, approve, conditionally approve or reject the application for a permit. The determination of the board shall be final. (Ord. 1183 § 2, 2006)

15.71 Address Numbering

15.71.010 Purpose
15.71.020 System Description
15.71.030 System Maps
15.71.040 Administration
15.71.050 Assignment Of Address Numbers
15.71.060 Display Of Address Numbers
15.71.070 Violation An Infraction
15.71.080 Appeals
15.71.090 Validity

15.71.010 Purpose

The purpose of this chapter is to provide a county-wide comprehensive address numbering system for the unincorporated areas of Glenn County. The system will enable emergency vehicles from fire, sheriff, and ambulance services to respond more quickly to calls and facilitate utility, postal, and other delivery services as well. Such an address numbering system is deemed to be in the public interest and necessary to protect the public health, general welfare and safety of the citizens of Glenn County. (Ord. 1183 § 2, 2006)

15.71.020 System Description

The Glenn County Master Address Numbering System shall consist of index lines corresponding to the township section lines within Glenn County. The Grid reference numbers shall range from zero to five thousand in the north-south direction and from zero to more than nine thousand in the east-west direction. The point of origin shall be at the intersection of the township line between T.17N. and T.18N. and the southerly prolongation of the section line between sections 11 and 12 of T.22N. R.10W M.D.B.&M. One thousand numbers shall be allocated sequentially for each six sectional increments to the east and north from the point of origin. The south and west sides of all roadways shall have odd

address numbers and the north and east sides of all roadways shall have even address numbers. (Ord. 1183 § 2, 2006)

15.71.030 System Maps

The Glenn County Master Address Numbering System shall initially be delineated on a set of the Assessor's Parcel Maps. These maps shall show the grid index system and the assigned address numbers. The addresses shall also be recorded on the Assessor's Master Property Index adjacent to their corresponding Assessor's Parcel Numbers. (Ord. 1183 § 2, 2006)

15.71.040 Administration

Initial implementation of The Glenn County Master Address Numbering System shall be under the direction of the Public Works Director and supersedes any system used prior to its implementation. After the initial addresses are assigned by the Public Works Department, the system will then be maintained by the planning authority. The planning authority will be responsible for assigning all new addresses and for making any necessary changes in the system. (Ord. 1183 § 2, 2006)

15.71.050 Assignment Of Address Numbers

A. Addresses shall be determined and assigned to all single family dwellings, duplex residences, properties, and business establishments and shall be issued to property owners and occupants without charge in accordance with the provisions of this chapter. A record of all numbers assigned pursuant to this chapter shall be maintained by the planning authority and open for inspection by the public during business hours.

B. An address number for a particular location shall be assigned to the principal access based on the incremental distance between index grid lines.
(Ord. 1183 § 2, 2006)

15.71.060 Display Of Address Numbers

A. Within six months after receipt of the address number, the owner of the property or building shall have the number displayed upon the building or land. The display of the number shall be in such a manner as to be visible from the roadway upon which the building or land fronts. Any old or obsolete number not in accordance with the system shall be removed or obscured from public view.

B. In areas where buildings or properties front upon roadways where mail delivery is provided, the number shall be displayed upon the mailbox or receptacle designed for receipt of mail.

C. In areas where buildings or properties are not clearly visible from the roadway and where mail delivery is not provided, the address shall be displayed on a four inch by four inch post, a metal stake or a suitable equivalent and elevated at least three feet for clear visibility from the roadway.

D. Residence or building address numbers shall be conspicuous to ensure positive identification and placed at front doors, on lamp posts, near garage doors, at driveway entrances or other areas of similar proximity and visibility.

E. All address numbers shall be a minimum of three inch letter height and three eighths inch stroke size with reflective finish and/or a color contrasting with the surface placed.

F. As a condition of approval for new construction, the assigned building address shall be posted in accordance with the minimum standards set by this chapter.
(Ord. 1183 § 2, 2006)

ATTACHMENT D

15.71.070 Violation An Infraction

Any person, firm or corporation, whether as principal, agent, employee or otherwise failing to comply with the provisions of Section 15.71.060 shall be guilty of an infraction. (Ord. 1183 § 2, 2006)

15.71.080 Appeals

Any individual whose property is affected by the implementation of this chapter and who is dissatisfied with the implementation as it applies to his/her property may submit a written request, and fees pursuant to section 15.05.010, to the director for hearing by the Planning Commission. Such requests must be received by the director or post-marked no later than fifteen days after receiving notice of the Public Works Director's or the director's action. The director shall set the matter for a hearing before the Planning Commission within thirty days after receipt of the appeal by the appellant. (Ord. 1183 § 2, 2006)

15.71.090 Validity

If any section, subsection, sentence, clause or phrase of this chapter is held by a court of competent jurisdiction to be invalid, such decision shall not affect the remaining portions of this chapter. The Board of Supervisors hereby declares that it would pass this chapter and each section, subsection, sentence, clause and phrase thereof irrespective of the fact that one or more sections, subsections, sentences, clauses or phrases may be declared invalid. (Ord. 1183 § 2, 2006)

Division 15-4 Part 3 Building Standards

15.72 Adoption Of Uniform Codes

15.72 Adoption Of Uniform Codes

15.72.010 California Building Code Adopted
15.72.020 California Energy Code Adopted
15.72.030 California Mechanical Code Adopted
15.72.040 Uniform Housing Code Adopted
15.72.050 California Plumbing Code Adopted
15.72.060 Use Of CPVC Plastic Piping Authorized
15.72.070 Uniform Code For The Abatement Of Dangerous Buildings Adopted
15.72.080 California Fire Code Adopted
15.72.090 California Electrical Code Adopted
15.72.100 California Public Pools Code Adopted
15.72.120 California Referenced Standards Code Adopted
15.72.130 California Administrative Code Adopted
15.72.133 California Residential Code Adopted
15.72.135 California Green Building Standards Code Adopted
15.72.140 Definitions
15.72.150 Modifications
15.72.160 Interpretation - Conflicts

15.72.010 California Building Code Adopted

The 2022 California Code of Regulations Title 24, Part 2 also known as the California Building Code, including appendix C-Group U-Agricultural Buildings and Appendix I – Patio Covers, copies of which are on file as required by law, are hereby adopted and incorporated into this chapter by reference; are declared to be the building code for the county; and shall apply to the unincorporated areas of the county. (Ord. 1285, 2019; Ord. 1260, 2017; 1247, 2013; Ord. 1199 § 3, 2008; Ord. 1183 § 2, 2006)

HISTORY
Amended by Ord. 1315 on 8/30/2022

15.72.020 California Energy Code Adopted

The 2022 California Code of Regulations Title 24, Part 6 also known as the California Energy Code, copies of which are on file as required by law, are hereby adopted and incorporated into this chapter by reference; and are declared to be the energy efficiency standards for the county; and shall apply to the unincorporated areas of the county. (Ord 1285, 2019; Ord. 1260, 2017; 1247, 2013; Ord. 1199 § 4, 2008; Ord. 1183 § 2, 2006)

HISTORY
Amended by Ord. 1315 on 8/30/2022

15.72.030 California Mechanical Code Adopted

The 2022 California Code of Regulations Title 24, Part 4 also known as the California Mechanical Code, copies of which are on file as required by law, are hereby adopted and incorporated into this chapter by reference; are declared to be the mechanical code for the county; and shall apply to the unincorporated areas of the county. (Ord. 1285, 2019; Ord. 1260, 2017; 1247; 2013; Ord. 1199 § 5, 2008; Ord. 1183 § 2, 2006)

HISTORY
Amended by Ord. 1315 on 8/30/2022

15.72.040 Uniform Housing Code Adopted

The 1997 Uniform Housing Code, copies of which are on file as required by law, are hereby adopted and incorporated into this chapter by reference; are declared to be the housing code for the county; and shall apply to the unincorporated areas of the county. (Ord. 1247, 2013; Ord. 1199 § 6, 2008; Ord. 1183 § 2, 2006)

15.72.050 California Plumbing Code Adopted

The 2022 California Code of Regulations Title 24, Part 5 also known as the California Plumbing Code, copies of which are on file as required by law, are hereby adopted and incorporated into this chapter by reference; and shall apply to and are declared to be the plumbing code for the unincorporated areas of the county. (Ord. 1285, 2019; Ord. 1260, 2017; 1247, 2013; Ord. 1199 § 7, 2008; Ord. 1183 § 2, 2006)

HISTORY
Amended by Ord. 1315 on 8/30/2022

15.72.060 Use Of CPVC Plastic Piping Authorized

Chlorinated polyvinyl chloride (CPVC) plastic piping is an approved alternate material for use in plumbing systems to which the 2022 California Uniform Plumbing Code applies, including all potable water systems, when the building official has personal knowledge or is furnished adequate information by or on behalf of the owner of a building site that corrosive conditions exist in the water supply for the site or in the soil through which water supply piping for the site will pass and that such conditions may destroy conventional metal piping that would otherwise be used for the water supply. The following requirements apply to all potable water systems in which CPVC plastic piping is used:

1. The piping shall be listed as an approved material in, and installed in accordance with, the 2022 edition of the California Uniform Plumbing Code.
(Ord. 1247, 2013; Ord. 1183 § 2, 2006)

HISTORY
Amended by Ord. 1315 on 8/30/2022

15.72.070 Uniform Code For The Abatement Of Dangerous Buildings Adopted

The 1997 Uniform Code for the Abatement of Dangerous Buildings, copies of which are on file as required by law, are hereby adopted and incorporated into this chapter by reference; are declared to be the code for the abatement of dangerous buildings code for the unincorporated areas of the county. (Ord. 1247, 2013; Ord. 1199 § 8, 2008; Ord. 1183 § 2, 2006)

15.72.080 California Fire Code Adopted

The 2022 California Code of Regulations Title 24, Part 9 also known as the California Fire Code, copies of which are on file as required by law, are hereby adopted and incorporated into this chapter by reference; are declared to be the fire code for the county; and shall apply to the unincorporated areas of the county. (Ord. 1285, 2019; Ord. 1260, 2017; 1247, 2013; Ord. 1199 § 9, 2008; Ord. 1183 § 2, 2006)

HISTORY
Amended by Ord. 1315 on 8/30/2022

15.72.090 California Electrical Code Adopted

The 2022 California Code of Regulations Title 24, Part 3 also known as the California Electrical Code, copies of which are on file as required by law, are hereby adopted and incorporated into this chapter by reference; are declared to be the electrical code for the county; and shall apply to the unincorporated areas of the county. (Ord. 1285, 2019; Ord. 1260, 2017; 1247, 2013; Ord. 1199 § 10, 2008; Ord. 1183 § 2, 2006)

HISTORY
Amended by Ord. 1315 on 8/30/2022

15.72.100 California Public Pools Code Adopted

The 2022 California Code of Regulations Title 24 Part #2 also known as the California Building Code, copies of which are on file as required by law, are hereby adopted and incorporated into this chapter by reference; are declared to be the swimming pool code for the county; and shall apply to the unincorporated areas of the county. (Ord. 1260, 2017; 1247, 2013; Ord. 1199 § 11, 2008; Ord. 1183 § 2, 2006)

HISTORY
Amended by Ord. 1315 on 8/30/2022

15.72.120 California Referenced Standards Code Adopted

The 2022 California Code of Regulations Title 24, Part 12 also known as the California Referenced Standards Code, copies of which are on file as required by law, are hereby adopted and incorporated into this chapter by reference; are declared to be the referenced standards code for the county; and shall apply to the unincorporated areas of the county. (Ord. 1285, 2019; Ord. 1260, 2017; 1247, 2013; Ord. 1199 § 12, 2008; Ord. 1183 § 2, 2006)

HISTORY
Amended by Ord. 1315 on 8/30/2022

15.72.130 California Administrative Code Adopted

The 2022 California Code of Regulations Title 24, Part 1 also known as the California Administrative Code, copies of which are on file as required by law, are hereby adopted and incorporated into this chapter by reference; are declared to be the administrative code and shall apply to the unincorporated areas of the county. (Ord. 1285, 2019; Ord. 1260, 2017; 1247, 2013; Ord. 1199 § 13, 2008; Ord. 1183 § 2, 2006)

HISTORY
Amended by Ord. 1315 on 8/30/2022

ATTACHMENT D

15.72.133 California Residential Code Adopted

The 2022 California Code of Regulations Title 24, Part 2.5 also known as the California Residential Code, copies of which are on file as required by law, are hereby adopted and incorporated into this chapter by reference; are declared to be the residential building code for the county and shall apply to the unincorporated areas of the County. (Ord. 1285, 2019; Ord. 1260, 2017; 1247, 2013)

HISTORY
Amended by Ord. 1315 on 8/30/2022

15.72.135 California Green Building Standards Code Adopted

The 2022 California Code of Regulations Title 24, Part 11 also known as the California Green Building Standards Code, copies of which are on file as required by law, are hereby adopted and incorporated into this chapter by reference; are declared to be the green building standards code for the county and shall apply to the unincorporated areas of the County. (Ord. 1285, 2019; Ord. 1260, 2017; 1247, 2013)

HISTORY
Amended by Ord. 1315 on 8/30/2022

15.72.140 Definitions

The following names or terms have the following meaning or usage whenever used in this title or in any of the codes incorporated by reference in to this title:

A. “Administrative authority” means the building official of the county.

B. “Assistants” means the duly appointed assistants to the building official.

C. “Board of appeals” means the Board of Supervisors of the county.

D. “Building department” means the building inspection division of the county.

E. “Building official” means the building official of the county.

F. “Bureau of fire prevention” means the fire department of any concerned or affected city or fire protection district located within the county.

G. “Chief electrical inspector” means the building official of the county.

H. “Chief of the bureau of fire prevention”, “Chief of the fire department” or “Fire Marshal” means the chief of the fire department of any concerned or affected city or fire protection district located within the county.

I. “City” means the county when referring to a political entity, or the unincorporated area of the county when referring to an area.

J. “City clerk” means county clerk.

K. “City council” means the Board of Supervisors.

L. “Corporation counsel” means the district attorney or the county counsel of the county.

M. “Housing Act” means the State Housing Act (Section 17910, et seq., of the Health and Safety Code of the State of California).

N. “Legislative body of the local agency” means the Board of Supervisors.

O. “Mayor” means the Chairman of the Board of Supervisors.

P. “Municipality” means the county.

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Q. “Police department” means the sheriff’s department.
(Ord. 1247, 2013; Ord. 1199 § 14, 2008; Ord. 1183 § 2, 2006)

15.72.150 Modifications

The board may modify the application of any of the provisions of a code incorporated by reference into this chapter upon application in writing by a permittee or applicant, or a duly authorized agent of either, when there are practical difficulties in carrying out the strict letter of the code, provided that the spirit of the code is observed, public safety secured, and substantial justice done. Economic hardship or cost of compliance with any provision of this title or any code incorporated by reference into this title is not, by itself, a sufficient ground for such a modification. The particulars of such modifications when granted or allowed and the decision of the board thereon shall be entered upon the minutes of a regular or special meeting of the board, and a copy of the minute order shall be furnished to the applicant or permittee by the clerk. (Ord. 1183 § 2, 2006)

15.72.160 Interpretation - Conflicts

If any provision, part or portion of any of the codes incorporated by reference into this title are inconsistent or in conflict with an express provision or the meaning or intent of this title, then the latter shall prevail and be given effect to the exclusion of the former to the extent required to obviate such inconsistency or conflict. (Ord. 1183 § 2, 2006)

Division 15-5 Special Use Standards
15.73 Adult Entertainment Business
15.74 Agricultural Processing Facility
15.745 Alcoholic Beverage Sales
15.75 Automobile Wrecking Yards And Junkyards
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15.73 Adult Entertainment Business

15.73.010 Regulation Of Location
15.73.020 Waiver Of Locational Provisions

15.73.010 Regulation Of Location

In those land use zones where the “adult entertainment” businesses regulated by this chapter would otherwise be permitted uses, such businesses shall be permitted only upon the securing of a use permit. It shall be unlawful to establish any such “adult entertainment” business if the location is:

A. Within five hundred feet of any area zoned for residential use; or

B. Within one thousand feet of any other “adult entertainment” business; or

C. Within one thousand feet of any public or private school, park, playground, public building, church, any noncommercial establishment operated by a bona fide religious organization or any establishment likely to be used by minors.

The “establishment” of any “adult entertainment” business shall include the opening of such a business as a new business, the relocation of such business, or the conversion of an existing business location to any “adult entertainment” business use.
(Ord. 1183 § 2, 2006)

15.73.020 Waiver Of Locational Provisions

Any property owner or his or her authorized agent may apply to the planning commission for a waiver of any locational provisions contained in this chapter. The planning commission, after a hearing, may waive any locational provision, if all of the following findings are made:

A. The proposed use will not be contrary to the public interest or injurious to nearby properties, and that the spirit and intent of this chapter will be observed; and

B. The proposed use will not enlarge or encourage the development of a “skid row” area; and

C. The establishment of an additional regulated use in the area will not be contrary to any program of neighborhood conservation;

D. All applicable regulations of the codes and ordinances of the county will be observed.
(Ord. 1269 § 10, 2018; Ord. 1183 § 2, 2006)

15.74 Agricultural Processing Facility

15.74.010 Standards

15.74.010 Standards

A. An agricultural processing operation shall be located a minimum of at least five hundred feet from any residence located on an adjacent parcel.

B. No hazardous materials other than for incidental use shall be used for the operation.

C. An agricultural processing operation shall be set back at least one hundred feet from the county or state road right-of-way.

D. All agricultural processing facility development shall require an encroachment permit from the county public works department. Driveways shall be paved according to county standards.

E. All parking and loading shall remain on-site and not in county or state road right-of-way.

F. A use permit shall be required for an agricultural processing operation if the county air pollution control officer determines that the potential exists for smoke, light, dust, glare or odor beyond the property line; or if the county sanitarian determines that the potential exists for flies, vermin or other health hazards to cross the property line.

G. A use permit shall be required for an agricultural processing facility if noise levels exceed sixty-five dBA at the property line between seven a.m. and ten p.m. and/or noise levels exceed sixty dBA between ten p.m. and seven a.m.
(Ord. 1183 § 2, 2006)

15.745 Alcoholic Beverage Sales

ATTACHMENT D

15.745.010 Purpose
15.745.020 ABC Licensing
15.745.030 Letter Of Public Convenience Or Necessity Procedures
15.745.040 Alcoholic Beverage Sales

15.745.010 Purpose

This Chapter contains the County of Glenn's (County) review procedures for an applicant securing a license from the California Department of Alcoholic Beverage Control (ABC) (Ord. 1282 § 2, 2019)

15.745.020 ABC Licensing

State law requires a local jurisdiction to make a "public convenience or necessity" determination before ABC will issue a liquor license. (See Division 9 of the State Business and Professions Code for specific State Requirements and definitions regarding alcoholic beverage control 23958, 23958.4 and 23817.7 of that code specifically address State licensing requirements).
(Ord. 1282 § 2, 2019)

15.745.030 Letter Of Public Convenience Or Necessity Procedures

A. **Action by Director or Planning Commission**

1. The Director shall review and process upon a request for a letter of "public convenience or necessity (PCN)" when it is required from the local jurisdiction by ABC.
2. The request shall be referred to the Planning Commission for action.
3. Requests to appeal the Planning Commission actions shall be filed in compliance with Glenn County Code Section 15.050 (Appeals)

B. **Procedure**. Staff shall review and notice prior to a public hearing.

C. **Review Authority**. The review authority shall belong to the Planning Commission.

D. **Notification of license request**. The applicant who has been required by ABC to obtain from the County a letter of PCN must provide notice to owners and occupants of properties located within 1,000 feet of the exterior parcel boundaries of the proposed establishment. The text of the notice shall be in compliance with the guidelines provided. Such notice shall be given by:

1. **Sign**. A sign of at least 16 square feet, posted in a conspicuous location on the site of the proposed alcohol sales establishment but not within the clear site triangle of any driveway or intersection. No action shall take until the sign has been in place for 14 consecutive days. The sign must be removed within 14 days of final action by the County.
2. **Mail**. Notice of application may be mailed when the applicant can prove that surrounding property owners and occupants will be as likely to be notified of the application as if by the posting of a sign. The applicant shall provide proof of mailing, and the Department shall take no action until 19 days after such mailing.

E. **Finding Required**. Before issuing a letter of PCN for an ABC license, the review authority shall find that the following is true:

1. A public convenience or necessity will be served by the granting of the license. (Ord. 1282, 2019)

15.745.040 Alcoholic Beverage Sales

If a revenue source of the establishment consists of the sale of alcoholic beverages, including but not limited to: a bar, tavern, nightclub, cocktail lounge, liquor store, convenience store, restaurant with bar, restaurant, cafe, diner, winery with tasting room, brewery with tap room, tasting room, tap room, motel, bowling alley, food and beverage service and concession facilities, entertainment facilities, or any facility that has on-site sale of alcoholic beverages, or the ABC has determined that the business will exceed census tract concentration thresholds and requires a letter of PCN, then the proposed business shall be required to obtain a Conditional Use Permit approving the PCN, in order to sell alcoholic beverages in the County. An applicant shall be required to apply for, and receive an approved Conditional Use Permit, and if necessary a letter of PCN, from the Glenn County Planning Commission. The applicant shall work with the Department to file the appropriate application and current Conditional Use Permit fee. (Ord 1282; 2019)

15.75 Automobile Wrecking Yards And Junkyards

15.75.010 Purpose
15.75.020 Fencing Of Premises
15.75.030 Premises To Be Kept Clean

15.75.010 Purpose

When lawfully permitted, automobile wrecking yards and junkyards shall comply with the standards and regulations set forth in this chapter. Any requirements set forth in this chapter are in addition to and not inclusive of or in derogation of any other regulations and standards that apply to such activities. (Ord. 1183 § 2, 2006)

15.75.020 Fencing Of Premises

A. If any business or establishment referred to in Section 15.75.010 of this chapter is located in whole or in part in a yard, enclosure, lot or open area, the premises shall be completely surrounded and enclosed by a wall, fence or barrier and so constructed as to be a continuous sight barrier, except for necessary openings. All junk such as rags, sacks, bottles, cans, papers and metal and all other articles including automobile parts shall be kept and stored behind the wall, fence or barrier. The wall, fence or barrier shall be continuously kept and maintained in the condition required by this section.

   The wall, fence or barrier shall extend above the ground for at least six feet and shall be constructed of chain-link type fencing with slats or other sight obstructions, or of an alternate type of wall, fence or barrier using standard materials and construction methods of a type approved by the planning commission. All fences shall be continuously maintained.

   Any and all necessary openings in the fence, wall or barrier shall be provided with suitable gates or doors constructed of the same material and in the same manner of construction as is authorized by this chapter as suitable and sufficient for a fence, wall or barrier under this section. No opening shall in any single instance exceed twenty-four feet in width. The gate or door shall be kept closed at all times except when in actual use for the purpose of ingress or egress.

   Public street or road frontage sides shall be a minimum of eight feet above the ground and of continuous single construction design, using standard materials and construction methods to assure a continuous sight barrier of uniform height, material and type of construction.

B. It is unlawful for any person to permit any business or establishment referred to and described in this chapter to be established, conducted, carried on, or maintained unless the premises has been enclosed by wall, fence or barrier in the manner prescribed in this section and continuously maintained in such condition. Each day's violation of the requirements declared and established by this provision is and constitutes a separate and distinct violation and offense.

C. Fences must conform to the county setback requirements.
(Ord. 1183 § 2, 2006)

15.75.030 Premises To Be Kept Clean

If any business or establishment referred to in Section 15.75.010 of this chapter is located in whole or in part in a yard, enclosure, lot or open area, the premises and area shall be kept clean and free from rubbish and similar loose material that might service as a harborage for rats, mice or other rodents, and all loose metal or parts or accessories of automobiles, and all other material kept, stored or accumulated in such place shall be neatly and carefully piled in a manner as to minimize and prevent as far as possible the harboring of rodents and shall be suitably protected from water and the elements so that there can be no accumulation of water in any article or thing located on the premises.
(Ord. 1183 § 2, 2006)

15.76 Bed And Breakfast Establishment

15.76.010 Permit Requirements

15.76.010 Permit Requirements

Bed and breakfast establishments may be permitted in the RZ, FA, AP, AE, RE and R-1 zones provided the following requirements are met:

A. An administrative permit is obtained from the planning authority for establishments located in zones in which a minimum of five acres per parcel are allowed;

B. A conditional use permit is obtained from the planning commission for establishments located in zones allowing parcel sizes of less than five acres;

C. Not more than one bed and breakfast establishment shall be permitted on each parcel of land;

D. An owner or operator of the establishment shall reside within the establishment;

E. One detached or attached sign with a maximum allowable sign area of twelve square feet is permitted;

F. A minimum of one parking space per guestroom shall be provided;

G. Proper permits are obtained from the Glenn County health department prior to occupancy.
(Ord. 1183 § 2, 2006)

15.77 Collector

15.77.010 Permit Requirements

15.77.010 Permit Requirements

An administrative permit for the collection of a specified number of antique or hobby accumulation vehicles provided the following standards are met:

A. An administrative collector’s use shall be a residential accessory use in the “RE” zoning district;

B. All outdoor storage shall be completely screened to a height of six feet by a solid wood or masonry fence when not completely enclosed in a building. All fences and/or buildings shall be continuously maintained;

C. There shall be no outdoor storage in any required yard area;

D. Storage shall only occur in those areas shown on the approved plot plan;

E. All requirements of the fire marshal shall be met. The property shall be kept in a weed-free condition;

F. A conditional use permit shall be required for automobile collectors of six or more accumulation vehicles;

G. A use permit shall be required for collectors of antique or hobby accumulation vehicles on parcels smaller than two acres or when the standards of an administrative collector's permit cannot be met;

H. In all cases, the administrative collector permit shall not be issued or held for the purposes of conducting a business.
(Ord. 1183 § 2, 2006)

15.78 Home Occupation

15.78.010 Purpose
15.78.020 Permit Requirements

15.78.010 Purpose

A. The purpose of these regulations is to establish development standards and limitations for the operation and maintenance of home occupations in Glenn County. Home Occupations shall mean any use customarily conducted entirely within a building or screened from public view and carried on by the owners and occupants of the residence thereof.

B. This use shall be incidental and secondary to the residential use and does not change the character thereof or shall not adversely affect the uses permitted in the same zone of which it is a part, but would require a conditional use permit.
(Ord. 1183 § 2, 2006)

15.78.020 Permit Requirements

Home occupations may be permitted in the "RZ", "FA", "AP", "AE", "AT", "RE", "RE-NW", "R1" and "RM" zones providing the following standards are being met:

A. A Home Occupation Permit Application shall be submitted to the planning authority;

B. No person other than members of the family residing on the premises shall be engaged in such occupation when it is located in a Residential Zone. A maximum of two employees may be employed when the use is located in an agricultural zone;

C. Not more than twenty-five (25%) of the floor area of the dwelling unit shall be used in the conduct of the home occupation;

D. A Conditional Use Permit shall be required for home occupations on parcels less than ten acres in size when the use will be located in a building other than the primary residential structure;

E. An Administrative Permit and a Site Plan Review shall be obtained from the planning authority for home occupations on parcels of ten acres or more in size when the use will be located in a building other than the primary residential structure;

F. The home occupation may be conducted in a detached accessory building;

G. In no way shall the appearance of the structure be so altered or the conduct of the occupation within the structure be such that the structure may be reasonably recognized as serving a nonresidential use;

H. No equipment or process shall be used in such home occupation which creates noise, vibration, glare, fumes, odors, or electrical interference detectable to the normal senses off the lot if the occupation is conducted in a single family residence or outside the dwelling unit if conducted in other than a single family residence. In the case of electrical interference, no equipment or process shall be used which creates a visual or audible interference in any radio or television receivers off the premises, or causes fluctuations in the line voltage off the premises;

I. The home occupation shall not generate pedestrian or vehicular traffic in excess of that customarily associated with the zone in which the use is located;

J. All maintenance or service vehicles and equipment, or any vehicle bearing any advertisement related to the home occupation or any other similar vehicle shall be garaged or stored entirely within a building or structure. Such vehicle shall not have more than two axles;

K. There shall be no use of utilities or community facilities beyond that normal to the use of the property for residential or agricultural purposes as defined in the zone;

L. There shall be complete conformity with fire, building, plumbing, electrical and health codes and to all federal, state and County laws or ordinances;

M. The sale of merchandise on the subject lot shall be directly related to and incidental to the home occupation. Retail sales of products not produced or processed on the premises shall be prohibited;

N. All equipment and materials storage areas adjacent or in any residential zone shall be screened by walls, fences, or landscaping to a height of at least six (6) feet;

O. Hours of operation shall be limited so as not to interfere with the character of the neighborhood and shall be set by the director. Hours of operation in a Residential Zone shall be between 8:00 A.M. and 5:00 P.M. Monday through Friday. Hours of operation in an Agricultural Zone shall be between 7:00 A.M. and 7:00 P.M. seven days per week;

P. One on-site sign is permitted advertising the home occupation, not to exceed two (2) square feet in total aggregate area. No lighted signs are allowed;

Q. Only those buildings or parking areas as specifically approved may be utilized in the conduct of the home occupation;

R. A minimum of one (1) parking space shall be provided for any home occupation requiring customers to visit the site in addition of the parking requirements of the principal residence;

S. The applicant for a home occupation shall submit evidence that the proposed operation meets the requirements of the Glenn County Health Department at the time the application is submitted to the planning authority;

T. The director, or his or her representative, shall have the right to inspect the premises at any time in order to insure compliance with this Code and with the Conditions of Approval;

U. The home occupation shall conform with the development standards in the applicable zoning district and all other requirements of the Glenn County Code and State and Federal Laws;

V. All uses shall be enclosed within a building or completely screened from public view;

W. The building for the home occupation and the residential dwelling, together, shall not exceed the maximum lot coverage allowed in the General Plan for the land use designation;

X. The number of customers coming to a home occupation shall be limited to five (5) per day;

Y. That no home occupation permit shall be issued for automobile, truck, or heavy equipment repair. This type of business as determined by the director shall be permitted only in the individual zoning districts where it is allowed;

Z. Owners of home occupations are notified that if the business grows and cannot meet the requirements of this code section in the future they may have to apply for a Conditional Use Permit for the business or may have to relocate the business to a zone where it is permitted depending on the regulations of the individual zoning district.
(Ord. 1269 § 10, 2018; Ord. 1183 § 2, 2006)

15.79 Livestock Operations

15.79.010 Standards

15.79.010 Standards

Notwithstanding any other provision of the County Code new construction for a livestock operation shall meet the following minimum setbacks from all county road and/or state highway rights-of-way:

A. Milk barns: 45 feet from edge of right-of-way.

B. Holding pens, housing barns, manure ponds and animal confinement areas: one hundred feet from edge of right-of-way.

C. Confined animal and manure handling facilities for livestock operations shall be located at least five hundred feet from any residential zoning district and five hundred feet from any school or high occupancy structures on neighboring parcels in any zoning district.

D. The use, storage, and disposal of hazardous materials shall meet all county, state, and federal regulations.

E. An encroachment permit shall be required from the Glenn County Public Works Department prior to any work in a county road right-of-way. An encroachment permit shall be required from Caltrans prior to any work in a state highway right-of-way.

F. The construction and operation of a livestock operation shall conform to all applicable state and county codes including but not limited to the following:

G. A building permit shall be secured from the Glenn County Building Department prior to any construction at the site.

H. The Glenn County Health Department shall approve the location and design of all wells and on-site sewage disposal systems.

I. A land leveling permit shall be applied for and received from the Glenn County Public Works Department prior to the grading of any land, where the grading exceeds five (5) acres in size and will result in cuts or fills of greater than two (2) feet, a redirection of runoff from the site onto a county road or a change in the entrance or exit of runoff from the parcel. A grading and drainage plan shall accompany all land leveling permit applications and any inquiries as to the applicability of this section to the proposed project.

J. All trash, discarded materials, animal remains shall be screened from adjacent properties and county and/or state rights-of-way and shall be disposed of according to the applicable codes.

K. Disposal of manure shall meet State of California Central Valley Regional Water Quality Control Board Standards. Verification of submission of an application for a waste discharge permit is required; final State approval of plans will be a condition for issuance of a building permit.

L. Best management practices shall be applied to the animal confinement, manure ponds, holding and animal housing pens to prevent a nuisance caused by fly and/or mosquito breeding, dust and/or odors.

M. Farm labor quarters consisting of one mobile home or residence meeting the requirements of Section 15.590 of the Glenn County code shall be permitted upon first securing an

administrative permit.

N. Farm labor camps (consisting of mobile homes and/or conventional homes) shall be permitted upon first securing a conditional use permit in the “FA” (Foothill Agriculture). “AP” (Agricultural Preserve), and “AE” (Exclusive Agricultural) zoning districts. Mobile home parks and farm labor camps consisting of mobile homes shall also meet requirements of the State Department of Housing and Community Development Division of Codes and Standards.

O. A conditional use permit shall be required for dairies that exceed one (1) cow per 20,000 square feet of area in the “RE” (Rural Residential Estate) zoning district. Dairies in the “RE” district exceeding 30 cows shall be required to obtain a conditional use permit.

P. Reactivation of existing livestock operation or dairy facilities shall be permitted in accordance with these performance standards.

Q. Prior to the issuance of a building permit for a new livestock operation or dairy, the applicant shall enter into an agreement with the County of Glenn to improve the existing county maintained road from the main entrance of the livestock operation or dairy to the nearest county road having a paved surface at least 24 feet wide, in accordance with Standard Drawing No. RS 6, except that a double chip seal shall be allowed instead of asphalt concrete. The maximum length of roadway improved as a result of this paragraph shall not exceed one (1) mile. The cost of any improvements required as a result of this paragraph shall be borne equally by both the dairy and the County. The Public Works Director may grant a waiver to the requirements of this paragraph upon receiving a written request from the applicant.

R. Livestock operations or dairies shall conform to all applicable County, State and Federal codes and requirements including but not limited to Chapter 20.08 of the Glenn County Code, Water Well Drilling Permits and Standards, and the State of California Central Valley Regional Water Quality control Board.
(Ord. 1183 § 2, 2006)

15.795 Major Electrical Transmission And Distribution Projects

15.795.010 Purpose
15.795.020 Permit Required
15.795.030 Application And Fees
15.795.040 Coordination And Documentation
15.795.050 Public Outreach
15.795.060 Review Criteria

15.795.010 Purpose

A. The purpose of the regulations and provisions of this chapter shall be to provide the County with the maximum control, consistent with such other laws, over major electrical transmission and distribution projects and to insure that new transmission line construction is minimized, that new lines are efficiently located when needed, that all feasible alternatives have been exhausted, and that all impacts of the project are disclosed.

B. Notwithstanding the provisions of Division 3, all major electrical transmission and distribution projects shall comply with this chapter.
(Ord. 1221 § 2, 2010)

15.795.020 Permit Required

All major electrical transmission and distribution projects are required to secure a conditional use permit in accordance with Chapter 15.22 except that the board of supervisors shall be the approving authority.
(Ord. 1221 § 2, 2010)

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15.795.030 Application And Fees

A. Applications for a conditional use permit shall be filed as required by Chapter 15.09. In addition to this information, the applicant shall also include the following:

1. A description of a reasonable range of alternatives to the proposed project, including alternatives that use or expand existing rights-of-way; and
2. All application materials (maps, site plans, etc.) necessary to illustrate the proposed location of the proposed facilities and all alternative locations; and
3. A photo simulation of the proposed project and each alternative from at least six locations along its route in the County. Additional locations shall be provided if the Director deems necessary to illustrate the scope of the project. Each location shall include simulated views of project facilities from four directions (north, south, east, and west) and;
4. A narrative explanation of the route of the proposed project and each alternative, together with a discussion of any alternative locations and project alternatives considered by the applicant but not formally included for County consideration; and
5. For the proposed project and each alternative, all of the following:
    a. Estimated cost, including construction, land acquisition, and other development costs;
    b. A description of the type of vegetation and soils that would be removed or impacted by construction;
    c. A map showing the number, types, uses, and distances of buildings, public and private airports, dedicated open space, and parklands located within a 2,000 foot wide corridor of project infrastructure;
    d. An analysis of the audible noise and lighting impacts of the proposal, together with any other studies reasonably necessary for the County to perform its duties as a lead or responsible agency in connection with the environmental review of the project; and
    e. An analysis of the potential adverse human health effects of the project on those present in residential areas, schools, licensed day-care facilities, playgrounds, and other developed areas in reasonable proximity to the project. The analysis shall use the best available scientific information at the time it is conducted.
    f. An analysis of potential economic impacts on agriculture and related support industries. The Director may also require an analysis of potential economic impacts on other relevant matters.

B. In addition to the application fee required by Section 15.09.010, the project applicant shall reimburse all County costs associated with reviewing the application which are not covered by the prescribed fee. In the event that the County is required to review a proposed transmission corridor zone pursuant to California Government Code Section 25334 or other provisions of law, such costs shall also be reimbursed by the project applicant.
(Ord. 1221 § 2, 2010)

15.795.040 Coordination And Documentation

Included with the filed application for a use permit in connection with a major electrical transmission and distribution project, the applicant shall provide the County with copies of all applications for state,

federal, and other permits and licenses in connection with the proposed project. Promptly following the issuance of any state or federal permits or licenses, biological opinions, records of decision, memoranda of understanding, exemptions, variances, or similar authorizations or approvals related to the proposed project, the applicant shall provide copies of those documents to the County.
(Ord. 1221 § 2, 2010)

15.795.050 Public Outreach

For all major electrical transmission and distribution projects that traverse a significant portion of the County, and whose impacts are not likely to be isolated to a small geographic area, the Director may require the applicant to present the application to interested members of the public at one or more public meetings to be arranged by the applicant. Such meetings shall be in addition to any hearings on the permit application held by the planning commission and the board of supervisors. The Director and the applicant shall, if requested by the Director, develop a mutually acceptable public outreach program that includes such meeting(s) and any similar public outreach efforts to be undertaken by the applicant.
(Ord. 1221 § 2, 2010)

15.795.060 Review Criteria

A conditional use permit for such projects may only be approved if all of the following findings are made based on substantial evidence in the record in addition to those required by Section 15.22.020:

A. The proposed project is consistent with any applicable policies in the General Plan and any applicable specific plan(s).

B. There is a demonstrated need for the proposed project;

C. To the greatest feasible (as that term is defined in Public Utilities Code Section 12808.5) extent, the project utilizes existing infrastructure and rights-of-way or, alternatively, expands existing rights-of-way, in that order of preference;

D. There are no feasible alternatives that are superior to the proposed project, taking into consideration and balancing the considerations set forth in this Section;

E. The proposed project would not have adverse human health effects, particularly with respect to individuals present in residential areas, schools, licensed day-care facilities, playgrounds, and other developed areas in reasonable proximity to the project;

F. To the greatest feasible extent, the proposed project does not have a significant adverse effect on the environment, agriculture, existing land uses and activities, areas with significant scenic qualities, or other relevant considerations of public health, safety, or welfare;

G. To the greatest feasible extent, the proposed project avoids lands preserved by the County for public park purposes;

H. To the greatest feasible extent, the proposed project avoids lands preserved by a conservation easement or similar deed restriction for agricultural, habitat, or other purposes. The board of supervisors may waive this requirement if the applicant provides documentation that the project does not conflict with the conservation easement or deed restriction, or that the conservation easement or deed restriction was provided as mitigation for the impacts of a prior development project. However, it shall only be amended or extinguished if adequate substitute mitigation is provided by the applicant;

I. The proposed project complies with all laws, regulations, and rules regarding airport safety conditions and similar matters, and will not require a significant change in the operations of a public or private airport in the County, create an undue hazard for aircraft, or substantially hinder aerial spraying operations;

J. To the greatest feasible extent, operations of the proposed project would not create conditions that unduly reduce or interfere with public or private television, radio, telemetry, or other electromagnetic communications signals; and

K. The applicant has agreed to conduct all roadwork and other site development work in compliance with all laws, regulations, and rules relating to dust control, air quality, erosion, and sediment control, as well as any permits issued pursuant thereto.
(Ord. 1221 § 2, 2010)

15.797 Cannabis

15.797.010 Purpose
15.797.020 Prohibited Uses
15.797.030 Exemptions
15.797.040 Nuisance
15.797.050 Enforcement

15.797.010 Purpose

It is the intent and purpose of this Chapter to implement State law by providing a means for regulating the cultivation, selling, distributing, dispensing, manufacturing or testing of cannabis in a manner consistent with State law and which balances the health, safety, and welfare of the residents and businesses within the unincorporated territory of the County of Glenn. This Chapter is intended to be consistent with California's medical cannabis laws and the Adult Use of Cannabis Act, and represents an exercise of the local authority retained by the County of Glenn under those laws.
(Ord. 1288 §5, 2020 Ord. 1278§ 9, 2019; Ord. 1275, 2019; Ord. 1261 § 6 & 7, 2017; Ord. 1233 § 2, 2012;)

15.797.020 Prohibited Uses

A. Subject only to the exemptions in this ordinance and to the fullest extent allowed by state law, the following uses are prohibited in all zoning districts of the County:

1. The cultivation of cannabis.
2. The delivery of cannabis.
3. The establishment or operation of a location, facility, or business, that sells, distributes, dispenses, manufacturers, or tests cannabis.
4. The establishment, development, construction, maintenance, operation, or enlargement of any cannabis dispensary or retailer for medical or non-medical purposes or any collective and/or cooperative, as these terms are defined herein.
(Ord. 1288 §6, 2020; Ord. 1278§ 11, 2019; Ord. 1275, 2019; Ord. 1261 § 8 & 9, 2017; Ord. 1233 § 2, 2012)

15.797.030 Exemptions

A. Six or fewer cannabis plants may be cultivated indoors at a residence if all of the following conditions are met:

1. The residence, and all lighting, plumbing, and electrical components used for cultivation, must comply with all applicable zoning, building, electrical, and plumbing codes and permitting requirements.
2. All living cannabis plants, and all cannabis in excess of 28.5 grams produced by those plants, must be kept in a locked room and may not be visible from an adjacent property,

right-of-way, street, sidewalk, or other place accessible to the public. ATTACHMENT D

3. The residence must be lawfully occupied. If the residence is not owner-occupied, written permission from the owner of the residence must be obtained before cannabis may be cultivated.
4. No cannabis plants may be cultivated outdoors.
5. The cannabis plants, and all cannabis produced by the plants, shall be for the personal use of the cultivator only, and not for sale, provided that such cannabis and cannabis plants may be given away to persons 21 years of age or older without any compensation whatsoever in accordance with Health and Safety Code section 11362.1, subdivision (a) (2)

B. It is not a violation of this ordinance for any person employed by a licensed cannabis delivery service to travel on a public road within the unincorporated area of the County for the purposes of delivering cannabis to persons located in a city or county where the delivery of cannabis is not prohibited.
(Ord. 1288 §7, 2020; Ord. 1278§ 13, 2019; Ord 1275, 2019; Ord. 1261 § 10 & 11, 2017; Ord. 1233 § 2, 2012,)

15.797.040 Nuisance

Any violation of any provision of this chapter shall be, and is hereby declared, a public nuisance and may be abated by the Glenn County Sheriff and/or the Planning and Community Services Agency Director as such.
(Ord. 1288 §8, 2020; Ord. 1233 § 2, 2012)

15.797.050 Enforcement

A. The County Sheriff may, at his/her discretion, abate any violation of this Chapter by the prosecution of a civil action, including an action for injunctive relief. The remedy of injunctive relief may take the form of a court order, enforceable through civil contempt proceedings, prohibiting the maintenance of the violation of this Chapter or requiring compliance with other terms. No provision of this chapter shall be deemed a defense or immunity to any action brought against any person.

B. The Planning and Community Services Agency Director may, at his/her discretion, abate any violation of this Chapter in accordance with the provisions of Chapter 1.15 (Public Nuisance Abatement) of this code.
(Ord. 1288 §9, 2020; Ord. 1233 § 2, 2012)

15.798 Industrial Hemp

15.798.010 Purpose And Authority
15.798.020 Definitions
15.798.030 Administration
15.798.040 License Required
15.798.050 License Requirements
15.798.060 Cultivation Requirements
15.798.070 Destruction Of Non-Compliant Industrial Hemp Crops
15.798.080 Fees
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15.798.100 Violations
15.798.110 Zoning District Land Use Table

ATTACHMENT D

15.798.010 Purpose And Authority

Pursuant to Article XI, section 7, of the California Constitution, the County of Glenn ("County") may adopt and enforce ordinances and regulations not in conflict with general laws to protect and promote the public health, safety, and welfare of its citizens. It is the purpose and intent of this Ordinance to establish standards, requirements, and regulations governing industrial hemp cultivation.

Further, it is the purpose and intent of this chapter to impose reasonable land use regulations to protect the County's residents, neighborhoods, businesses, and the environment from disproportionately negative impacts caused by industrial hemp cultivation, and to enforce rules and regulations consistent with state and federal law.

The provisions of this chapter are in addition to any other permits, licenses and approvals which may be required to conduct business in the County, and are in addition to any permits, licenses and approval required under state, County, or other law. (Ord. 1289, 2020; Ord 1279, 2019; Ord 1276, 2019)

15.798.020 Definitions

For the purposes of this chapter, the following definitions shall apply, unless the context clearly indicates otherwise. If a word is not defined in this chapter, the common and ordinary meaning of the word shall apply. All citations to state law shall refer to the act, statute, or regulations as may be amended from time to time.

A. "Cultivation" shall include any activity involving the propagation, planting, growing, harvesting, drying, curing, grading, or trimming of hemp.

B. "Established agricultural research institution" is an institution of higher education, as defined in Section 101 of the federal Higher Education Act of 1965 (20 U.S.C Sec. 1001), that grows or cultivates industrial hemp for purposes of research conducted under an agricultural pilot program or other agricultural or academic research in accordance with Section 7606 of the Federal Agricultural Act of 2014 (7 U.S.C. Sec. 5940) or is otherwise approved by the California Secretary of Food and Agriculture.

C. "Hemp" shall have the same meaning as "industrial hemp" set forth below.

D. "Industrial hemp" has the same meaning as that term as defined in section 11018.5 of the Health and Safety Code. That section defines industrial hemp as "a crop that is limited to types of the plant Cannabis sativa L. having no more than three-tenths of one percent (0.3%) tetrahydrocannabinol (THC) contained in the dried flowering tops, whether growing or not; the seeds of the plant; the resin extracted from any part of the plant; and every compound, manufacture, salt, derivative, mixture, or preparation of the plant, its seeds or resin produced therefrom."

E. "Nursery stock" shall have the meaning set forth in Food and Agricultural Code section 5005.

F. "Person" includes any individual, firm, partnership, joint venture, association, corporation, limited liability company, estate, trust, business, business trust, receiver, syndicate, collective, cooperative, institution, including an established agricultural research institution, or any other group or entity, or combination acting as a unit. Except where otherwise indicated by context, the singular shall include the plural, and vice versa.

G. "Sensitive receptor" is a facility or land use that serves or attracts members of a population who are particularly sensitive to the effects of air pollutants or strong odors, such as children, the elderly, and people with illnesses. Examples of sensitive receptors include hospitals, schools, and parks.

H. “Transplant” is a cultivated hemp plant grown from seed or cutting in soil or individual containers for less than eight (8) weeks that does not exceed a height of eight (8) inches. (Ord 1289, 2020; Ord 1279, 2019, Ord 1276, 2019)

15.798.030 Administration

The Sheriff, the Agricultural Commissioner, and/or the Planning and Community Development Services Agency Director, or their respective designees, are charged with the responsibility of administering, and exercising the authority conferred under, this chapter. (Ord 1289, 2020; Ord 1279, 2019, Ord 1276, 2019)

15.798.040 License Required

No person shall cultivate industrial hemp in the unincorporated areas of Glenn County without first obtaining a license issued by the Agricultural Commissioner to cultivate as provided in this chapter. A license for cultivation may be issued to an established agricultural research institution only if it meets the definition of established agricultural research institution stated in section 15.798.020 of this chapter. A license issued under this chapter does not grant any interest in real property or create any interest of value and is not transferable. (Ord 1289, 2020; Ord 1279, 2019, Ord 1276, 2019)

15.798.050 License Requirements

A license for the cultivation of industrial hemp may be issued only if each of the following requirements are met:

A. Applicants shall submit an application in accordance with the application process established by the Agricultural Commissioner. A single license may be issued for multiple parcels.

B. An applicant shall be the deed holder of the land upon which hemp is to be cultivated, or provide written consent in a form acceptable to the Agricultural Commissioner, from the deed holder granting permission for the cultivation of industrial hemp on the specified parcel(s).

C. Each parcel for which a license application is submitted must be a minimum of 36 acres in size, and located in the FA (Foothill Agricultural/Forestry), AE (Exclusive Agricultural), AP (Agricultural Preserve Zone), FS (Farmland and Security Zone), or AT (Agricultural Transitional) zoning districts. Conditional Use Permits are required for any parcels less than 36 acres (where permitted).

D. Before a license is issued under this chapter, the applicant shall submit a bond or other form of security acceptable to the agricultural commissioner in the amount of one hundred (100%) of the estimated cost to fully abate a crop of industrial hemp that does not meet requirements for legal harvest under applicable laws and regulations. The financial security provided shall be released to the applicant after the agricultural commissioner determines that the security is no longer needed to secure the abatement of a non-compliant hemp crop.

E. An applicant shall fully satisfy the registration requirements stated in Food and Agricultural Code section 81003 as may be amended from time to time.

F. An applicant for the cultivation of transplants shall have a license to sell nursery stock as required under California Food and Agricultural Code section 6721 et seq.

G. Each license issued under this chapter shall expire one year from the date of its issuance. (Ord 1289, 2020; Ord 1279, 2019, Ord 1276, 2019)

15.798.060 Cultivation Requirements

The following standards shall apply to the cultivation of industrial hemp.

A. The cultivation of industrial hemp is permitted in the FA (Foothill Agricultural/Forestry), AE (Exclusive Agricultural), AP (Agricultural Preserve Zone), FS (Farmland Security Zone), or AT (Agricultural Transitional) zoning districts. Cultivation of industrial hemp is prohibited in all other zoning districts including any zoning within the sphere of influence of the cities of Willows and Orland, or within the sphere of influence of Artois, Butte City, Elk Creek, or Hamilton City.

B. A person cultivating industrial hemp shall design the parcel used for cultivation in a manner that minimizes odors to surrounding areas.

C. The field planting (by seed or transplants) of outdoor industrial hemp cultivation shall be permitted to occur between July 15 and December 31 of each calendar year, and shall meet the following setback requirements:

    1. Two-hundred (200) feet from any boundary line of the parcel, unless the boundary line is adjacent to the boundary line of a parcel that is either owned, managed, or otherwise under the control of the person who obtained the license for the cultivation of industrial hemp.

    2. One-thousand (1,000) feet from any sensitive receptor.

    3. Two-hundred (200) feet from any residence.

D. Any structure(s) containing facilities used for the processing of industrial hemp must have all permits required under state law and Glenn County Code.

E. The indoor cultivation of hemp is limited to the cultivation of hemp transplants in a structure dedicated solely to the cultivation of nursery stock and located within the FA (Foothill Agricultural/Forestry), AE (Exclusive Agricultural), AP (Agricultural Preserve Zone), FS (Farmland Security Zone), or AT (Agricultural Transitional) zoning districts on a parcel with a minimum size of thirty-six (36) acres. All other indoor cultivation of industrial hemp is prohibited. Structures must comply with applicable building codes and be permitted by the Planning and Community Development Services Agency as required by County code. Structures used for indoor cultivation of hemp shall meet the following setbacks:

    1. Fifty (50) feet from any boundary line of the parcel adjacent to a parcel under different ownership.

    2. Five-hundred (500) feet from any sensitive receptor.

    3. One-hundred (100) feet from any residence.

F. All parcels used for the cultivation of industrial hemp shall have onsite signage indicating that hemp is being cultivated on site. The signs shall:

    1. Be of a size so that the wording on the sign is clearly visible and readable to a person with normal vision from a distance of twenty-five (25) feet; and

    2. Use letters and symbols that are of a color that sharply contrasts with their immediate background; and

    3. Be posted at the corners of the parcel and at all usual points of entry to the parcel, including each road, footpath, walkway, or aisle that enters the cultivation area. When a parcel is adjacent to a public right-of-way, such as a road, trail, or path, signs shall be posted at intervals not exceeding six-hundred (600) feet along the parcel's border with the right-of-way.

G. A person cultivating industrial hemp shall comply with all provisions of California State law, and associated regulations, applicable to the cultivation of industrial hemp, including, but not limited

to, requirements for cultivation, sampling, laboratory testing, harvesting, and crop destruction. (Ord 1289, 2020; Ord 1279, 2019, Ord 1276, 2019)

15.798.070 Destruction Of Non-Compliant Industrial Hemp Crops

An industrial hemp crop that does not comply with the provisions of this chapter and all applicable provisions of California State law, and associated regulations, shall be destroyed. Crop destruction shall proceed as provided for in all applicable laws and regulations, which includes Food and Agricultural Code section 81006 and California Code of Regulations, title 3, sections 4950 and 4950.1. The grower of the industrial hemp crop shall submit a destruction plan to the Agricultural Commissioner at least twenty-four (24) hours prior to the start of the destruction. The Agricultural Commissioner shall approve the method of destruction. An industrial hemp grower that fails to destroy an industrial hemp crop as required shall forfeit the financial security provided under section 15.798.050, subsection D, and the Agricultural Commission shall proceed to destroy the non-compliant crop. (Ord 1289, 2020)

15.798.080 Fees

The Board of Supervisors may, by resolution, establish a fee for a license issued under this chapter. (Ord 1289, 2020)

15.798.090 Public Nuisance

The cultivation of industrial hemp in violation of state law, state regulation, this chapter, or other local regulation, constitutes a public nuisance subject to abatement and the imposition of administrative penalties under chapter 1.15 of the Glenn County Code. Each and every day a violation of this chapter exists constitutes a separate and distinct violation. (Ord 1289, 2020)

15.798.100 Violations

Each and every violation of this chapter shall constitute a separate violation. All violations of this chapter are subject to punishment and enforcement measures authorized under federal, state, and Glenn County Code. (Ord 1289, 2020)

15.798.110 Zoning District Land Use Table

<table>
<tr><td rowspan="3">Land Use</td><td colspan="11">INDUSTRIAL HEMP</td><td>Key:
(P) - Permitted use, subject to zoning clearance and building permits.

(AP) - Administrative Permit issued by Ag. Commissioner, subject to zoning clearance and building permits.

(SPR) Site Plan Review issued by Planning Director, subject to zoning clearance and building permits.

(UP) - Conditional Use Permit required

(-) - Use not allowed</td></tr>
<tr><td colspan="12">Zoning Districts-Use-Specific Regulations</td></tr>
<tr><td>TPZ/RZ</td><td>FA</td><td>AP</td><td>FS</td><td>AE</td><td>AT</td><td>M</td><td>MP</td><td>SC</td><td>C</td><td>CC</td><td>LC</td><td>Any RES.</td></tr>
</table>

Cultivator (Greenhouse)	-	UP	UP	UP	UP	UP	-	-	-	-	-	-	-
Cultivator – Outdoor for parcels 36 acres or greater	-	AP	AP	AP	AP	AP	-	-	-	-	-	-	-
Cultivator – Outdoor for parcels less than 36 acres	-	UP	UP	UP	UP	UP	-	-	-	-	-	-	-
Outdoor Storage	-	AP	AP	AP	AP	AP	UP	UP	UP	UP	-	-	-
Retail Sales	-	-	-	-	-	-	-	-	UP	UP	-	-	-
Distributor	-	-	-	-	-	-	UP	UP	UP	UP	-	-	-
Manufacturer (Manufacturing/processing – “volatile”)	-	-	-	-	-	-	UP	UP	-	-	-	-	-
Manufacturer (Manufacturing/processing – “non-volatile”)	-	-	-	-	-	-	UP	UP	-	-	-	-	-
Testing (Laboratory – “No Retail”)	-	-	-	-	-	-	SPR	SPR	UP	UP	-	-	-
Transporter (Freight/transport)	-	UP	P	P	P	P	UP	UP	-	-	-	-	-
Nursery	-	AP	AP	AP	AP	UP	UP	UP	UP	UP	-	-	-
Warehousing	-	UP	UP	UP	UP	UP	UP	UP	UP	UP	-	-	-

Conditional Use Permits are required for any parcels less than 36 acres (where permitted).

Cultivation of industrial hemp is prohibited in all other zoning districts including any zoning within the sphere of influence of the cities of Willows and Orland, or within the sphere of influence of Artois, Butte City, Elk Creek, or Hamilton City.
(Ord 1289, 2020)

15.80 Seasonal Farmworker Housing

15.80.010 Standards

15.80.010 Standards

A. Seasonal farmworker housing shall be located on parcels of forty (40) acres or more in size zones “AP” (Agricultural Preserve) or “AE” (Exclusive Agricultural) and having an “Agriculture Intensive” or “Agriculture General” land use designation. Such parcels shall be owned by the applicant. Seasonal farmworker housing proposed for parcels smaller than the forty (40) acres in size shall require a conditional use permit.

B. Seasonal farmworker housing shall be located on parcels having direct access to a County or State maintained road.

C. Seasonal farmworker housing and support structures shall be set back a minimum of sixty (60) feet from the center line of any roadway, 60 feet from any other property line, 40 feet from any

other structure, and 40 feet from watering troughs, feed troughs, and accessory buildings. Seasonal farmworker housing and support structures shall also be set back 75 feet from barns, pens, or similar quarters of livestock or poultry. Seasonal farmworker housing and support structures shall be set back a minimum of 500 feet from any confined animal and manure handling facilities for dairy operations.

D. Seasonal farmworker housing shall have off-street parking provided at a ratio of one (1) space per four (4) persons housed.

E. Seasonal farmworker housing may be either a one (1) or two (2) story structure.

F. Seasonal farmworker housing shall be occupied no more than 180 days in any calendar year. Farmworker housing which is proposed to be occupied more than 180 days per year shall require a Conditional Use Permit.

G. Seasonal farmworker housing having accommodations for at least six (6) persons may have a single caretaker unit (per parcel) occupied year-round provided that the caretaker unit meets the requirements of Chapter 15.59 Minimum Residential Construction Standards.

H. Seasonal farmworker housing shall not be located within any designated floodway.

I. Seasonal farmworker housing shall meet the requirements of Chapter 15.54 Flood Damage Prevention.

J. Seasonal farmworker housing shall be maintained in such a manner so as not to constitute a zoning violation or a health and safety hazard.

K. Prior to the issuance of a building permit for seasonal farmworker housing, the applicant shall place on file with the planning authority an affidavit that the seasonal farmworker housing will be used to house persons employed for agricultural purposes. Further, a covenant shall be recorded, in a form satisfactory to the County Counsel, acknowledging and agreeing that in the event the housing units are proposed to be converted to another use, the entire facility shall be brought into compliance with the provisions of this code and State Laws in effect at the time of conversion; or the housing units and all accessory structures shall be removed.

L. Seasonal farmworker housing shall house no more than fifty (50) persons at any time. Housing of more than fifty (50) persons at a single site shall require a conditional use permit.

M. Once a building permit has been issued for a seasonal farmworker housing facility there shall be no additional building permits issued for seasonal farmworker housing within a three (3) mile radius of the approved site. If a seasonal farmworker housing facility is proposed within three (3) miles of an approved site a conditional use permit shall be required.

N. Within thirty days of the annual closure of the seasonal farmworker housing, the owner shall file a report to the planning authority showing the number of days that the site was open and the number of persons housed.

O. There shall be no more than one (1) seasonal farmworker housing facility per parcel of land.

P. The buildings used for the seasonal farmworker housing facility shall be located in a cluster with no building more than one hundred feet (100') from another building in the facility.
(Ord. 1183 § 2, 2006)

15.801 Emergency Shelters And Low Barrier Navigation Centers

15.801.010 Purpose
15.801.020 Definitions
15.801.030 Allowed Use
15.801.040 Standards
15.801.050 Process

ATTACHMENT D

15.801.010 Purpose

This section is intended to accommodate emergency shelters and low barrier navigation centers consistent with the Housing Element of the General Plan and as required by State law.

HISTORY
Adopted by Ord. 1327 on 4/23/2024

15.801.020 Definitions

“Emergency shelter” has the same meaning as defined in subdivision (e) of Section 50801 of the Health and Safety Code, as may be amended from time to time. Emergency shelter means housing with minimal supportive services for homeless persons that is limited to occupancy of six months or less by a homeless person. No individual or household may be denied emergency shelter because of an inability to pay. Emergency shelter shall include other interim interventions, including, but not limited to, a navigation center, bridge housing, and respite or recuperative care.
“Low Barrier Navigation Center” means a Housing First, low-barrier, service-enriched shelter focused on moving people into permanent housing that provides temporary living facilities while case managers connect individuals experiencing homelessness to income, public benefits, health services, shelter, and housing. “Low Barrier” means best practices to reduce barriers to entry, and may include, but is not limited to, the following:
1. The presence of partners if it is not a population-specific site, such as for survivors of domestic violence or sexual assault, women, or youth.
2. Pets.
3. The storage of possessions.
4. Privacy, such as partitions around beds in a dormitory setting or in larger rooms containing more than two beds, or private room.

HISTORY
Adopted by Ord. 1327 on 4/23/2024

15.801.030 Allowed Use

1. Emergency shelters are a permitted use in the MU zone.
2. Emergency shelters are allowed as an accessory use ancillary to churches.
3. Low barrier navigation centers are a permitted use (i.e., a use by right) in areas zoned for mixed use and in nonresidential zones permitting multifamily uses, if the low barrier navigation center meets the requirements of this chapter.

HISTORY
Adopted by Ord. 1327 on 4/23/2024

15.801.040 Standards

Where allowed, emergency shelters are subject to the standards that apply to residential or mixed use development in the same zone and are also subject to the following requirements:
1. Capacity. The facility shall not exceed a maximum of 40 persons served nightly.
2. Parking. Parking shall be provided on-site to accommodate all staff working in the emergency shelter, provided that the parking requirement does not exceed the parking requirement for other residential or commercial uses within the same zone. Bike rack parking shall also be provided on-site.
3. Size and Location of Exterior and Interior Onsite Waiting Areas. The facility shall provide exterior client waiting areas at a ratio of not less than twenty-five (25) square feet per client and shall provide interior client waiting areas at a ratio of not less than twenty-five (25) square feet per client. The exterior waiting area shall not be located adjacent to the public right-of-way, shall be located behind a minimum six-foot-tall mature landscaping or a minimum six-foot-tall decorative masonry wall that separates the waiting area from public view, and shall be located in an area with provisions for shade protection and

rain protection.
4. Size of Intake Areas. The facility shall provide an intake area of a minimum of 250 square feet.
5. Onsite management and security. The facility shall provide on-site management 24 hours a day and shall provide on-site security for all hours that the emergency shelter is in operation, including all times that staff is present. A management plan shall be submitted detailing how the shelter will provide onsite management and security and the hours of shelter operation.
6. Proximity. The emergency shelter shall be at least 300 feet from any other emergency shelter.
7. Length of stay. The maximum length of stay at the facility shall not exceed one hundred twenty days in a three-hundred-sixty-five-day period.
8. Lighting. Adequate exterior lighting shall be provided for security purposes. The lighting shall be stationary and shielded/downlit away from adjacent properties and public rights-of-way.
9. Security. On-site security by a security guard licensed by the State of California shall be provided during the hours that the emergency shelter is in operation and at all times that the emergency shelter is in use by staff, clients, guests, volunteers, or any combination of staff, clients, guests, and volunteers.

HISTORY
Adopted by Ord. 1327 on 4/23/2024

15.801.050 Process

1. Within 30 days of receipt of an application for a Low Barrier Navigation Center development, the County shall notify the applicant whether the application is complete pursuant to California Government Code Section 65943. Within 60 days of receipt of a completed application for a Low Barrier Navigation Center development, the County shall approve or deny the application.
2. The County shall approve a Low Barrier Navigation Center development that meets the requirements of California Government Code Section 65662:

A. It offers services to connect people to permanent housing through a services plan that identifies services staffing.
B. It is linked to a coordinated entry system, which means a centralized or coordinated assessment system developed pursuant to Section 576.400(d) or Section 578.7(a)(8), as applicable, of Title 24 of the Code of Federal Regulations, as those sections read on January 1, 2020, and any related requirements, designed to coordinate program participant intake, assessment, and referrals, so that staff in the interim facility or staff who collocate in the facility may conduct assessments and provide services to connect people to permanent housing.
C. It complies with Chapter 6.5 (commencing with Section 8255) of Division 8 of the California Welfare and Institutions Code.
D. It has a system for entering information regarding client stays, client demographics, client income, and exit destination through the local Homeless Management Information System as defined by Section 578.3 of Title 24 of the Code of Federal Regulations.

SECTION 3: The adoption of the proposed zone change is exempt from the California Environmental Quality Act (CEQA) pursuant to Public Resources Code section 15061(b)(3) (the "general rule" exemption). The proposed project is a change to the zoning ordinance and map, Title 15 of the Glenn County Code, and all potentially significant effects have been analyzed adequately in an earlier Environmental Impact Report (General Plan EIR). The Board of Supervisors also finds and determines that the rezoning of the land described herein is consistent with the Elements of the Glenn County General Plan.

SECTION 4: Pursuant to Section 15.29.020 of the Glenn County Code, the Zoning Maps are hereby amended by changing the zones and zone boundaries as shown in in Exhibit “A”, Exhibit “B”, and Exhibit “C” attached hereto and incorporated herein; with the following Findings:

Finding 1.
That the proposed zone change promotes and protects public health, safety, peace, morals, comfort,

convenience and general welfare of Glenn County by providing amendments to the Glenn County zoning ordinance and map consistent with the purposes of Title 15.

Finding 2.
That the proposed zone change will implement the Glenn County General Plan, facilitate, and guide growth in accordance with the General Plan by clarifying the development process to meet objectives contained in the Glenn County General Plan and meet State statutes.

Finding 3.
That the proposed zone change will protect the social and economic stability of residential, commercial, industrial, resource production, and recreational activities within the County by clarifying requirements to sections addressing multi-family housing and development and will assist in meeting HCD regulations.

SECTION 5: Severability. If any section, subsection, sentence, clause or phrase of this Ordinance is held by court of competent jurisdiction to be invalid, such decision shall not affect the remaining portions of this Ordinance. The Board of Supervisors hereby declares that it would have adopted this Ordinance and each section, sentence, clause, or phrase thereof irrespective of the fact that one or more sections, subsections, sentences, clauses, or phrases be declared invalid.

SECTION 6: Conflict. All ordinances or parts of an ordinance or resolutions or parts of a resolution in conflict herewith are hereby repealed to the extent of such conflict and no further.

SECTION 7: Effective. This ordinance shall take effect thirty (30) days after the date of its adoption and before the expiration of fifteen (15) days from the date of passage thereof shall be published at least once in a newspaper of general circulation, in the County of Glenn, State of California, together with the names of the members of the Board of Supervisors voting for and against the same.

HISTORY
Adopted by Ord. 1327 on 4/23/2024

15.81 Surface Mining And Reclamation

15.81.010 Authority And Purpose
15.81.020 Vested Mining Operations
15.81.030 Permit Required
15.81.040 Reclamation Plan Standards
15.81.050 Activities Excepted
15.81.060 Designated Areas And State Policy
15.81.070 Relation To Other Provisions Of Law
15.81.080 Submittal Of Application
15.81.090 Contents Of Application
15.81.100 Filing Of Application
15.81.110 Public Hearing And Notice
15.81.120 Appeal Of Planning Commission Action
15.81.130 Appeal From Action Of The Board Of Supervisors
15.81.140 Minor Modifications To Reclamation Plans
15.81.150 Idle Mines
15.81.160 Financial Assurances
15.81.170 Annual Reports And Inspection
15.81.180 State Review
15.81.190 Transferability
15.81.200 Permit Revocation

15.81.010 Authority And Purpose

The Surface Mining and Reclamation Act of 1975, Public Resources Code Section 2710 et seq., (SMARA), authorizes and directs local agencies to adopt ordinances establishing procedures for the review and approval of reclamation plans and the issuance of permits to conduct surface mining operations. The purpose of this chapter is to implement and supplement SMARA, and to that end the Board of Supervisors finds and declares that:

A. The extraction of minerals is essential to the continued economic well-being of Glenn County and to the needs of the society, and that the reclamation of mined lands is necessary to prevent or minimize adverse effects on the environment and to protect the public health and safety.

B. The reclamation of mined lands as provided in this chapter will permit the continued mining of minerals and will provide for the protection and subsequent beneficial use of the mined and reclaimed land.

C. Surface mining takes place in diverse areas where the geologic, topographic, climatic, biological, and social conditions are significantly different and that reclamation operations and the specifications therefore may vary accordingly.

D. It is the intent of the Board of Supervisors to create and maintain an effective and comprehensive surface mining and reclamation policy with regulation of surface mining operations so as to achieve the following:

E. Adverse environmental effects are prevented or minimized and that mined lands are reclaimed to a usable condition which is readily adaptable for alternative land uses.

F. Production and conservation of minerals are encouraged, while giving consideration to values relating to recreation, watershed, wildlife, range and forage, and aesthetic enjoyment.

G. Residual hazards to the public health and safety are eliminated.

H. Surface mining operations that comply with applicable ordinances and policies are recognized and protected.

I. This chapter shall be reviewed and revised as necessary to promote consistency with state policy, as expressed in SMARA.
(Ord. 1183 § 2, 2006)

15.81.020 Vested Mining Operations

A. No person who has obtained a vested right to conduct surface mining operations prior to January 1, 1976, shall be required to secure a use permit pursuant to this chapter as long as the vested right continues and as long as no substantial changes are made in the operation except in accordance with this chapter. A person shall be deemed to have vested rights if, prior to January 1, 1976, he or she has, in good faith and in reliance upon a permit or other authorization, if the permit or other authorization was required, diligently commenced surface mining operations and incurred substantial liabilities for work and materials necessary therefore. Expenses incurred in obtaining the enactment of an ordinance in relation to a particular operation or the issuance of a permit shall not be deemed liabilities for work or materials.

The reclamation plan required to be filed under subdivision (b) of Public Resource Code Section 2770 shall apply to operations conducted after January 1, 1976. Nothing in this chapter shall be construed as requiring the filing of a reclamation plan for, or the reclamation of, mined lands for surface mining operations conducted prior to January 1, 1976.

B. Any person with an existing surface mining operation who has vested rights pursuant to Public Resources Code Section 2776 and who does not have an approved reclamation plan shall submit a reclamation plan to the county. If a reclamation plan application was not on file by March 31, 1988, the continuation of the surface mining operation is prohibited until a

reclamation plan is submitted to the county. For purposes of this chapter, reclamation plans may consist of all or the appropriate sections of any plans or written agreements previously approved by the county or another agency, together with any additional documents needed to substantially meet the requirements of Public Resources Code Sections 2772 and 2773 and the county surface mining ordinance, provided that all documents which together were proposed to serve as the reclamation plan are submitted for approval to the county in accordance with this chapter.

C. If a person with vested rights continues surface mining in the same area subsequent to January 1, 1976, he or she shall obtain an approval of a reclamation plan covering the mined lands disturbed by such subsequent surface mining. Where an overlap exists (in the horizontal and/or vertical sense) between pre- and post-SMARA mining, the reclamation plan shall call for reclamation proportional to that disturbance caused by the mining after the effective date of the SMARA.

D. Any area where surface mining operations have taken place subsequent to January 1, 1976, shall be subject to the requirements for reclamation, even if that area was originally disturbed prior to January 1, 1976.

E. An operator may request a determination of vested rights for a surface mining operation by submitting an application to the county on a form provided by the director. In addition to the information required by the application form, the application shall include the following information:

    1. An aerial photograph of the site taken prior to January 1, 1976, if available, showing the area for which a vested rights determination is requested.

    2. A site map showing the boundary line and acreage of the area for which vested rights are claimed.

    3. Copies of any permits or other authorizations for the subject surface mining operation.

    4. Other documentation to establish that the surface mining operations were diligently commenced and substantial liabilities for work and materials necessary therefore were incurred prior to January 1, 1976.

F. Vested rights shall be determined by the director based on information presented by the operator to substantiate the vested right. The director shall evaluate the information presented by the operator and shall inform the operator in writing of his or her determination. Such determination may occur in consultation with the planning commission. The decision of the director shall include an approved map or plan showing the extent of vested rights. No public notice is required for this determination.

G. Prior to acknowledging a vested right, the director shall make the finding that the subject surface mining operation conforms to the standard for vested rights set forth in Public Resources Code Section 2776.

H. The decision of the director shall be appealable to the planning commission. An appeal of the director’s decision shall be filed in the planning authority within 10 days of the date of the director’s determination. The decision of the planning commission shall be appealable to the board of supervisors. An appeal of the planning commission’s decision shall be filed with the clerk of the board of supervisors. Appeals shall be filed within 10 calendar days of the dates of the respective decision.
(Ord. 1183 § 2, 2006)

15.81.030 Permit Required

No person shall conduct a surface mining operation, or substantially change an existing or previously approved operation, or expand a surface mining operation beyond the boundaries of any area in which vested rights to mine exist, without first obtaining a conditional use permit from the county for such a surface mining operation. The reclamation plan required by SMARA and this chapter shall be included in each such use permit, and the right to conduct surface mining operations pursuant to the permit is contingent upon the prior filing with the county of adequate financial assurances to secure the completion of the reclamation plan. (Ord. 1183 § 2, 2006)

15.81.040 Reclamation Plan Standards

Each reclamation plan shall:

A. Include measures specified by the county to implement state policy on grading, backfilling, resoiling, revegetation, soil compaction, other reclamation requirements, and measures for soil erosion control, water quality and watershed control, waste disposal, and flood control;

B. Be applicable to a specific piece of property or properties, shall be based upon the character of the surrounding area and such characteristics of the property as type of overburden, soil stability, topography, geology, climate, stream characteristics, and principal mineral commodities, and shall establish site-specific criteria for evaluating compliance with the approved reclamation plan, including topography, revegetation, and sediment and erosion control;

C. Be subject to the reclamation performance standards in 14 CCR § 3700 through 3713. These standards shall apply to each mining operation, but only to the extent that they are consistent with the planned or actual subsequent use or uses of the mining site;

D. Include any additional performance standards developed either in review of individual projects, as warranted, or through the formulation and adoption of countywide performance standards. (Ord. 1183 § 2, 2006)

15.81.050 Activities Excepted

The provisions of this chapter do not apply to any activities excepted from the application of SMARA pursuant to Public Resources Code Section 2714. (Ord. 1183 § 2, 2006)

15.81.060 Designated Areas And State Policy

Areas of regional significance” and “areas of statewide significance,” as may be designated by the State Mining and Geology Board, and “state policy” and related regulations as may be adopted by the State Mining and Geology Board, shall be recognized in the administration of this chapter per provisions of the act. (Ord. 1183 § 2, 2006)

15.81.070 Relation To Other Provisions Of Law

Surface mining and related operations regulated by this chapter shall be subject to zoning regulations and other applicable provisions of law. (Ord. 1183 § 2, 2006)

15.81.080 Submittal Of Application

Application for a conditional use permit for surface mining and approval of a reclamation plan shall be submitted by, or with the written approval of, the landowner, on forms provided by the director. The reclamation plan shall constitute a part of the permit application, and shall include both operations and reclamation proposals. (Ord. 1183 § 2, 2006)

15.81.090 Contents Of Application

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The application shall include the following information and documents, except as may otherwise be determined by the TAC:

A. Names and addresses of the landowners, the holder of mineral rights, the operator, and any persons designated as their agents for the service or process;

B. A signed statement that the person submitting the application accepts responsibility for conducting the operations and reclaiming the mined lands in accordance with the permit and plan as approved, and that all owners of possessory interest in the land have been notified of the application and proposals therein. The statement shall also include:

1. The proposed dates for the initiation and termination of the mining operation; and
2. The anticipated type and quantity of minerals to be mined, and the maximum depth of mining.

C. Site location, description, including maps, plans and descriptive statements to show:

1. Legal description of lands in application; and
2. A map showing boundaries, topographic details, and the general geology of the total area; detailed geology of the proposed surface mining area; location and identification of all streams, roads, railroads, utility facilities, and dwellings and other structures on or adjacent to the permit site; and names and addresses of owners of adjoining lands and of mineral rights thereon.

D. Operations plan, including maps, plans, and descriptive statements to show:

1. The type of mining to be employed, and a schedule showing locations and dates for the start and completion of mining on segments of the total mining area, and when reclamation may be anticipated to be started on each of such segments; and
2. A description of the proposed operation, including seasons, days and hours of operations; access and trucking route and the number and timing of daily truck trips; measures for control of noise, dust, erosion, flooding and water pollution, proposed fencing, screening, landscaping, etc.

E. Reclamation plan, to be a plan applicable to the particular property, and based upon the character of the surrounding area and on reclamation site characteristics such as type of overburden, soil stability, topography, geology, climate, stream characteristics, and principal mineral commodities. The plan shall include:

1. A description of the manner in which reclamation, adequate for the proposed use or potential uses, will be accomplished, and including the manner in which contaminants will be controlled, and mining waste will be disposed of; the manner in which rehabilitation of affected stream channels and banks, and drainage ways, will be accomplished to minimize erosion and sedimentation; proposals for backfilling, grading, bank sloping, resoiling, revegetation, soil compaction and stabilization, and other reclamation measures; and
2. A description of the proposed use or potential uses of the land after reclamation, and an assessment of the effect of the reclamation plan on future mining in the area;
3. Other information which the commission may find necessary in particular cases including the amount and type of financial assurances proposed;
4. A statement that the person submitting the plan accepts responsibility for reclaiming the mined lands in accordance with the reclamation plan.

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(Ord. 1183 § 2, 2006)

15.81.100 Filing Of Application

A. When all required information related to the application has been submitted to the director together with the fees as adopted by the board of supervisors and checked and found acceptable, the director shall accept the application as being properly filed.

B. The director shall then notify the Department of Conservation of the filing, and shall furnish the department with copies of the application, plan and other related documents, and the director may request that the department furnish technical assistance in its review of the reclamation plan.

C. The fees required for determinations under this chapter shall be as adopted by the board of supervisors in the county book of administrative policies and procedures.

D. Whenever surface mining operations are proposed in the one-hundred-year floodplain for any stream, as shown in Zone A of the Flood Insurance Rate Maps issued by the Federal Emergency Management Agency, and within one mile, upstream or downstream, of any state highway bridge, the planning authority upon receiving the application for the issuance or renewal of a permit to conduct the surface mining operations shall notify the Department of Transportation that the application has been received. The Department of Transportation shall have a period of not more than forty-five days to review and comment on the proposed surface mining operations with respect to any potential damage to the state highway bridge from the proposed surface mining operations. The planning commission shall not issue or renew the permit until the Department of Transportation has submitted its comments or until forty-five days from the date the application for the permit was submitted, whichever occurs first.
(Ord. 1183 § 2, 2006)

15.81.110 Public Hearing And Notice

A. The application for the conditional use permit shall be processed and approved, conditionally approved, or denied according to the processes prescribed in Chapter 15.22, Conditional Use Permit, of this code.

B. The decision on a conditional use permit may be appealed according to the process prescribed in Chapter 15.050, Appeals, of this code.

C. Prior to approving a reclamation plan, the approving body shall find that:

1. The project has been reviewed pursuant to CEQA and the county's environmental review guidelines, all adverse impacts related to the reclamation plan have been mitigated by the plan or the recommended conditions of approval, and the appropriate environmental determination has been adopted;

2. The reclamation plan complies with the requirements of SMARA, specifically Public Resources Code Sections 2772 and 2773, and the Reclamation Standards specified in California Code of Regulations, Title 14, Division 2, Chapter 8, Subchapter 1, Article 9, Sections 3700 through 3713;

3. The reclamation plan has been forwarded to the Department of Conservation pursuant to Section 15.81.180;

4. The reclamation plan complies with the purpose, intent, and requirements of Chapter 15.81, Surface Mining and Reclamation, of the Glenn County Code;

5. The proposed goal of reclamation is consistent with the general plan policies and the zone district for the area.
(Ord. 1183 § 2, 2006)

15.81.120 Appeal Of Planning Commission Action

A. Any aggrieved person or entity adversely affected by a formal action under the “Surface Mining and Reclamation Act” (SMARA) of the Glenn County Planning Commission, may appeal such action by filing a written notice thereof with the Clerk of the Board of Supervisors within ten (10) calendar days after the action of the Planning Commission.

B. Within thirty calendar days from the date of filing the appeal, the Clerk of the Board shall schedule the date for the hearing.

C. The hearing shall be held within sixty calendar days from the date of filing the appeal. Notice of hearing shall be given as required by the California Government Code. The Board of Supervisors may continue such hearing for one additional meeting, to be held within thirty days, any further continuances shall be with the consent of the appellant.

D. The Board of Supervisors shall hear the matter de novo (a new hearing):

    1. The written documents relied on by the Planning Commission to take the action and the minutes of the hearing(s) before the Planning Commission shall be a part of the Board’s record at the appeal hearing on the matter.

    2. As part of the hearing do novo the Board shall hear such additional relevant evidence as may be offered.

E. Appeal Hearing – Procedure and Order of Presentation

    1. Staff Reports(s)

    2. Open the Public Hearing on the matter.

        a. Appellant’s Presentation.

        b. Respondent’s Presentation.

        c. Additional Public Testimony in favor of the appeal.

        d. Additional Public Testimony opposed to the appeal.

        e. Respondent’s Rebuttal (if any).

        f. Appellant’s Rebuttal (if any).

        g. Close the Public Hearing.

    3. Discussion of the matter by the Board of Supervisors.

F. Decision of the Board of Supervisors. Affirm, reverse or modify, in whole of in part, the order, requirement, decision, recommendation, interpretation, or ruling of the Planning Commission appealed from, or make and substitute such other or additional decision(s) or determination(s) as it may find warranted under the laws and facts as follows:

    1. Ask the staff to prepare written finding for the Board to adopt at the next regularly scheduled Board meeting setting forth the reasons for their decision sustaining, reversing or modifying the decision for the Planning Commission; or

2. May adopt a motion as a result of the hearing which is recorded in the minutes and may incorporate by reference all or part of the proposed findings in the staff report which the Board relied on to reach their decision; and the Clerk of the Board shall transmit a copy of the decision to the appellant and the applicant, if different than the appellant. (Ord. 1183 § 2, 2006)

15.81.130 Appeal From Action Of The Board Of Supervisors

Within ten days of the board of supervisors actions on an appeal related to a site in an area of statewide or regional significance, an aggrieved person may file a written appeal with the State Mining and Geology Board, as provided in the act. (Ord. 1183 § 2, 2006)

15.81.140 Minor Modifications To Reclamation Plans

A. Minor modifications to reclamation plans may be approved by the director without public notice or consultation with the Department of Conservation. A minor modification to a reclamation plan may be approved only if it meets the following standards:

1. To allow the minor recontouring of final topography effecting no more than ten percent of the site, provided that slope stability is maintained and substantiated;
2. To allow minor modification or addition of site access including new on-site roads and encroachments directly from the site to a public road, but not including new off-site roads;
3. To allow a minor substitution in the reclamation plan such as a substitution in the type and/or number of plant species, minor change in topsoil treatment, etc., provided it does not substantially alter the intended end-use described in the approved reclamation plan;
4. To allow minor technological or administrative changes in methods used to achieve reclamation;
5. To allow measures to be taken which will ensure or maintain public safety (e.g. fences, gates, signs, or hazard removal), provided such measures do not substantially alter the intended end-use described in the approved reclamation plan;
6. To allow minor modifications to a previously approved phasing plan;
7. To allow compliance with the requirements of other public agencies, provided the requirements are not inconsistent with the approved conditional use permit;
8. A minor modification shall not include changing the end use of the land.

B. Applications for a minor modification shall be made on a checklist form provided by and filed with the planning authority.

C. Prior to approval of a minor modification, the director shall make the following written findings which shall include the reasons for the findings:

1. The minor modification is consistent with the approved conditional use permit and does not represent a significant change to the approved reclamation plan for the subject surface mining operations.
2. The minor modification is not subject to CEQA.

D. The director shall approve, conditionally approve, or disapprove an application for a minor modification within 45 days of accepting the application as complete, and give notice by mail of the decision, including any conditions of approval, to the applicant.

E. The decision of the director regarding a minor modification of a conditional use permit shall be appealable to the planning commission within 5 calendar days of said decision. The decision of the planning commission regarding the appeal shall be appealable to the board of supervisors within 5 calendar days of said decision.

F. Within 30 days of final action, the director shall send a copy of an approved minor modification to the Department of Conservation.
(Ord. 1183 § 2, 2006)

15.81.150 Idle Mines

A. Within 90 days of a surface mining operation becoming idle, the operator shall submit to the department of planning authority for review and approval, an interim management plan. The review and approval of an interim management plan shall not be considered a project within the meaning of the California Environmental Quality Act.

B. The approved interim management plan shall be considered an amendment to the surface mining operation's approved reclamation plan, for purposes of this chapter. The interim management plan shall provide measures the operator will implement to maintain the site in compliance with this chapter, including, but not limited to, all permit conditions.

C. Prior to county approval, interim management plans shall be submitted for review to the Department of Conservation for a 45-day review period.

D. The director may approve an interim management plan without a public notice or public hearing if the director determines that the interim management plan does not require significant changes to the reclamation plan. The decision of the director shall be appealable to the planning commission within five calendar days of the decision. The decision of the planning commission shall be appealable to the board of supervisors within five calendar days of the decision.

E. The interim management plan may remain in effect for a period not to exceed five years, at which time the director shall do one of the following:

1. Renew the interim management plan for another period not to exceed five years, if the director finds that the surface mining operator has complied fully with the interim management plan;

2. Require the surface mining operator to commence reclamation in accordance with its approved reclamation plan.

F. In any event, financial assurances required shall remain in effect during the period the surface mining operation is idle. If the surface mining operation is still idle after expiration of its interim management plan, the surface mining operation shall commence reclamation in accordance with its approved reclamation plan.

G. Within 60 days of the receipt of the interim management plan or a longer period mutually agreed upon by the county and the operator, the county shall review and approve the plan in accordance with this chapter and so notify the operator in writing of any deficiencies in the plan. The operator shall have thirty days, or a longer period mutually agreed upon by the operator and the county, to submit a revised plan. The operator shall have 30 days, or a longer period mutually agreed upon by the operator and the county, to submit a revised plan.

H. The director shall approve or deny approval of the revised interim management plan within 60 days of receipt. If the director denies approval of the revised interim management plan, the operator may appeal the action to the planning commission which shall schedule a public hearing to be held within 45 days of the filing of the appeal or any longer period mutually agreed

upon by the operator and the planning commission. The action of the planning commission may be appealed to the board of supervisors within 10 days of said action.

I. Unless review of an interim management plan is pending before the director, or an appeal is pending before the planning commission, a surface mining operation which remains idle for over one year after becoming idle as defined in this chapter without obtaining approval of an interim management plan shall be considered abandoned and the operator shall commence and complete reclamation in accordance with the approved reclamation plan.
(Ord. 1183 § 2, 2006)

15.81.160 Financial Assurances

A. Financial assurances are required to secure performance of the reclamation plan approved for each surface mining operation to which this chapter applies and shall be sufficient to perform reclamation of lands remaining disturbed. Financial assurances determined to substantially meet these requirements shall be approved by the county for purposes of this chapter. Except as specified in Public Resources Code Section 2770(e) or (i), unless the operator has filed on or before January 1, 1994, an appeal pursuant to Public Resources Code Section 2770(e) with regard to non-approval of financial assurances, and that appeal is pending before the State Mining and Geology Board, the continuation of the surface mining operation is prohibited until financial assurances for reclamation are approved by the county.

B. The county shall require financial assurances of each surface mining operation to ensure reclamation is performed in accordance with the surface mining operation's approved reclamation plan, as follows:

1. Financial assurances may take the form of surety bonds, irrevocable letters of credit, trust funds, or other forms of financial assurances specified by the State Mining and Geology Board pursuant to Public Resources Code Section 2773.1(e), which the county reasonably determines are adequate to perform reclamation in accordance with the surface mining operation's approved reclamation plan.

2. The financial assurances shall remain in effect for the duration of the surface mining operation and any additional period until reclamation is completed.

3. The amount of financial assurances required of a surface mining operation for any one year shall be adjusted annually to account for new lands disturbed by surface mining operations, inflation, and reclamation of lands accomplished in accordance with the approved reclamation plan.

4. The financial assurances shall be made payable to the county and the Department of Conservation. Financial assurances that were approved by the county prior to January 1, 1993, and were made payable to the State Geologist shall be considered payable to the Department of Conservation for purposes of this chapter. However, if a surface mining operation has received approval of its financial assurances from a public agency other than the county, the county shall deem those financial assurances adequate for purposes of this section, or shall credit them toward fulfillment of the financial assurances required by this section, if they are made payable to the public agency, the county, and the Department of Conservation and otherwise meet the requirements of this section. In any event, if the county and one or more public agencies exercise jurisdiction over a surface mining operation, the total amount of financial assurances required by the county and the public agencies for any one year shall not exceed that amount which is necessary to perform reclamation of lands remaining disturbed. For purposes of this paragraph, a "public agency" may include a federal agency.

5. Estimates for financial assurances shall include descriptions of the tasks to be performed, identification of equipment, labor and materials requirements, definition of

units costs, total cost per task, total direct cost of reclamation, and administrative costs including costs of supervision, profit and overhead, contingencies and mobilization. Additional required information may include a site plan showing the present limits of the disturbed area to be reclaimed, and other information necessary to verify the estimate. In projecting the costs of financial assurances, it shall be assumed without prejudice or insinuation that the surface mining operation could be abandoned by the operator and, consequently, that the county or state may need to contract with a third-party commercial company for reclamation of the site.

C. Financial assurances determined not to substantially meet the requirements of Public Resources Code Section 2773.1 shall be returned to the operator within 60 days. The operator has 60 days to revise the financial assurances to address identified deficiencies, at which time the revised financial assurances shall be returned to the county for review and approval.

D. Prior to county approval, financial assurances shall be forwarded to the Department of Conservation pursuant to Section 15.81.180.

E. The decision to approve financial assurance estimates and mechanisms shall be made by the director. The financial assurance estimates shall be based on an approved reclamation plan. No public notice or public hearing is required. The decision to approve financial assurance estimates and mechanisms is not subject to CEQA. The director's decision is appealable to the Planning Commission within 10 calendar days of the decision. The decision of the planning commission is appealable to the Board of Supervisors within 10 calendar days of the decision.

F. Financial assurances shall no longer be required of a surface mining operation, and shall be released, upon written notification by the county, which shall be forwarded to the operator and the Director of the Department of Conservation, that reclamation has been completed in accordance with the approved reclamation plan. If a mining operation is sold or ownership is transferred to another person, the existing financial assurances shall remain in force and shall not be released by the county until new financial assurances are secured from the new owner and have been approved by the county in accordance with Section 2770.

G. If the county, following a public hearing, determines that the operator is financially incapable of performing reclamation in accordance with its approved reclamation plan, or has abandoned its surface mining operation without commencing reclamation, the director shall do all of the following:

1. Notify the operator by personal service or certified mail that the county intends to take appropriate action to forfeit the financial assurances and specify the reasons for so doing.

2. Allow the operator 60 days to commence or cause the commencement of reclamation in accordance with its approved reclamation plan and require that reclamation be completed within the time limits specified in the approved reclamation plan or some other time period mutually agreed upon by the county and the operator.

3. Proceed to take appropriate action to require forfeiture of the financial assurances if the operator does not substantially comply with paragraph 2, above.

4. Use the proceeds from the forfeited financial assurances to conduct and complete reclamation in accordance with the approved reclamation plan. In no event shall the financial assurances be used for any other purpose. The operator is responsible for the costs of conducting and completing reclamation in accordance with the approved reclamation plan which are in excess of the proceeds from the forfeited financial assurances.

(Ord. 1183 § 2, 2006)

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15.81.170 Annual Reports And Inspection

A. As a condition of approval of the permit and reclamation plan, a schedule for annual inspections of the site shall be established to evaluate continuing compliance with the permit and reclamation plan.

B. The planning authority shall conduct an inspection of a surface mining operation within six months of receipt by the planning authority of the surface mining operation's report submitted pursuant to this chapter, solely to determine whether the surface mining operation is in compliance with this chapter. In no event shall the planning authority inspect a surface mining operation less than once in any calendar year.

C. All inspections shall be conducted using a form developed by the Department of Conservation and approved by the State Mining and Geology Board. The operator shall be solely responsible for the reasonable cost of the inspection.

D. The planning authority shall notify the Department of Conservation within thirty days of completion of the inspection that the inspection has been conducted. The notice shall contain a statement regarding the surface mine's compliance with this chapter, shall include a copy of the completed inspection form, and shall specify which aspects of the surface mining operation, if any, are inconsistent with this chapter.

E. If the surface mining operation has an appeal pending in the case of a surface mining operator with vested rights, a review of existing financial assurances pending, or an appeal pending, the notice shall so indicate.

F. The planning authority shall forward to the operator a copy of the notice and any supporting documentation, including, without limitation, any inspection report prepared by the geologist, civil engineer, landscape architect, or forester.
(Ord. 1183 § 2, 2006)

15.81.180 State Review

A. Prior to approving a surface mining operation's use permits, financial assurances, including existing financial assurances reviewed by the county pursuant to subdivision (C) of Public Resources Code Section 2770, the county shall submit the plan, assurances, or amendments to the Director of the Department of Conservation for review.

B. The Director of the Department of Conservation shall have 30 days to prepare written comments for use permits and amendments and 45 days for review of financial assurances and amendments, if the Director of the Department of Conservation so chooses. The county shall evaluate written comments received from the Director of the Department of Conservation during the comment period. The county shall prepare a written response describing the disposition of the major issues raised. In particular, when the county's position is at variance with the recommendations and objections raised in the Director of the Department of Conservation's comments, the written response shall address, in detail, why specific comments and suggestions were not accepted. Copies of any written comments received and responses prepared by the county shall be forwarded to the operator.

C. The county shall notify the Director of the Department of Conservation of the filing of an application for a permit to conduct surface mining operations within 30 days of such an application being filed with the county. By July 1 of each year, the county shall submit to the Director of the Department of Conservation for each active or idle mining operation a copy of any permit or reclamation plan amendments, as applicable, or a statement that there have been no changes during the previous year. Failure to file with the Director of the Department of Conservation the information required under this section shall be cause for action under Public Resources Code Section 2774.4.

D. Whenever a permit application proposes surface mining operations in the 100-year flood plain for any stream, as shown in Zone A of Flood Insurance Rate Maps issued by the Federal Emergency Management Agency, and within one mile, upstream or downstream, of any state highway bridge, the county shall notify the Department of Transportation that the application has been received. The Department of Transportation shall have a period of not more that 45 days to review and comment on the proposed surface mining operations with respect to any potential damage to the state highway bridge from the proposed surface mining operations. The county shall not issue or renew the permit until the Department of Transportation has submitted its comments or until 45 days from the date the application for the permit was submitted, whichever occurs first.
(Ord. 1183 § 2, 2006)

15.81.190 Transferability

A. Whenever one operator succeeds to the interest of another in any uncompleted surface mining operation by sale, assignment, transfer, conveyance, exchange, or other means, the successor shall be bound by the provisions of the approved reclamation plan and the provisions of this chapter.

B. Financial assurances provided by the operator's successor to the county and the Department of Conservation shall have been approved, and the financial assurance mechanism shall be in place prior to the continuation of surface mining operations.
(Ord. 1183 § 2, 2006)

15.81.200 Permit Revocation

Following a hearing held pursuant to Chapter 15.04, the commission may revoke a permit on a finding of noncompliance with any term or condition of the permit, this chapter or SMARA. (Ord. 1183 § 2, 2006)

15.82 Vendor Permits

15.82.010 Application For A Vendor's Permit
15.82.020 Standards For Vendor Permits
15.82.030 Where Allowed

15.82.010 Application For A Vendor's Permit

A. Applications for a vendor's permit shall be accompanied by photos or renderings of sales structures to be used, and shall be submitted to the planning authority.

B. The application shall specify all locations where sales are proposed.

C. The application shall be accompanied by an itinerant business permit, if applicable, for proposed use issued by the County.

D. An application involving the sale of any prepared food, seafood, snack bars, pre-packaged food, approved unpacked food, or similar food item for retail sale, or distribution at no cost, shall be accompanied by a food service or food facility permit issued by the Glenn County Health Department pursuant to the requirements of the California Retail Food Facilities Law.

E. Vendor permits may be issued for the retail sale of items such as flowers, balloons, souvenirs, news publications, and food items such as hot dogs, sandwiches, candy, ice cream and similar items.

F. The vendor shall post the permit in a conspicuous space for the immediate inspection by the Sheriff or other officer of the county.

(Ord. 1183 § 2, 2006)

15.82.020 Standards For Vendor Permits

A. Only one (1) vendor permit may be permitted per lot.

B. Hours of operation shall be limited to the hours between 8:00 a.m. and 9:00 p.m. daily.

C. Only two (2) carts, push carts, stands, trailers, kiosks or similar sales structures not exceeding one hundred sixty (160) square feet in area shall be used in conjunction with a vendor's permit.

D. A vendor's permit shall only be valid for sixty (60) days.
(Ord. 1183 § 2, 2006)

15.82.030 Where Allowed

Vendor permits shall only be granted for the Commercial, Industrial, Service Commercial, Local Commercial, Highway Commercial, Planned Development Commercial and Planned Development Residential Zoning Districts. No vendor permits shall be required for nonprofit organizations or for sales of produce.
(Ord. 1183 § 2, 2006)

15.83 Well, Class II Injection

15.83.010 Purpose And Findings
15.83.020 Conditional Use Permit
15.83.030 Permit Requirement Of Applicant
15.83.040 Permit Term
15.83.050 Fees
15.83.060 Conditions Of Permit
15.83.070 Suspension Of Permit
15.83.080 Liability And Mitigation

15.83.010 Purpose And Findings

The board of supervisors finds that the protection of surface and subsurface water within the county is of major concern to the citizens of the county for the protection of their health, welfare and safety. Injecting produced saltwater into deep injection zones poses the possibility of affecting water quality in overlying aquifers in the affected hydrogeological basin. The board further finds that the following standards are necessary for the protection of the waters within the county. It is the purpose of this chapter to develop regulations to establish a land use permitting process for the operation of Class II injection wells and to enable the county to administer an inspection and monitoring program of injected produced salt water. (Ord. 1183 § 2, 2006)

15.83.020 Conditional Use Permit

A conditional use permit shall be required prior to construction of any aboveground facilities at a site intended for use as a Class II injection well. The conditional use permit may be granted if the project complies with all provisions of this chapter. The conditional use permit will authorize construction of aboveground facilities and injection of produced salt water in compliance with county, state and federal laws. (Ord. 1183 § 2, 2006)

15.83.030 Permit Requirement Of Applicant

A. It shall be unlawful for any person to operate any injection well within the county of Glenn except as provided in this chapter.

B. No Class II injection well in the county of Glenn may commence operation after the effective date of the ordinance codified in this chapter without first complying with the following minimum requirements:

1. The applicant shall fully comply with all of the requirements of CEQA;
2. The applicant shall provide the planning authority with proof of fiscal responsibility either by establishing a net worth of more than two hundred fifty million dollars or by filing a certificate of insurance in the amount of one million dollars. Said insurance coverage shall be maintained for the term of the permit;
3. The applicant shall provide the planning authority with a copy of any and all permits which authorize injection of produced salt water from all authorities having jurisdiction including the State of California, Department of Conservation, Division of Oil, Gas and Geothermal Resources (DOGGR);
4. If the permit is for the drilling of a new Class II injection well or the conversion of an existing well to a Class II injection well, tests which may be required by the DOGGR to demonstrate the integrity of the well including, but not limited to, spinner surveys and injectivity tests shall be performed by the applicant and at applicant's expense. The testing program shall be in accordance with requirements of the DOGGR to ensure that the injected produced salt water is confined to the intended zone or zones and that underground sources of drinking water are not being endangered;
5. The results of the tests shall be submitted by the applicant to the planning authority for review prior to the commencement of long term injection. Long term injection operations under the permit shall not commence until approval for injection is obtained, in writing, from the DOGGR assuring the integrity of the Class II injection well;
6. The planning authority shall be provided with the opportunity and access to witness all such testing;
7. The applicant shall submit to the planning authority the name and address of the companies that will be hauling or trucking the produced salt water. No other haulers may be used;
8. Any Class II injection well permitted for operation by the DOGGR on the effective date of the ordinance codified in this chapter, although such operation does not conform to the provisions thereof, may be continued; provided, however, that such Class II injection wells may be operated for a period not longer than five years from the effective date of the ordinance codified in this chapter unless compliance with this chapter is obtained. If any such Class II injection well is idle, as defined by the DOGGR, for a period of two years, subsequent use of the Class II injection well shall be brought into conformity with the provisions of this chapter.
(Ord. 1200 § 3, 2008; Ord. 1183 § 2, 2006)

15.83.040 Permit Term

The term of any use permit granted under the provisions of this chapter shall not exceed five years. The use permit may be extended by the planning commission upon written request for such extension at least sixty days prior to the expiration date of the use permit. (Ord. 1183 § 2, 2006)

15.83.050 Fees

In order to enforce the provisions of this chapter, the board of supervisors authorizes the following fee schedule:

A. The applicant shall be responsible for any and all costs which may be incurred by the county as a result of the inspection and monitoring program;

B. The applicant shall pay a five hundred dollar annual administrative permit fee to the planning authority for each Class II injection well permitted hereunder;

C. The applicant shall also be required to maintain a two thousand dollar deposit per Class II injection well with the planning authority to pay for additional inspection and monitoring which may be required by the county. At the direction of the planning authority, the applicant shall tender such additional monies as may be necessary to maintain a balance of not less than five hundred dollars on deposit.
(Ord. 1183 § 2, 2006)

15.83.060 Conditions Of Permit

The planning commission shall impose such of the following conditions on the conditional use permit as it deems necessary for the protection of the environment and the health, safety and welfare of the people of the county:

A. The Class II injection well and the site shall be used solely for injection and holding of produced salt water, condensate holding tanks and necessary additives. Injection or dumping into the Class II injection well or holding at the site of any other substance, waste or chemical is strictly prohibited.

B. Hauling of produced salt water shall be conducted during six a.m. to nine p.m. except under emergency situations. The applicant shall notify the planning authority in writing within five calendar days after beginning any emergency hauling.

C. The applicant shall submit reports (DOG Form 110B) to the planning authority at a frequency not to exceed monthly. A report shall also be submitted providing the following information:

    1. Hauling company
    2. Destination
    3. Origin of the produced salt water
    4. Composition of the produced salt water

D. Injection may occur twenty-four hours a day. Injection operations shall be conducted through a tamper-proof pressure recorder or similar metering device approved by the planning authority. Reports from said recorder or similar metering device shall be submitted to the planning authority at a frequency not to exceed monthly.

E. Annual mechanical integrity tests and any and all tests required by the CDOG necessary to maintain the integrity of the Class II injection well shall be conducted at applicant’s expense and the planning authority shall be provided with the opportunity and access to witness all such tests. The testing program is to be performed in accordance with the requirements of the CDOG. Tests results shall be submitted by the applicant to the planning authority.

F. The planning authority may at any time require the extraction of representative samples of injected produced salt water for testing from the storage tanks, the well and/or lines upstream from the injection pumps and downstream of the filters. These samples shall be analyzed by a state-certified laboratory at the expense of the applicant. Produced salt water may be sampled and analyzed at a frequency not to exceed quarterly to yield data representative of the characteristics of the injected produced salt water.

G. The planning authority or a designated representative thereof shall be granted twenty-four hour access to all Class II injection well sites. Said access shall be accompanied by the applicant's employee or designated representative with at least four hours advance notice.

H. Any costs to the county which result from the inspection and monitoring programs required in this section shall be home by the county through fees collected from the applicant, as described in Section 15.83.050.

I. Only Class II injection wells may be permitted under this chapter.

J. Under emergency conditions, an exception to this chapter may be granted by the director at the request of the applicant. Such request shall be submitted in writing with detailed justification. Such exception shall not exceed one hundred twenty days.
(Ord. 1183 § 2, 2006)

15.83.070 Suspension Of Permit

If any condition(s) of this chapter or of the use permit has not been complied with, the county shall have the authority to suspend the permit and all conditions of operation until such time as the applicant provides evidence that the conditions are being met. (Ord. 1183 § 2, 2006)

15.83.080 Liability And Mitigation

The permittee and property owner are legally liable for all environmental damage, including but not limited to health hazards, resulting from the construction, operation, use and maintenance of any Class II injection well and related facilities. If such damage occurs, the county, in addition to pursuing all other remedies available to it, may summarily require the permittee and property owner to develop and implement with due diligence a mitigation plan, including requirements of state and federal agencies, to remedy all of such damage. Implementation of the plan will be required regardless of whether the county also revokes the permit. (Ord. 1183 § 2, 2006)

15.84 Wells, Natural Gas
15.84.010 Standards

15.84.010 Standards

Administrative permits may be approved and issued for the drilling of natural gas wells provided the following standards are being met:

A. The proposed location of the gas well is at least five hundred feet from the nearest residential dwelling unit;

B. The proposed location of the gas well is at least one hundred twenty feet from a county road right-of-way;

C. That if the proposed location of the gas well is within a flood hazard area as designated on the flood hazard maps of Glenn County, or within a designated floodway or special floodplain combining zone, the rules, regulations and restrictions of the zones shall be conditions of approval;

D. The fire protection regulations of the affected fire district shall be complied with;

E. The drilling mud shall be disposed of at an approved disposal site;

F. The necessary permits shall be secured from all affected federal, state and local agencies;

G. That the applicant shall enter into a road maintenance agreement with the Glenn county road department;

H. Conversion of this gas well to an injection well may be permitted with a conditional use permit.

I. Installation of a gas well compressor shall require an additional administrative permit approved by the director in the agricultural zones and a conditional use permit approved by the planning commission in the residential zones.
(Ord. 1183 § 2, 2006)

15.85 Wireless Communication Facilities, Collocation Of

15.85.010 Standards

15.85.010 Standards

Collocation of wireless communication facilities shall only require a building permit and not a conditional use permit or amendment of an existing conditional use permit when the project fulfills the following requirements:

A. The original wireless communication facilities for which the collocation is proposed has received an approved conditional use permit and an environmental document was adopted (EIR, negative declaration or mitigated negative declaration).

B. The collocation facilities are required to be located on or within 10 feet of the original facilities but not outside the existing compound area. In the event that the compound area must be enlarged, a Site Plan Review shall be required for the proposed collocation.

C. The collocation facilities shall not extend the height of the existing pole structure or exceed the height of the existing tower or pole structure.

D. The collocation facilities shall be enclosed within a six-foot high fence.

E. The ground equipment shall not exceed the height of existing structures or the height prescribed by the existing permit.

F. The collocation antennas and/or dishes shall not exceed the girth of the original wireless equipment.

G. The total area of the collocation equipment and the original wireless facilities shall not exceed the maximum lot coverage of the individual zoning classification.

H. The collocation facilities shall meet the setback requirements of the individual zoning classification.

I. The collocation facilities shall be subject to the mitigation measures and conditions of approval for the original wireless communication facilities.
(Org. 1200 § 3, 2008)

15.86 Power Generation Facilities

15.86.010 Purpose
15.86.020 Definitions
15.86.030 Standards

15.86.010 Purpose

This purpose of this chapter is to facilitate the construction, installation and operation of power generation facilities in Glenn County in conformance with Section 15.01.020 of this Title. (Ord. 1256 § 2, 2016)

15.86.020 Definitions

ATTACHMENT D

As used in this Chapter:

A. “Practicable” shall mean available and capable of being done after taking into consideration cost, existing technology, and logistics in light of the overall project purposes.

B. “Uses Allowed” means one of the following:

1. Accessory Use – a power generation facility designed to serve on-site needs or a use that is related to the Primary Use of the property.
2. Direct Use – a power generation facility designed and installed to provide on-site energy demand for any legally established use of the property.
3. Primary Use – a power generation facility that uses over 50% of a lot and is devoted to power generation for offsite use.
4. Secondary Use – a power generation facility that is not the Primary Use of the property and occupies less than 50% of the lot area. This type of use would be considered conjunctive.
(Ord. 1256 § 2, 2016)

15.86.030 Standards

The following standards have been established to facilitate the location of power generation facilities delineating the permitting necessary for each different class identified. All other standards set forth by this Title remain applicable.

A. Permits Required
The table below shows the permit required for the different types of power generation facilities allowed under this Chapter. This table should be used in conjunction with the subparagraphs that follow in this section to identify permitting requirements. In all cases, there may be additional permits required by other governmental agencies other than the County and it is the permit applicant’s responsibility to comply with said permits. Evidence of compliance may be required for permit issuance.

Uses Allowed	Direct Use (Roof Mounted or Ground Mounted up to 1/2 acre)	Accessory Use (15% of lot size up to 5 acres whichever is less)	Secondary Use	Primary Use
Land Use/Zoning District				
Agriculture				
AE	P	SPR	CUP	NP
FA	P	SPR	CUP	CUP
Williamson Act				
AP, FS, TPZ	P	SPR	CUP	NP
Commercial				
LC, CC, SC, PDC	P	SPR	NP	NP
Industrial				
RPM, M, AV	P	SPR	CUP	CUP

Residential				
RE, AT, RE-NW, R-1, R-M, MHP, PDR	P	ADM	NP	NP
Other				
MP, RZ	P	NP	NP	NP

B. Permitted Uses (P)
Direct Use power generation facilities may require the application for a Site Plan review depending on the requirements of the individual zoning district. Also, ground mounted facilities are subject to the lot coverage standards of each zoning district which may not allow for ½ an acre of lot coverage. Facilities that generate noise, dust, heat, or glare may not meet established performance standards which will require an applicant to secure a conditional use permit.

C. Administrative Permit (ADM)
See Chapter 15.18

D. Site Plan Review (SPR)
See Chapter 15.13.

E. Conditional Use Permit (CUP)
Secondary Use and Primary Use power generation facilities shall require an applicant to first secure a conditional use permit in accordance with Chapter 15.220 and the applicable zoning district. Issuance of said permit is subject to the following:

1. Secondary Uses on Agriculture (AE and FA) zoning districts and Williamson Act contracted land shall be subject to California Government Code, Section 51238.1.
2. Proposed power generation projects in Agriculture zoning districts and Williamson Act contracted lands, as defined in Section 15.86.030(A), shall be subject to the following requirements:
    a. Land designated as Prime Farmland, Farmland of Statewide Importance and Unique Farmland under the most recent California Department of Conservation, Division of Land Resource Protection, Farmland Mapping and Monitoring Program (FMMP) shall be avoided. When a proposed power generation use includes these lands as designated under the FMMP in Agriculture zoning districts or Williamson Act contracted lands specified under Section 15.86.030(A), mitigation shall be required to secure replacement land of equal or greater farming potential at a ratio of 1:1. Said mitigation may be accomplished on the same lot.
    b. Proposals for Secondary Use facility shall clearly demonstrate that the power generation use is subordinate to, practicable, and compatible with the primary agricultural use.
3. Williamson Act contracted lands may qualify for placement into a solar-use easement pursuant to California Government Code Section 51190 et seq. Any land owner who desires to take such action shall also secure a conditional use permit in addition to all other required procedures and permits.

F. Not Permitted (NP)
Zoning districts where power generation activities of any level of the uses allowed where such activities are not compatible, are prohibited by law, impracticable, or are detrimental to uses

permitted under a particular zoning district are not permitted. There are no conditions under which a power generation facility is allowed.

G. General Requirements

1. All power generation uses shall be subject to the requirements of the zoning district in which they are located.
2. All power generation uses allowed in an Agriculture or Williamson Act zoning district, as defined by Section 15.86.030(A), shall comply with Chapter 15.58 of this Title.
3. For all off-site facilities where a power generation use is located on more than one Lot, there shall be a proper easement agreement or other approved method for notification of all impacted parties.
4. When a power generation use will be located near a residence on an adjacent Lot, one of the following measures shall be used to preserve site aesthetics:
    a. A setback of at least 60 feet shall be required for solar panels, 150 feet for enclosed buildings, and 200 feet for wind turbines.
    b. Visual screening shall be installed for any power generation use located on or mounted to the ground to the maximum extent practicable. In all respects, the power generation use shall meet the requirements of Chapter 15.56 of this Title. Vegetative screens shall employ native species which are resistant to drought. (Ord. 1256 § 2, 2016)

ATTACHMENT E

GLENN COUNTY
GENERAL PLAN UPDATE









GENERAL PLAN

Adopted July 18, 2023



Prepared for
Glenn County by

De Novo Planning Group
A Land Use Planning, Design, and Environmental Firm

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Introduction



INTRODUCTION

In 2019, Glenn County embarked on a multi-year process to update the County's General Plan.

California law requires each county to adopt a comprehensive, long-term general plan for the physical development of the county. The general plan must be an integrated, internally consistent, and compatible statement of policies for the County.

The Glenn County General Plan (General Plan) identifies the community's vision for the future and provides a framework that will guide decisions on growth, development, and conservation of open space and resources in a manner that is consistent with the quality of life desired by the County's residents and businesses. The General Plan supersedes and replaces the previously-adopted General Plan, and has been substantially updated to address current local conditions, community priorities, and goals, and has been reorganized to make the document more user-friendly and straightforward.

This chapter includes the following sections:

- **Scope and Content of the General Plan**
- **Community Participation**
- **Objectives and Vision**
- **Applying the General Plan**
- **Periodic Reporting**

SCOPE AND CONTENT OF THE GENERAL PLAN

State law requires the County to adopt a comprehensive, long-term general plan for the physical development of its planning area. In Glenn County, the planning area includes all lands within the unincorporated county limits. The general plan must include seven state mandated elements including: land use, circulation, housing, conservation, open space, noise, and safety elements, as specified in Government Code Section 65302, to the extent that the issues identified by State law exist in the County's planning area. Additional elements that relate to the physical development of the County may also be addressed in the general plan. The degree of specificity and level of detail of the discussion of each general plan element need only reflect local conditions and circumstances. The Glenn County General Plan has been prepared consistent with the requirements of State law and addresses the relevant items addressed in Government Code Section 65300 et seq.

The County's Housing Element was adopted in 2015, and covers the 2015-2023 housing cycle. Concurrent with this General Plan Update, the County will update the Housing Element to cover the 2023-2031 housing cycle.

The General Plan includes the following elements

1. **Land Use**
2. **Circulation**
3. **Agricultural**
4. **Economic Development**
5. **Conservation & Open Space**
6. **Community Services & Facilities**
7. **Safety**
8. **Noise**
9. **Implementation**

The **General Plan policy** document is the heart of the General Plan. It contains the goals, policies, and actions that support the vision for Glenn County. Two important documents support the General Plan. The **Existing Conditions Report** and the General Plan **Environmental Impact Report (EIR)** are both intended to be used in conjunction with this General Plan and to serve as companions to this policy document. All Project documents associated with the general plan update including outreach summaries, technical documents, and meeting materials can be viewed online through the County's website:

www.countyofglenn.net

GENERAL PLAN POLICY DOCUMENT

The General Plan policy document contains the goals and policies that will guide future decisions within the County and identifies action items (implementation measures) to ensure the vision and goals of the General Plan are carried out. The General Plan also contains a land use diagram, which serves as a general guide to the distribution of land uses throughout the County. The General Plan addresses all of the elements required by State law, in addition to a range of optional topics and elements that the County has elected to include. The table below identifies the elements included in the General Plan and the corresponding requirement in State law.

Glenn County General Plan Elements	Elements Required by State Law							
	Land Use	Circulation	Conservation	Open Space	Noise	Safety	Housing	Optional Topics
Housing							▲	
Land Use	▲							
Circulation		▲						
Agricultural								▲
Economic Development								▲
Conservation & Open Space			▲	▲				
Community Services & Facilities						▲		▲
Safety						▲		
Noise					▲			
Implementation	▲	▲	▲	▲	▲	▲	▲	▲

ORGANIZATION OF THE GENERAL PLAN ELEMENTS

Each element (i.e., chapter) of the General Plan is organized into a set of goals, policies, and implementing actions. Each goal is supported by a particular set of policies and actions to implement and achieve that goal. The Implementation Element includes a complete summary of each action that is identified in the various elements, accompanied by the County department responsible for implementing the action and the anticipated timing of implementation.

COMMUNITY PARTICIPATION

The General Plan was developed with extensive opportunities for public participation, which included input and participation from residents, businesses, local agencies, and other stakeholders.

PUBLIC WORKSHOPS: In May and June of 2019, the General Plan Update team held three public visioning workshops to help kick-off the General Plan Update process. County residents and stakeholders attended workshops in Willows, Orland, and Hamilton City. The workshops provided an opportunity for the public to offer its thoughts on what it values about its community and the county, and what important issues should be addressed in updating the General Plan. In August 2021, a series of workshops focused on housing issues were conducted, in order to help focus on key issues to address in the Housing Element. Additional workshops were held near the end up the update process, in March 2023, to gather additional public feedback on the Draft General Plan. As noted below, additional public input opportunities were provided throughout the process at GPAC meetings, Board workshops, and public hearings.

GENERAL PLAN ADVISORY COMMITTEE: The General Plan Advisory Committee (GPAC), which consisted of residents, business leaders, elected officials, and representatives from various County agencies, collaborated with County staff and the General Plan Update team throughout the development of the General Plan. The Advisory Committee met nine times between November 2019 and March 2022 to identify key issues and challenges that Glenn County faces over the next 20 years, refine the County's Land Use Map, and to develop the comprehensive set of goals and policies contained in the General Plan. Each General Plan Advisory Group meeting was open to the public.

PUBLIC HEARINGS: The Board of Supervisors received periodic briefings from County Staff and the Consultant team to review input and receive information relevant to the specific topics addressed at the General Plan Advisory Committee group meetings, and provide specific direction and guidance to staff and the consultant team regarding policy direction and development of the preferred land use map. Additional public hearings with the Planning Commission will be held during the Draft General Plan review period, and the Planning Commission will provide input and make recommendations to the Board of Supervisors.

OBJECTIVES AND VISION

The feedback provided by the community through the outreach process, including public meetings, workshops, and input from the GPAC provides the County with broad overarching objectives and a vision for the development of the General Plan update, and identifies key community values and priorities that should be carefully addressed in the General Plan.

OBJECTIVES

- Protect and enhance Glenn County's community character, and sense of community;
- Provide a range of high-quality housing options;
- Attract and retain businesses and industries that provide high-quality and high-paying jobs;
- Support local businesses and provide opportunities for economic advancement;
- Protect the County's natural resources and agricultural lands;
- Maintain strong fiscal sustainability and continue to provide efficient and adequate public services;
- Address new requirements of State law; and
- Address emerging transportation, housing, and employment trends.

VISION

Glenn County is a desirable community to live, work, learn, and recreate. The County has maintained its natural resources, rural character, and agricultural heritage, while supporting new residential and business growth opportunities. The County is healthy, safe and family-oriented, with thriving schools, and abundant recreational opportunities, business opportunities, and is a destination for visitors seeking to experience unique agricultural goods, and outdoor recreational amenities. The County is prosperous and fiscally sound, providing well-maintained infrastructure, and a diverse mix of services and amenities that draws new residents, and dynamic businesses to the County. The County has maintained its reputation as one of the region's agricultural leaders and has expanded agricultural business and employment opportunities in technology, processing, and manufacturing to support economic advancement, and a diverse and creative workforce.

APPLYING THE GENERAL PLAN

The General Plan is intended for use by a broad range of persons, including County decision-makers, County staff, developers, and community members, to serve the following purposes:

- To identify Glenn County land use patterns, growth, transportation, environmental, economic, and community goals and policies as they relate to land use, conservation, development, and provision of community services and facilities.
- To articulate a coherent and progressive vision and strategy for the future development of Glenn County and its residents.
- To enable the Board of Supervisors and the Planning Commission to establish a decision-making framework through the application of long-range land use, transportation, services, conservation and growth goals and policies.
- To provide a basis for judging whether specific individual development proposals and public improvement projects are consistent with these goals and policies.
- To inform citizens, developers, decision makers, and other jurisdictions of the policies that will guide development and conservation within Glenn County
- The General Plan applies to all lands in the unincorporated area of the County, to the extent allowed by Federal and State law. Under State law, many actions, such as development projects, specific plans, master plans, community plans, zoning, subdivisions, public agency projects, and other decisions must be consistent with the General Plan. State law requires that the County's ordinances regulating land use be consistent with the General Plan. The Zoning Ordinance, individual project proposals, and other related plans and ordinances must be consistent with the goals and policies in the General Plan.

Key Terms

Goal: A description of the general desired condition that the community seeks to create.

Policy: A specific statement that guides decision-making as the County works to achieve the various goals. Once adopted, policies represent statements of County regulations.

Action: An action, procedure, implementation technique, or specific program to be undertaken by the County to help achieve a specified goal or implement an adopted policy.

INTERPRETING THE GENERAL PLAN

In reading the General Plan, it is important to understand that the goals, policies, and actions are limited to the extent that they are financially feasible and appropriate for the County to carry them out and to the extent legally permitted by Federal and State law. For example, policies and measures which indicate that the County will "provide," "support," "ensure," or otherwise require or carry them out do not indicate an irreversible commitment of County funds or staff resources to those activities, but rather, that the County will support them when the County deems that it is financially feasible and appropriate to do so. In some cases, the County will carry out various policies and measures by requiring development, infrastructure, and other projects to be consistent with the policies and actions of the General Plan. In other cases, the County may include General Plan items in the Capital Improvement Program, budget, or other implementation mechanisms, as the County deems appropriate.

HOW TO READ GLENN COUNTY'S GENERAL PLAN

As the guide for future development decisions and desired conditions, residents, property owners, and business owners should familiarize themselves with how to read the General Plan Policy Document. Each element contains a brief introduction, several goals and related policies, and specific actions that the County will undertake to accomplish identified goals.

GOALS

A goal in the General Plan is the broadest statement of community values. It is a generalized ideal which provides a sense of direction for action. They are overall statements of desired future conditions.

POLICIES AND IMPLEMENTATION ACTIONS

The essence of the General Plan is contained within its policies. Policies are statements which further refine the goals, and guide the course of action the County must take to achieve the goals in the plan. It is important to note that policies are guides for decision makers, not decisions themselves.

Policies and implementation actions must be clear to be useful. However, they may range in terms of commitment of resources, importance, and expected results. Therefore, it is important to understand the distinctions between various levels of policy and implementation action.

The following is a list of common terms used in policies and implementation measures, and how to interpret their usage in the General Plan. In cases where other terms are used (and not defined below), an equivalent to the closest applicable term can be used.

Shall: Absolute commitment to the policy or action, and indicates that the policy must be adhered to in all cases.

Should: Policy will be followed in most cases, but exceptions are acceptable for good reasons.

Encourage: Policy is highly recommended and/or desired, and should be pursued when feasible.

Allow: Policy will be supported within certain parameters and certain guidelines.

Coordinate: Policy will occur in conjunction with another entity, and the County will carry its share of the responsibility.

Explore: Effort will be taken to investigate the subject at hand, to discover whether or not further commitment is relevant.

Consider: Policy may or may not be followed, depending upon the results of analysis that will be completed.

Limit: Effort will be taken to keep the subject within certain limits, or will at least make undesired change more difficult.

Restrict: Effort will be taken to keep the undesired action to a minimum.

AMENDING THE GENERAL PLAN

The General Plan is not static, but rather is a dynamic and multi-faceted document that defines and addresses the changing needs of the County. It is based on an on-going assessment and understanding of existing and projected community needs. The County's decision-makers have broad discretion in interpreting the General Plan and its purposes, and are allowed to weigh and balance the various goals and policies when applying them. Recognizing the need for the General Plan to remain current and reflective of local issues and policies, State law allows the County to periodically amend the General Plan to ensure that it is consistent with the conditions, values, expectations, and needs of its residents, businesses, and other stakeholders. The General Plan may be amended in accordance with State law. While specific findings may be applied on a project-by-project basis, at a minimum the following standard findings shall be made for each proposed General Plan amendment:

1. The amendment is deemed to be in the public interest;
2. The amendment is consistent and/or compatible with the rest of the General Plan;
3. The potential impacts of the amendment have been assessed and have been determined not to be detrimental to the public health, safety, or welfare; and
4. The amendment has been processed in accordance with the applicable provisions of the California Government Code, the California Environmental Quality Act (CEQA), and the County's Code.

County-initiated amendments, as well as amendments requested by other public agencies, are subject to the same basic process described above to ensure consistency and compatibility with the General Plan. This includes appropriate environmental review, public notice, and public hearings, leading to an official action by the Board of Supervisors.

TIMING

State Mandated elements of the General Plan may be amended up to four times in each calendar year. The Board of Supervisors or any citizen may initiate consideration of a General Plan Amendment. State law further requires that the Housing Element be reviewed and updated at least once every eight years.

EXEMPTIONS

The State Legislature has recognized that occasions arise which require the local jurisdiction to have some flexibility in amending the General Plan. As set forth in the California Government Code, the following are exempt from the General Plan amendment schedule:

- Amendments to optional elements.
- Amendments requested and necessary for affordable housing (Section 65358(c)).
- Any amendment necessary to comply with a court decision in a case involving the legal adequacy of the general plan (Section 65358(d)(1)).
- Amendments to bring a general plan into compliance with an airport land use plan (Section 65302.3).

PERIODIC REPORTING

Given the long-term nature of the General Plan, it is critical to periodically evaluate its effectiveness and to document the implementation status of the various policies and actions that it contains. State law provides direction on how cities and counties can maintain the General Plan as a useful policy guide. State law also requires the County to annually report "the status of the plan and progress in its implementation" (California Government Code Section 65400(b)) to the Board of Supervisors. The Implementation Element identifies each measure to be carried out by the General Plan, the timing of the measure, and the responsible County department for addressing implementation.

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Land Use



INTRODUCTION

The Land Use Element provides for a development and resource conservation pattern that preserves and fosters the rural and agricultural character of Glenn County, while promoting diverse opportunities for economic development and encouraging the provision of a range of housing options attainable to all income levels. The Land Use Map depicts the County's vision for how open space, agricultural, commercial, industrial, and other uses will occur in the County.

Agriculture is the single most important component of the County's economic base, and forms the cornerstone of the County's heritage and identity. As such, the protection of agricultural land is of great importance in this General Plan. To this end, this Land Use Element includes diverse and comprehensive strategies to protect agricultural lands and to foster the growth and expansion of the agricultural economy, including the myriad supporting uses and operations related to the agricultural economy. These strategies are further emphasized and articulated in the Agricultural Element and the Economic Development Element.

This Chapter includes the following goals:

LU-1 Balance of Land Uses

LU-2 Focused Growth

LU-3 Agricultural Land Use

LU-4 Commercial Land Use

LU-5 Architectural Site Planning

LU-6 Public Health

LU-7 Sites Reservoir Planning

INTRODUCTION CONT.

State law requires the Land Use Element to address:

- Proposed general distribution and general location and extent of the uses of the land for housing, business, industry, open space, including agriculture, natural resources, recreation, and enjoyment of scenic beauty, education, public buildings and grounds, solid and liquid waste disposal facilities, and other categories of public and private uses of land;
- Population density and building intensity; and
- Areas subject to flooding.

The Land Use Map (Figure LU-1) identifies the location of land uses by land use designation for all lands in unincorporated Glenn County. Figures LU-2 through LU-7 show the land use designations for the communities of Artois, Glenn, Hamilton City, portions of the I-5 corridor, and the areas around Willows and Orland. Policy LU-2 identifies the extent of uses, including timber production, densities, and building intensities allowed for each land use designation. While Figures 4.4-1 and 4.4-2 of the General Plan Existing Conditions Report identify areas subject to flooding, the review of such areas and the corresponding policies to protect public health and safety are addressed in the Safety Element.

BACKGROUND

From a land use perspective, this element exhibits the County's strong commitment to ensuring that the County's rural quality of life will be maintained, its agricultural heritage will be preserved, and its economic base will grow. Residential and commercial growth is focused in and around existing communities, while industrial uses will occur near the primary transportation corridors and on agricultural lands, when the industrial uses directly relate to agricultural activities.

Background information regarding land use is provided in the Glenn County General Plan Existing Conditions Report.

BALANCE OF LAND USES

Goal LU-1

Establish a balanced mix of land uses that reflects the needs of County residents and business and offers a broad spectrum of job opportunities, housing types, community facilities, and commercial centers

POLICIES

LU 1-1 Ensure that the County designates a supply of developable industrial, commercial, and residential land sufficient to meet projected growth and economic needs over the planning period.

LU 1-2 Assign the following range of land use designations throughout the County, as shown in the Land Use Map (Figure LU-1):

AGRICULTURAL DESIGNATIONS

GENERAL AGRICULTURE (GA)

The General Agriculture (GA) designation identifies areas where it is desirable to retain agriculture as the primary land use. Lands designated General Agriculture are planned to be preserved for agricultural uses and the intent of the designation is to preserve such lands for existing and future agricultural use and protect these lands from the pressures of development.

Examples of uses which are considered appropriate under this designation include, but are not limited to: growing and harvesting field crops, grain and hay crops; growing and harvesting fruit and nut trees, vines and vegetables; pasture and grazing land; and animal raising operations. Agricultural-related industrial support operations shall be permitted on GA-designated lands. Such uses may include, but are not limited to, processing, assembly, distribution and warehousing of agricultural materials and commodities and alternative energy systems that provide energy for on-site uses. Small-scale retail uses, such as farm stands and other activities that promote the sale of agricultural products are allowed, as are other recreational and tourism uses, such as hunting clubs, duck blinds, and ancillary facilities, provided they do not change the primary use of the land from agricultural.

The minimum parcel size shall be twenty (20) acres and building intensity shall not exceed one residential unit per twenty (20) acres.

INTENSIVE AGRICULTURE (IA) The Intensive Agriculture (IA) designation is used to identify areas suitable for commercial agriculture which provide a major segment of the county's economic base; to protect the agricultural community from encroachment of unrelated agricultural uses which, by their nature, would be injurious to the physical and economic well-being of the agricultural community; to accommodate lands under Williamson Act contracts; to encourage the preservation of agricultural land, both in production and potentially productive, which contain State-designated Important Farmlands or Locally Significant Farmlands.

Examples of uses which are considered appropriate under this designation include, but are not limited to: growing and harvesting field crops, grain and hay crops; growing and harvesting fruit and nut trees, vines and vegetables; pasture and grazing land; and animal raising operations. Agricultural-related industrial support operations shall be permitted on Intensive Agricultural lands. Such uses may include, but are not limited to, processing, assembly, distribution and warehousing of agricultural materials and commodities and alternative energy systems that provide energy for on-site uses. Small-scale retail uses, such as farm stands and other activities that promote the sale of agricultural products are allowed, as are other recreational and tourism uses, such as hunting clubs, duck blinds, and ancillary facilities, provided they do not change the primary use of the land from agricultural.

The minimum parcel size shall be forty (40) acres and building intensity shall not exceed one residential unit per forty (40) acres.

FOOTHILL AGRICULTURE/FORESTRY (FA) The Foothill Agriculture/Forestry (FA) designation is used to preserve foothill areas of the county by providing for areas of intensive and extensive agricultural uses; to protect grazing land; to protect timber and forest lands economically suitable for logging; and to promote and encourage the use of forest lands for multiple purposes such as preserving wildlife, hunting, hiking, or other compatible uses.

Examples of uses which are considered appropriate under this designation include, but are not limited to: grazing; animal raising operations; growing and harvesting timber; uses directly related to growing, harvesting and processing forest products; growing and harvesting agricultural crops; uses directly related to growing, harvesting and processing agricultural products; and hunting lodges, clubs and camps. Large-scale commercial alternative energy production facilities may be considered on a case-by-case basis, provided such uses do not preclude the ongoing agricultural

viability of the land. Water-intensive agricultural practices and operations are strongly discouraged in this designation.

The minimum parcel size shall be one hundred sixty (160) acres and building intensity shall not exceed one permanent residence for every 160 acres.

AGRICULTURE TRANSITION (AT) The Agriculture Transition (AT) designation identifies areas intended for long-term rural, agricultural use and can be used to provide a permanent boundary or land use buffer around communities, urban areas, and planned future urban or community development. This designation identifies areas where: 1) agricultural land has already been subdivided into small parcels (less than 40 acres) for ranchettes, part-time farms, and orchards and, 2) to identify areas that may be developed with small-scale agricultural uses, including low intensity agricultural commercial and agricultural industrial uses. The Agriculture Transition designation may serve as a transition zone between urban areas and the large-scale farms and agricultural operations beyond. These lands are intended to remain in agricultural use for the long-term and are not intended for conversion to urban or rural residential uses.

Examples of uses which are considered appropriate under this designation include, but are not limited to: growing and harvesting field crops, grain and hay crops; growing and harvesting fruit and nut trees, vines and vegetables; pasture and grazing land; and animal raising operations. Small-scale retail uses, such as farm stands and other activities that promote the sale of agricultural products are allowed, as are other recreational and tourism uses, such as hunting clubs, duck blinds, and ancillary facilities, provided they do not change the primary use of the land from agricultural.

The minimum parcel size shall be ten (10) acres and building intensity shall not exceed one residential unit per ten (10) acres, except that housing for farm labor and senior citizens in excess of the above standard may be permitted subject to permitting procedures established in the Glenn County Unified Development Code.

URBAN RESERVE (URA) The Urban Reserve Area (URA) designation serves as a placeholder for future urban development. Properties shall remain zoned for agriculture or open space use until such a time as conversion to urban uses is deemed appropriate. Agricultural uses are an acceptable and encouraged interim use. Lands designated Urban Reserve Area are not intended to be extensively subdivided or developed with large-scale or intensive uses until it is appropriate to develop the lands

with urban levels of residential, commercial, parks and recreation, and public/semi-public uses to meet the needs of the County.

Intensive uses, such as industrial, alternative energy, and agricultural commercial/industrial uses that may conflict with future urbanization of the area are not allowed. Lands designated Urban Reserve Area shall not be amended to urban land use designations (e.g., residential, commercial, parks and recreation, and public/semi-public uses) in a piecemeal fashion. It is anticipated that most of these parcels will be redesignated under future General Plans when additional lands are needed to accommodate growth.

RESIDENTIAL LAND USE DESIGNATIONS

RURAL RESIDENTIAL (RR) The Rural Residential (RR) designation is utilized to identify areas suitable for large lot, low density residential uses that provide for development which is compatible with a rural character and life-style.

Examples of uses which are considered appropriate under this designation include, but are not limited to: single-family residences; agricultural and domestic livestock farming on a limited scale; and home occupations.

The minimum parcel size shall be five (5) acres and building intensity shall not exceed one residential unit per five (5) acres.

SUBURAN RESIDENTIAL (SR) The Suburban Residential (SR) designation is utilized for areas suitable for smaller residential parcel sizes in areas that should remain rural in character. This designation provides for development that is compatible with subdivisions in a suburban setting.

Examples of uses which are considered appropriate under this designation include, but are not limited to, single-family residences; agricultural and domestic livestock farming on a limited scale; and home occupations.

The minimum parcel size shall be one (1) acre and building intensity shall not exceed one residential unit per acre. For parcels that cannot connect to a municipal wastewater system, the minimum parcel size shall be two (2) acres, with building intensity not exceeding one residential unit per two acres.

SINGLE FAMILY RESIDENTIAL (SFR)

The Single Family Residential (SFR) designation identifies areas suitable for the development of residential dwelling units intended for occupancy by only one household, and physically independent from other dwelling units or structures.

Examples of uses which are considered appropriate under this designation include, but are not limited to: "traditional" single-family detached housing; mobile home subdivisions; mobile home parks; and planned residential developments.

The SFR designation allows a range of 1 to 8 dwelling units per acre, and the minimum parcel size shall be 5,000 square feet.

MULTIPLE FAMILY RESIDENTIAL (MFR)

The Multiple Family Residential (MFR) designation identifies areas suitable for the development of structures containing more than one dwelling unit, including duplexes and triplexes.

Examples of uses which are considered appropriate under this designation include, but are not limited to: attached housing; apartments; group housing; condominiums; mobile home parks; and planned residential developments.

The MFR designation allows a range of 9 to 22 dwelling units per acre, and the minimum parcel size shall be 5,000 square feet.

COMMERCIAL DESIGNATIONS

HIGHWAY AND SERVICE COMMERCIAL (HSC)

The Highway and Service Commercial (HSC) designation identifies areas to serve the more intensive commercial needs of County residents, business, visitors, and travelers. This designation provides areas suitable for heavier commercial uses involving outdoor storage, display and work activity, as well as commercial areas adjacent to major roadways where higher levels of vehicular traffic are expected.

Examples of uses which are considered appropriate under this designation include, but are not limited to: travel-related services such as gasoline service stations, truck stops, food and beverage sales, eating and drinking establishments, lodging, automotive-related or heavy equipment services and sales; lumber yards; machine shops; trucking terminals/ printing/publishing facilities; and warehousing.

The HSC designation allows floor-area-ratios (FARs) up to 0.75, and the minimum parcel size shall be 8,000 square feet.

COMMUNITY COMMERCIAL (CC) The Community Commercial (CC) designation provides for a full range of commercial retail and service establishments. CC areas should satisfy a variety of personal needs as well as those of other nearby businesses.

Examples of uses which are considered appropriate under this designation include, but are not limited to: gasoline service stations; hardware stores; eating and drinking establishments; food and beverage sales; public buildings; general merchandise stores; professional offices; and medical services. CC uses may also include agricultural supply and commodities sales; veterinary services; and other agricultural-related services.

The CC designation allows floor-area-ratios (FARs) up to 0.5, and the minimum parcel size shall be 8,000 square feet.

MIXED USE (MU) The Mixed Use (MU) designation establishes areas appropriate for higher density and intensity development, redevelopment, or a broad spectrum of compatible land uses ranging from a single use to a cluster of uses. The MU designation encourages placing housing, jobs, services, and recreational land uses close together within a project site, or on different stories of the same building. This designation is placed primarily in the community centers, downtown districts, and in-fill areas to encourage economic investment and revitalization of these core areas through promoting community-serving retail, office, and residential opportunities in a dense, compact form with opportunities for people to access the project and other destinations through bicycle, pedestrian, and mass transit modes. The MU designation is applied to areas that are or will be serviced by public water and sewer districts.

Examples of uses which are considered appropriate under this designation include, but are not limited to: retail, office, residential, hotel, recreation, public facilities and/or other compatible use. Individual projects may include a combination of both residential and non-residential uses and exclusively residential uses are allowed. Residential uses shall occupy at least 50 percent of the total floor area of a mixed-use project.

The MU designation allows non-residential floor-area-ratios (FARs) up to 0.75 and residential densities ranging from 14 to 25 units per acre. The minimum parcel size shall be 8,000 square feet.

RURAL SERVICE CENTER (RSC) The Rural Service Center (RSC) designation identifies areas suitable to provide necessary housing and services in small rural communities. These areas are very small, predominantly residential settlements. Growth potential in these areas is severely limited by the lack of urban services. The Rural Service Center designation anticipates multiple land uses on any given lot, consistent with and supportive of a higher intensity of development in the community area core that will contribute to a prosperous economy and higher quality of life in each of these rural centers. Subdivision or lot splitting into parcels smaller than two acres is prohibited, unless community water and septic/sewer systems can be provided to serve lots smaller than two acres.

INDUSTRIAL DESIGNATIONS

BUSINESS PARK LIGHT INDUSTRIAL (BPLI) The purpose of the Business Park Light Industrial (BPLI) designation is to strengthen and enhance industrial and business development potential by designating areas where adequate infrastructure can be provided to support new industries or the relocation of industries, and a "workplace use" environment can be provided.

Examples of uses which are considered appropriate under this designation include, but are not limited to: offices; research and development parks; light industrial parks; warehousing; health clubs and gymnasiums; small proprietary industries; "incubator" businesses and industries; and incidental retail uses.

The BPLI designation allows floor-area-ratios (FARs) up to 0.5, and the minimum parcel size shall be one (1) acre.

INDUSTRIAL (I) The purpose of the Industrial (I) designation is to provide for a range of manufacturing operations; the processing of natural resources; and the processing of agricultural products. The intent is to encourage appropriate industrial/manufacturing development that will be compatible with adjacent land uses and will not create adverse environmental impacts.

Examples of uses which are considered appropriate under this designation include, but are not limited to: light manufacturing uses; fabrication shops; large warehouses; equipment storage yards; distribution sales; batch plants; lumber mills; auto wrecking, salvage and junk yards; fuel tank farms; and energy facilities.

The Industrial designation allows floor-area-ratios (FARs) up to 1.0 and the minimum parcel size shall be 10,000 square feet. Outdoor storage shall be completely screened and shall not exceed one hundred percent (100%) of the gross floor area of all structures.

RECREATION AND OPEN SPACE DESIGNATIONS

OPEN SPACE/PUBLIC LANDS (OSP) The Open Space/Public Lands (OSP) designation is used to identify areas having open space value as primitive or natural areas; to identify areas in public ownership which are reserved for wilderness use or as a wildlife or nature preserve; to retain certain lands in a natural or undisturbed state; to identify lake recreation areas and to provide for use of these areas for active or passive public recreation purposes.

Examples of uses which are considered appropriate under this designation include, but are not limited to: wildlife or nature preserves; passive, non-intensive recreational uses (such as picnic areas or walking/hiking trails); public campgrounds; public parks; and important natural resource areas.

There is no minimum parcel size for this designation.

PUBLIC FACILITIES (PF) The purpose of the Public Facilities (PF) designation is to provide areas for the development of public facilities to meet public needs.

Examples of uses which are considered appropriate under this designation include, but are not limited to: institutional, academic, governmental and community services, either publicly-owned or operated by non-profit organizations, such as fire stations, parks and community centers.

The PF designation allows floor-area-ratios (FARs) up to 0.75 and the minimum parcel size shall be 6,000 square feet.

RECREATION (R) The Recreation classification is used to identify areas having open space value for recreation purposes and provide for utilization of these areas for public or private recreational development.

Examples of uses which are considered appropriate under this classification include, but are not limited to: private and public campgrounds; private and public parks or playgrounds; water-related recreation activities; golf courses and/ or driving ranges; restaurants; recreationally-related commercial activity; outdoor theaters; ball parks; and race tracks.

Areas designated as Recreation shall not be utilized for permanent residences. The minimum parcel size shall be five (5) acres. Structures shall not cover more than twenty percent (20%) of the site or be higher than thirty feet (30').

RECREATION AND PLANNED MOTORSPORT (RPM) This designation is intended to provide for motorsports uses, and a wide range of supporting commercial, retail, concession, storage, and quasi-public sport and recreation themed uses at a scale that creates a destination for regional and local users, and provides an attractive destination for uses and events that support economic development and community identity objectives. Developments in the RPM designation may include a mix of uses and support services (such as garage/storage, concessions, commercial, and retail uses), recognizing that they provide recreation experiences or directly serve the recreational uses.

The RPM designation is only applied to areas where a specific development proposal is submitted, or where a current RPM designation exists. Areas designated as RPM shall not be utilized for permanent residences, however temporary accommodations for overnight stays may be included on a conditional case-by-case basis.

There is no minimum parcel size for this use, however this use must include one or more contiguous parcels totaling one hundred, sixty (160) acres or more.

Structures shall not cover more than twenty percent (20%) of the site. Structures higher than thirty feet (30') shall be subject to design review and conditional use permit requirements.

Table LU-1: General Plan Land Use Designation and Zoning Districts Compatibility		
General Plan Land Use Designation	Existing Zoning Districts and Special or Combining Zones	Future Zoning Districts and Special or Combining Zones
General Agriculture (GA)	Recreation Zone (RZ) Recreation and Planned Motorsports Zone (RPM) Foothill Agricultural/Forestry Zone (FA) Exclusive Agricultural Zone (AE) Agricultural Transitional Zone (AT) Agricultural Preserve Zone (AP) Farmland Security Zone (FS)	Commercial Resort (C-R)
Intensive Agriculture (IA)	Foothill Agricultural/Forestry Zone (FA) Exclusive Agricultural Zone (AE) Agricultural Preserve Zone (AP) Farmland Security Zone (FS)	
Foothill Agriculture/ Forestry (FA)	Recreation Zone (RZ) Recreation and Planned Motorsports Zone (RPM) Foothill Agricultural/Forestry Zone (FA) Exclusive Agricultural Zone (AE) Agricultural Transitional Zone (AT) Timberland Preserve Zone (TPZ) Agricultural Preserve Zone (AP) Farmland Security Zone (FS)	Commercial Resort (C-R)
Agriculture Transition (AT)	Foothill Agricultural/Forestry Zone (FA) Agricultural Transitional Zone (AT) Agricultural Preserve Zone (AP) Farmland Security Zone (FS) Rural Residential Estate Zone (RE) Rural Residential Estate Zone- North Willows (RE-NW)	
Urban Reserve Area (URA)	Recreation Zone (RZ) Foothill Agricultural/Forestry Zone (FA) Exclusive Agricultural Zone (AE) Agricultural Transitional Zone (AT)	Commercial Resort (C-R)

Table LU-1: General Plan Land Use Designation and Zoning Districts Compatibility

General Plan Land Use Designation	Existing Zoning Districts and Special or Combining Zones	Future Zoning Districts and Special or Combining Zones
	Agricultural Preserve Zone (AP) Farmland Security Zone (FS) Rural Residential Estate Zone (RE) Rural Residential Estate Zone- North Willows (RE-NW)	
Rural Residential (RR)	Rural Residential Estate Zone (RE) Rural Residential Estate Zone- North Willows (RE-NW) Planned Development Residential District (PDR)	
Suburban Residential (SR)	Single Family Residential Zone (R-1) Planned Development Residential District (PDR)	
Single Family Residential (SFR)	Single Family Residential Zone (R-1) Planned Development Residential District (PDR)	
Multiple Family Residential (MFR)	Multiple Residential Zone (R-M) Planned Development Residential District (PDR) Planned Mobile Home Parks (MHP)	
Highway and Service Commercial (HSC)	Commercial Zone (C) Service Commercial Zone (SC) Highway and Visitor Commercial District (HVC) Planned Development Commercial District (PDC)	
Community Commercial (CC)	Local Commercial District (LC) Community Commercial District (CC) Commercial Zone (C) Planned Development Commercial District (PDC)	
Mixed Use (MU)	Multiple Residential Zone (R-M) Local Commercial District (LC)	Mixed Use Zone (MU)

Table LU-1: General Plan Land Use Designation and Zoning Districts Compatibility		
General Plan Land Use Designation	Existing Zoning Districts and Special or Combining Zones	Future Zoning Districts and Special or Combining Zones
	Community Commercial District (CC) Commercial Zone (C) Planned Development Residential District (PDR) Planned Development Commercial District (PDC)	
Rural Service Center (RSC)	Rural Residential Estate Zone (RE) Single Family Residential Zone (R-1) Multiple Residential Zone (R-M) Planned Development Residential District (PDR) Local Commercial District (LC) Community Commercial District (CC) Commercial Zone (C) Service Commercial Zone (SC) Highway and Visitor Commercial District (HVC) Planned Development Commercial District (PDC) Planned Mobile Home Parks (MHP)	
Business Park Light Industrial (BPLI)	Industrial Zone (I) Planned Development Commercial District (PDC) Industrial Park District (MP)	
Industrial (I)	Industrial Zone (I) Industrial Park District (MP)	
Open Space/Public Lands (OSP)	Recreation Zone (RZ) Timberland Preserve Zone (TPZ)	Commercial Resort (C-R)
Public Facilities (PF)	Recreation Zone (RZ) Airport Zone (AV)	Commercial Resort (C-R)
Recreation and Planned Motorsport (RPM)	Recreation and Planned Motorsport Zone (RPM)	

LU 1-3 Locate lands designated for future development based on constraints associated with natural features, such as soil, slope, and drainage, preservation of the County's resources, including agriculture, open space, and scenic views, and by public service availability, such as sewer and water capability.

LU 1-4 Provide for a variety of residential options through the Unified Development Code in order to accommodate the housing needs of all segments of the county's population.

LU 1-5 Require development projects to provide adequate and appropriately located land, easements, or in-lieu fees for recreational uses, including neighborhood parks, existing and planned trails, and connections to existing or planned trails and other recreational resources.

LU 1-6 Locate new County government buildings and other public and quasi-public uses, such as hospitals, meeting halls, and private schools, in existing urbanized areas in convenient, central locations that provide maximum access for the maximum number of residents.

LU 1-7 Encourage future schools to be located in areas throughout the community in close proximity to the areas they are intended to serve.

LU 1-8 Schools are an allowed land use within all residential, commercial, and mixed-use designations.

ACTIONS IN SUPPORT OF GOAL LU-1

Action LU-1a *Following the adoption of this plan, review and revise the County Unified Development Code, development standards, and zoning maps to conform to the updated General Plan.*

Action LU-1b *Update the Glenn County Development Code to add the following new zoning districts:*

- *Commercial Resort (C-R) Zoning District. The C-R zone is intended to provide opportunities for a mix of commercial uses oriented towards tourists and other visitors to the County, including but not limited to, agriculturally based tourism, sports fishing, hunting, marinas, lodging, and other related uses.*
- *Mixed Use (MU) Zoning District. The MU zone is intended to provide for a mix of both commercial and residential uses at residential densities similar to the MFR zoning district.*

Action LU-1c *Regularly review the General Plan to ensure that its policies and actions still reflect public sentiment about the desired character of communities, that adequate policies are in place to protect the County's important resources, and that adequate land is identified to accommodate high-quality employment-generating uses and associated housing demand.*

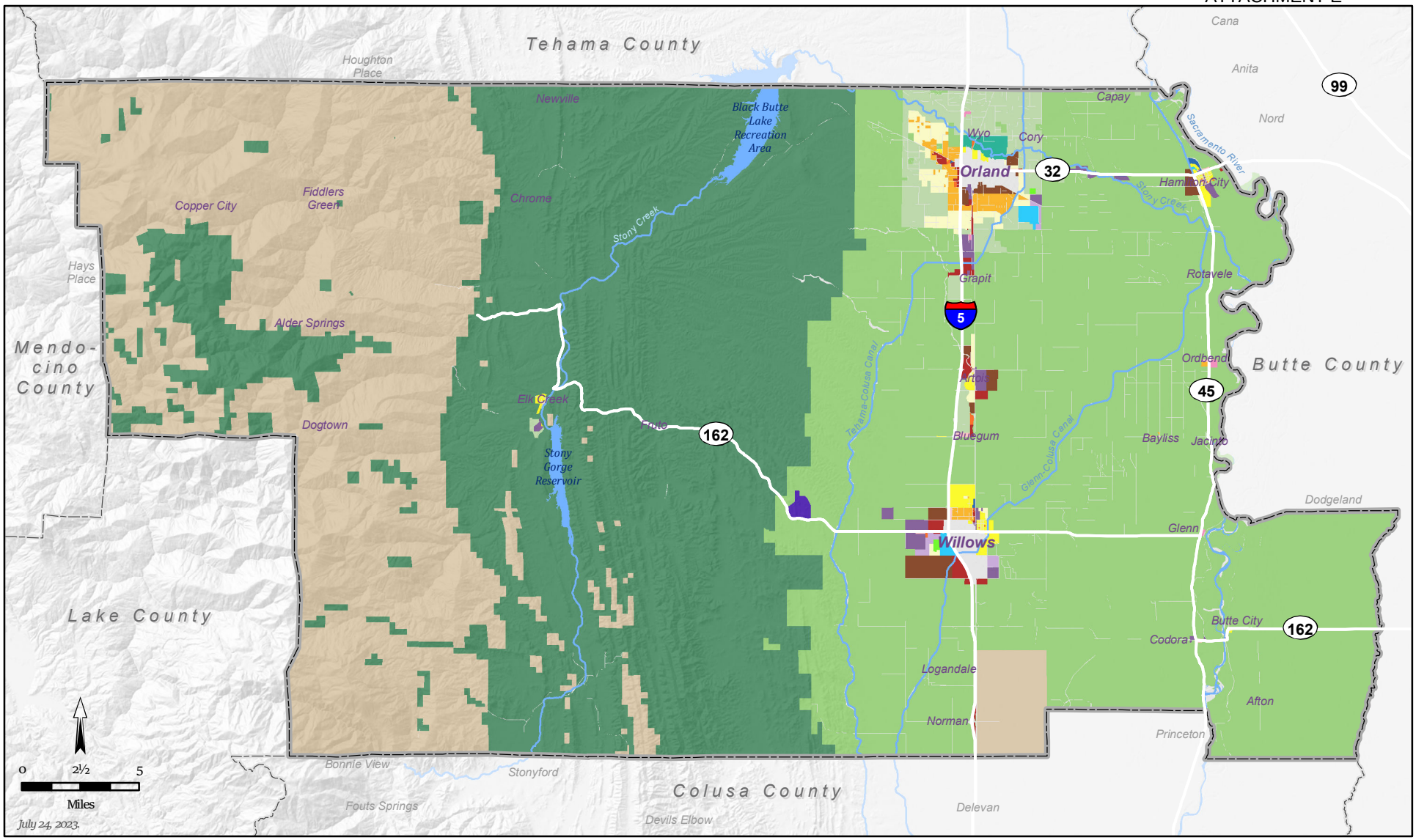
Action LU-1d *Refer applications for General Plan Amendments which would, in the judgment of the Director of Planning and Community Development Services, represent a substantive departure from the direction of the General Plan, to the Board of Supervisors for consideration prior to full review, including compliance with the California Environmental Quality Act, and processing. The Board of Supervisors shall be asked to determine whether: (a) the application may proceed, or (b) the application should be immediately scheduled for denial.*

Action LU-1e *Through the development review and permit process, ensure that residential developments meet the minimum density requirement stipulated on the Land Use Map in order to ensure that Glenn County has an ample number of housing units to meet all of its housing needs.*

Action LU-1f *Calculate residential densities by gross acre, as outlined in Policy LU 1-2 of this Land Use Element.*

Action LU-1g *Through the development review and permit process, screen development proposals for land use compatibility, including potential conflicts with adjacent uses and operations.*

Action LU-1h *Collaborate and coordinate with the local school districts to assist in the identification of suitable future school sites, and provide assistance through land use and zoning actions to aid the school districts in the procurement and entitlement of future school sites.*



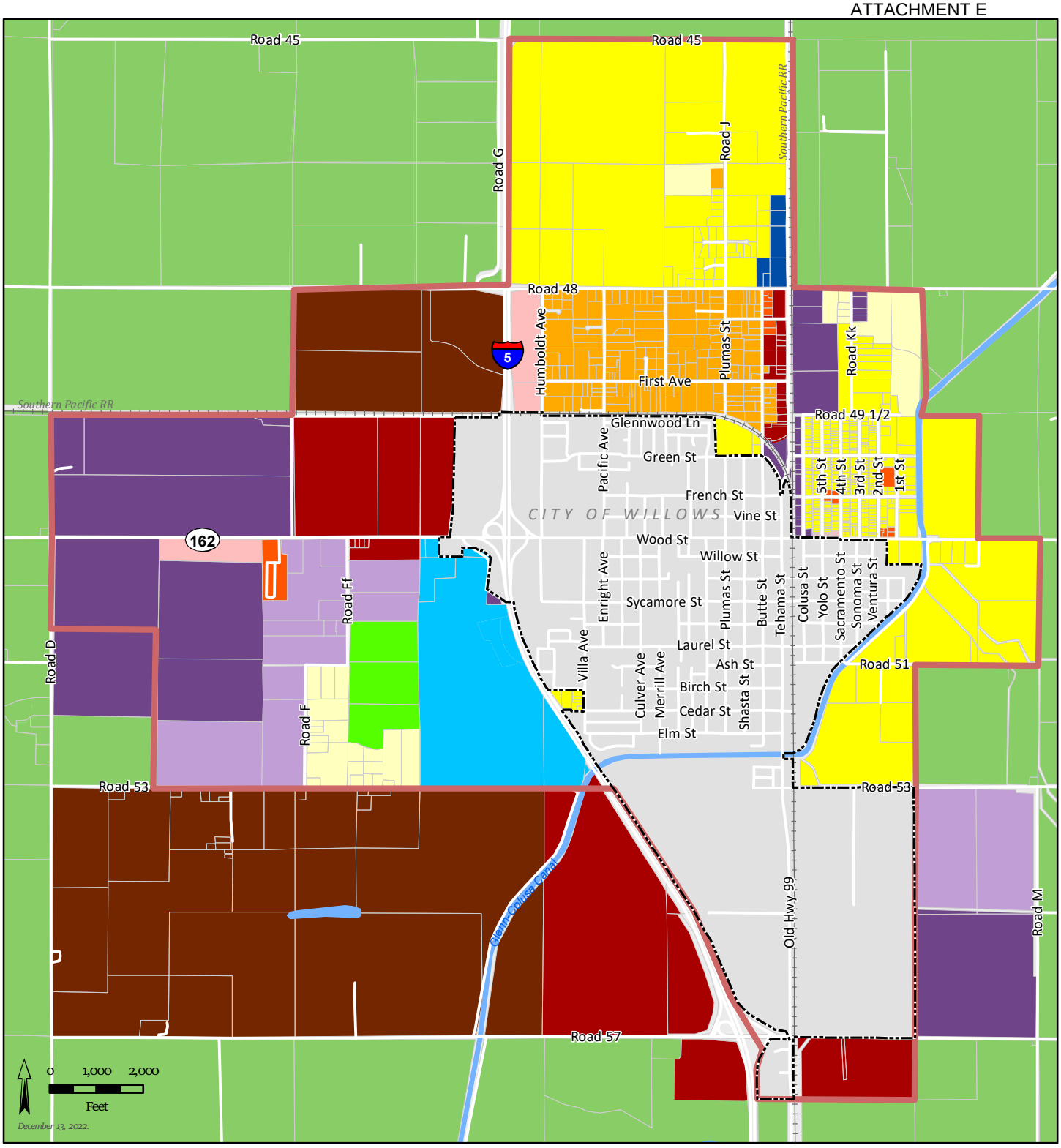
General Plan Designations

- Foothill Agriculture/Forestry
- General Agriculture
- Intensive Agriculture
- Agricultural/Residential
- Ag Transition
- Rural Residential
- Single Family Residential
- Suburban Residential
- Multiple Family Residential
- Urban Reserve
- Community Commercial
- Highway and Service Commercial
- Rural Service Center
- Business Park Light Industrial
- Industrial
- Recreation and Planned Motorsports
- Mixed Use
- Public Facilities
- Recreation

COUNTY OF GLENN, CALIFORNIA

FIGURE LU-1.
LAND USE MAP - COUNTYWIDE

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LEGEND

City of Willows

Willows Sphere of Influence

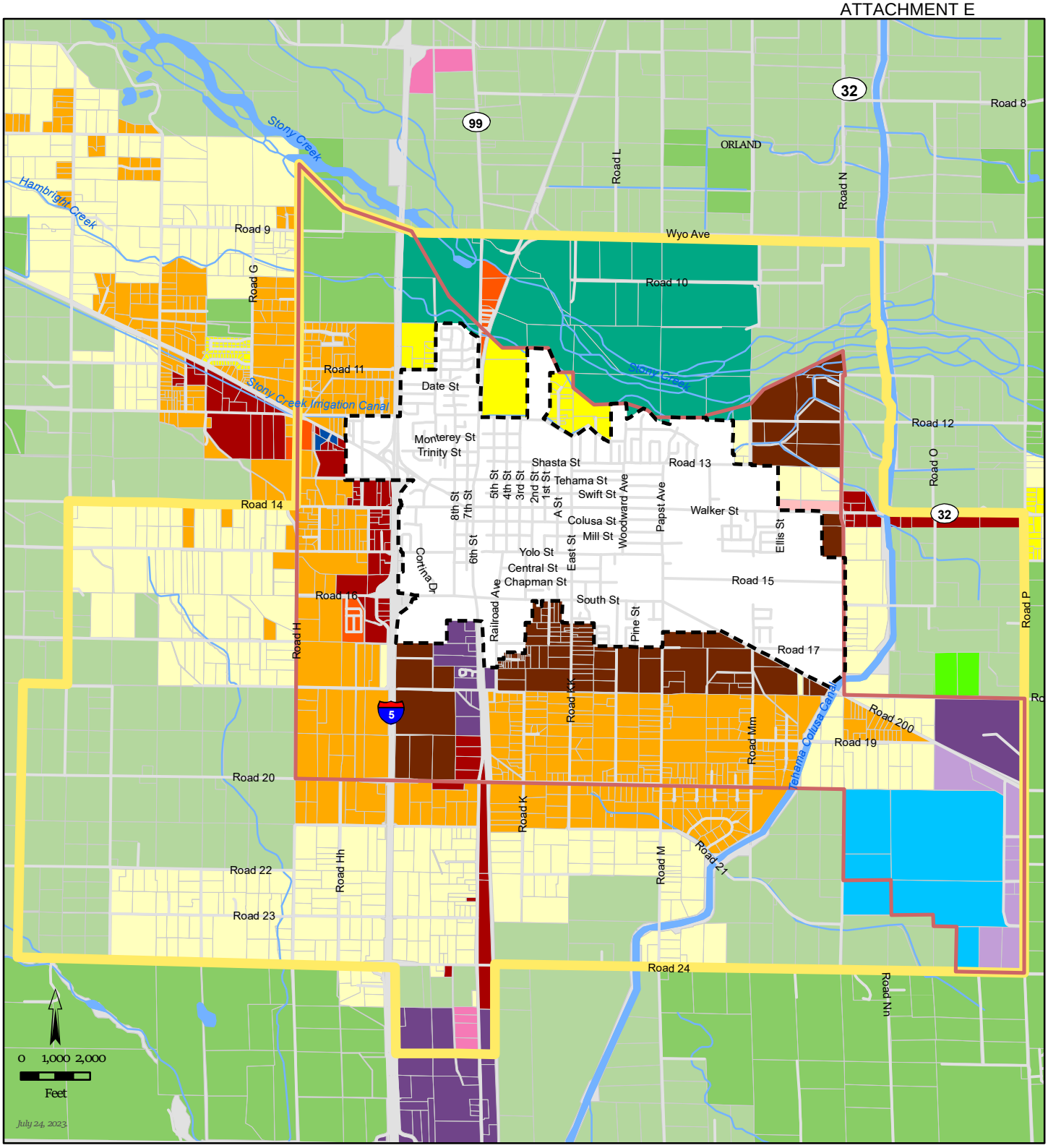
General Plan Designations

- Foothill Agriculture/Forestry
- General Agriculture
- Intensive Agriculture
- Agricultural/Residential
- Ag Transition
- Rural Residential
- Single Family Residential
- Suburban Residential
- Multiple Family Residential
- Urban Reserve
- Community Commercial
- Highway and Service Commercial
- Rural Service Center
- Business Park Light Industrial
- Industrial
- Mixed Use
- Public Facilities
- Recreation

COUNTY OF GLENN, CALIFORNIA

FIGURE LU-2.
LAND USE MAP - WILLOWS

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LEGEND

- Orland City Limits
- Orland Sphere of Influence
- General Plan FocusArea

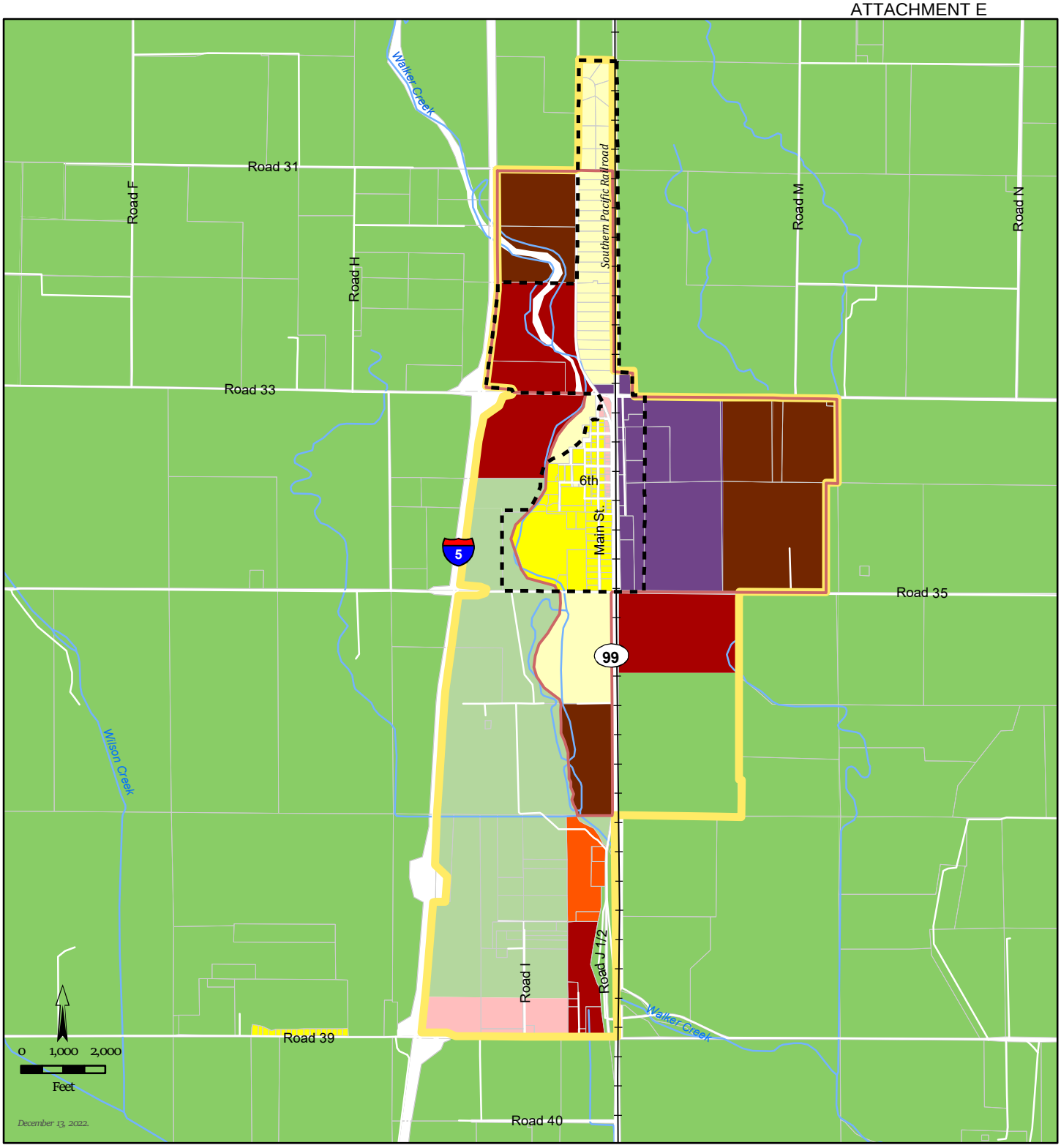
General Plan Designations

- Foothill Agriculture/Forestry
- General Agriculture
- Intensive Agriculture
- Agricultural/Residential
- Ag Transition
- Rural Residential
- Single Family Residential
- Suburban Residential
- Multiple Family Residential
- Urban Reserve
- Community Commercial
- Highway and Service Commercial
- Rural Service Center
- Business Park Light Industrial
- Industrial
- Recreation and Planned Motorsports
- Mixed Use
- Public Facilities
- Recreation

COUNTY OF GLENN, CALIFORNIA

FIGURE LU-3.
LAND USE MAP - ORLAND

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LEGEND

Artois Urban Limit Line

Artois Sphere of Influence

Artois General Plan Focus Area

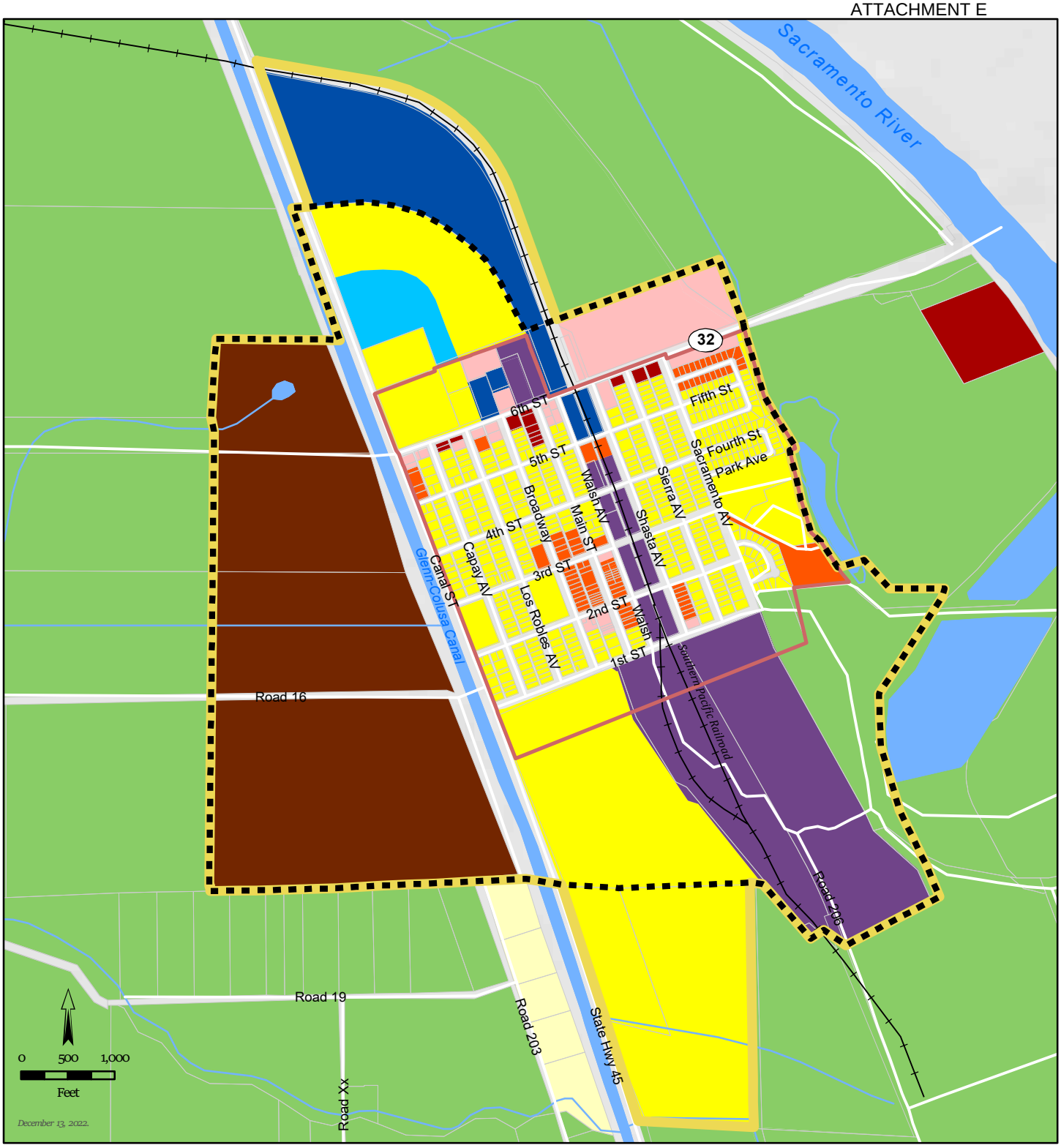
General Plan Designations

- Foothill Agriculture/Forestry
- General Agriculture
- Intensive Agriculture
- Agricultural/Residential
- Ag Transition
- Rural Residential
- Single Family Residential
- Suburban Residential
- Multiple Family Residential
- Urban Reserve
- Community Commercial
- Highway and Service Commercial
- Rural Service Center
- Business Park Light Industrial
- Industrial
- Mixed Use
- Public Facilities
- Recreation

COUNTY OF GLENN, CALIFORNIA

FIGURE LU-4.
LAND USE MAP - ARTOIS

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LEGEND

Urban Limit Line

Sphere of Influence

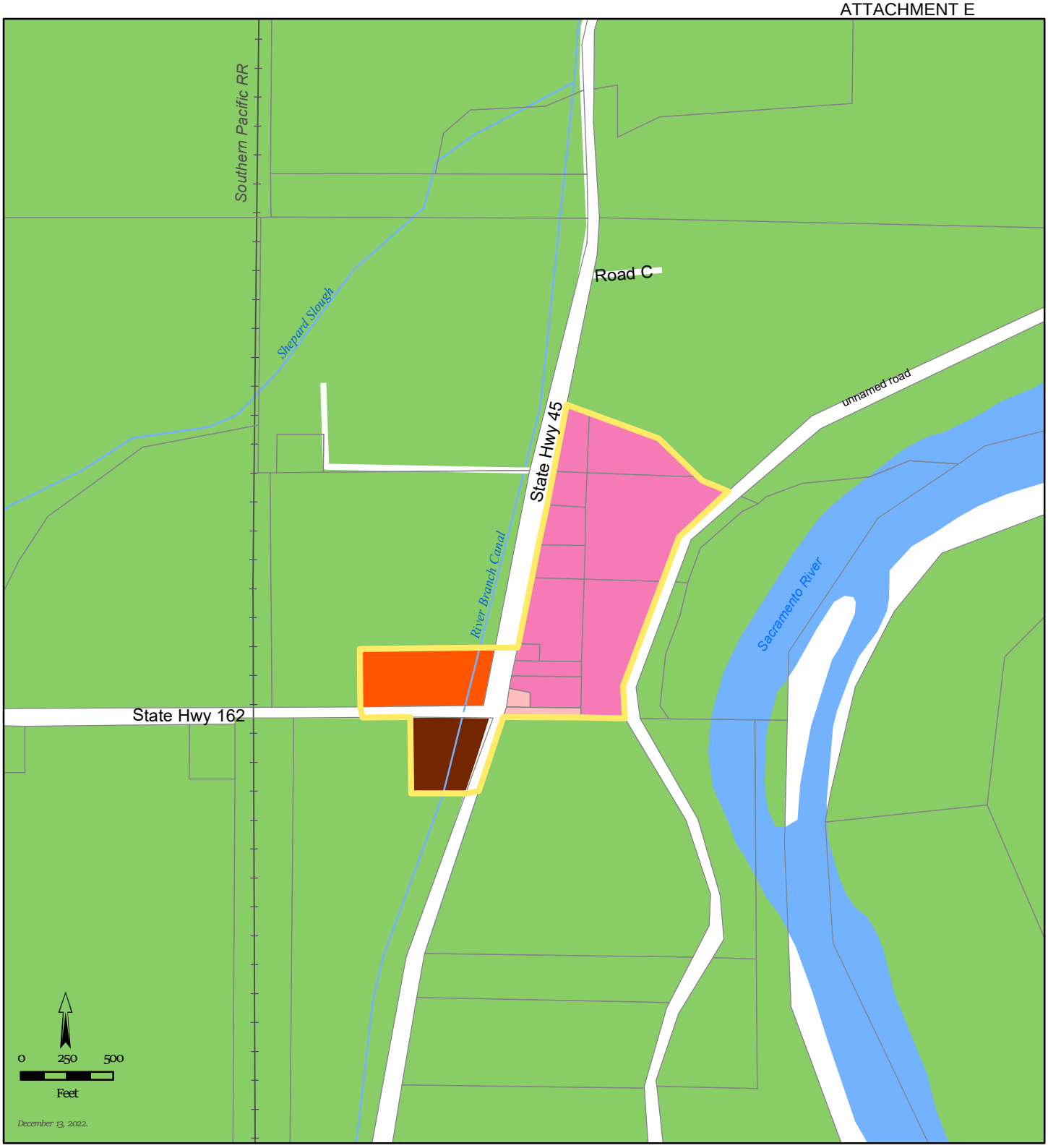
General Plan Focus Area

General Plan

- Foothill Agriculture/Forestry
- General
- Intensive
- Agricultural/Residential
- Ag
- Rural Residential
- Single Family Residential
- Suburban Residential
- Multiple Family Residential
- Urban
- Community Commercial
- Highway and Service Commercial
- Rural Service
- Business Park Light Industrial
- Industrial
- Mixed
- Public

COUNTY OF GLENN, CALIFORNIA

FIGURE LU-5.
LAND USE MAP - HAMILTON CITY



LEGEND

Glenn General Plan Focus Area

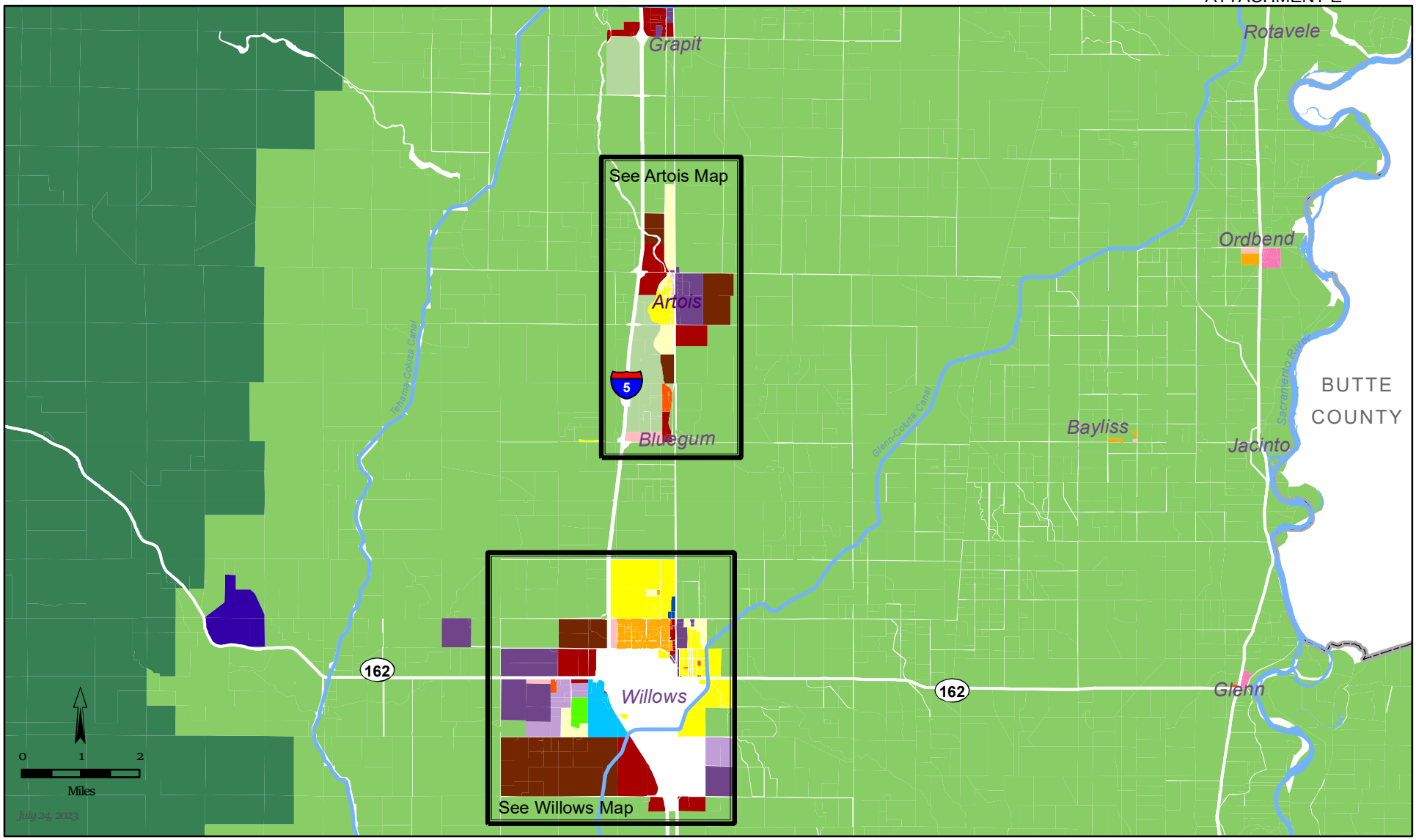
General Plan Designations

- Foothill Agriculture/Forestry
- General Agriculture
- Intensive Agriculture
- Agricultural/Residential
- Ag Transition
- Rural Residential
- Single Family Residential
- Suburban Residential
- Multiple Family Residential
- Urban Reserve
- Community Commercial
- Highway and Service Commercial
- Rural Service Center
- Business Park Light Industrial
- Industrial
- Mixed Use
- Public Facilities
- Recreation

COUNTY OF GLENN, CALIFORNIA

FIGURE LU-6.
LAND USE MAP - GLENN

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A Land Use Planning, Design, and Environmental Firm



General Plan Designations

- Foothill Agriculture/Forestry
- General Agriculture
- Intensive Agriculture
- Agricultural/Residential
- Ag Transition
- Rural Residential
- Single Family Residential
- Suburban Residential
- Multiple Family Residential
- Urban Reserve
- Community Commercial
- Highway and Service Commercial
- Rural Service Center
- Business Park Light Industrial
- Industrial
- Recreation and Planned Motorsports
- Mixed Use
- Public Facilities
- Recreation

COUNTY OF GLENN, CALIFORNIA

FIGURE LU-7.
LAND USE MAP - I5 CORRIDOR

De Novo Planning Group
A Land Use Planning, Design, and Environmental Firm

FOCUSED GROWTH

Goal LU-2

Focus future growth in and around existing communities in order to preserve and enhance the County's agriculture and rural character, and to provide safe, attractive and vibrant community areas

POLICIES

LU 2-1 Concentrate future development within or adjacent to the communities that provide urban services, including Willows, Orland, Hamilton City, and Artois, with an emphasis on placing large-scale and more intense development projects in these population centers as opposed to other rural and remote areas that lack public services and amenities, or are not connected to an existing community.

LU 2-2 Make land use decisions that promote compact communities, generally filling in gaps of vacant and underutilized land between already developed areas before growing outward.

LU 2-3 Use the Agricultural Transition and Rural Residential land use designations to buffer agricultural and other types of open space from existing communities.

LU 2-4 Prohibit freestanding subdivisions and large-scale commercial developments that are isolated from existing communities, are outside of city and utility district spheres of influence, and/or and lack access to urban-level services.

LU 2-5 To conserve open space and agricultural lands outside of planned urban areas and provide the efficient use of public services, make land use decisions that reinforce the cultural and economic viability of unincorporated community centers of the County, including Hamilton City, Artois, Glenn, Codora, and Ord Bend.

LU 2-6 Use the Urban Reserve Area land use designation to identify lands for future urban use and to delineate the maximum extent of urban growth that can occur around established communities.

LU 2-7 Require development proposals for lands designated Urban Reserve Area to request a General Plan Amendment to the proposed use. The General Plan Amendment shall require the following findings:

- The majority of adjacent designated urban residential and commercial lands has been built out or has received land use entitlements necessary for build out,
- Urban services (water, wastewater, storm drainage, utilities, and roads) have been extended or planned to be extended to the lands proposed for a General Plan Amendment,
- Adequate flood control measures are in place,
- The amendment would not create an island of urban uses in a rural, agricultural, or open space area, and
- The amendment would not result in leapfrog development patterns.

LU 2-8 Require that permanent, well-defined buffer areas be provided as part of new non-agricultural development proposals located adjacent to designated agricultural land uses. These buffer areas shall be dedicated in perpetuity, shall be of sufficient size to protect agriculture from the impacts of incompatible development and to mitigate the effects of agricultural operations on adjacent land uses, and shall be credited as open space.

LU 2-9 Use permanent physical features or barriers to separate agricultural from rural or urban uses wherever possible. Such features include rivers, streams, canals, roads, railroads, and topographical features.

LU2-10 Encourage clustering of residential development when parcels are adjacent to commercial agricultural lands, so as to place dwellings as far as possible from the agricultural land.

LU 2-11 Use permanent physical features or barriers to separate agricultural from rural or urban uses wherever possible. Such features include rivers, streams, canals, roads, railroads, and topographical features.

Leapfrog Development

Leapfrog Development means the development of vacant land which is separated from existing cities or other urban development, leaving large areas of vacant land between developed areas. Leapfrog development often requires the extension of utilities and infrastructure, and often leads to sprawl, which can result in impacts to agricultural lands and sensitive natural habitat.

LU 2-12 Provide for the orderly transition of lands within areas identified for urban development from agricultural to urban uses, and encourage and allow agricultural uses to continue until such time as urban development occurs.

LU 2-13 Ensure that the density and intensity of allowed development in established communities and rural areas is consistent with the existing and planned capability of public services and infrastructure.

LU 2-14 Require proposed urban and rural residential development to be consistent with the following:

Rural Residential

- The soil is determined to be suitable for septic tank use by the Environmental Health Department
- Groundwater is determined to be sufficient to support a well by the Environmental Health Department and Glenn Groundwater Authority
- The parcel can be made accessible from a public street
- It can be demonstrated that the development is compatible with surrounding uses and will not have a significant, adverse effect on adjoining properties.
- The area is accessible for fire protection and can meet fire resistance guidelines if located in a high hazard area.
- It can be demonstrated that potable water is available.

Urban Residential (includes Single Family and Multi Family Residential)

- The community utility systems, including water, drainage, and sewer, if available, can accommodate the additional demand.
- The area has access to a major transportation route and reasonable access to transit service.
- The impact of the development on local streets can be mitigated to acceptable levels.

- Adequate fire protection measures are provided.
- The site adjoins existing urban (residential, commercial, public facility, etc.) development.
- The project avoids the repetition of residential facades/designs within subdivisions.
- The development is compact, is sensitive to natural resources, public safety, efficiently uses water and energy, maximizes bicycle and pedestrian opportunities, provides multi-modal connections to nearby neighborhoods, bike/pedestrian routes and trails, and provides direct, safe routes to services, schools, and shopping.

LU 2-15 Require new development projects to connect to existing community utility service systems (such as water, sewer, and natural gas) when such systems are reasonably available to the project site. "Reasonably available" generally means within 1,000 feet of the parcel line. However, the final determination of "Reasonably available" shall be determined by the Director of the Planning and Community Development Services Agency on a case-by-case basis.

LU 2-16 Allow resource-dependent industrial uses to locate outside urban limit lines and other areas planned for development, when such uses are dependent upon close proximity to resource production lands, and are not dependent on an urban level of service.

LU 2-17 Encourage urban development within the Spheres of Influence (SOIs) of Willows and Orland to be annexed as part of the project review and approval process. Urban development within the SOIs may remain within the County under the following conditions:

a) The city will not consent to annex or annexation is not possible under State law;
b) Public service demands of the proposed development are within service capabilities of the County and affected special districts; and
c) The proposed use and density are consistent with the County's General Plan and compatible with the City's General Plan.

Urban Limit Lines (ULL)

Urban Limit Lines reflect the boundary around cities and unincorporated communities within which urban development will be directed. These lines represent those areas where growth can be accommodated because urban services and infrastructure sufficient to serve development is either available or can be made available within the planning period. ULL's are included for the Cities of Willows, and Orland, and the unincorporated communities of Hamilton City, Artois, Butte City and Elk Creek.

Sphere of Influence (SOI)

A Sphere of Influence (SOI) is the probable physical boundary and service area of a local agency, as adopted by a Local Agency Formation Commission (LAFCO). An SOI may include both incorporated and unincorporated areas within which a city or special district will have primary responsibility for the provision of public facilities and services.

LU 2-18 Ensure that rural and semi-rural living opportunities continue to be provided in the communities in the County, as well as in the rural, forested, and remote areas of the County, when feasible and appropriate with the consideration of a range of factors, including environmental impact, safety, access, hazards and the availability of water.

LU 2-19 Maintain the compatibility of surrounding land uses and development, so as not to impede the existing and planned operation of public airports, landfills and related facilities and community sewage treatment facilities.

LU 2-20 Provide an orderly framework for communication and coordination between the County and the cities of Willows and Orland regarding development, public services and improvements.

LU 2-21 Afford the cities of Orland and Willows the opportunity to review and comment on matters within their adopted Spheres of Influence, and consider their recommendations in rendering land use decisions.

LU 2-22 Work cooperatively and negotiate with each of the cities to achieve mutually beneficial outcomes related to, among other things: planning within spheres of influence; development impact fees for funding of regional parks and amenities, regional roadways and government services that benefit the entire County (including incorporated areas) and "replacement" funding for revenues foregone to protect agriculture and rural character.

ACTIONS IN SUPPORT OF GOAL LU-2:

Action LU-2a *Provide land use and development proposals for proposed projects that are either located within the sphere of influence or within areas of concern or interest, as designated and adopted by LAFCO for the Cities of Willows or Orland to the appropriate city's Planning Department for review and comment.*

Action LU-2b *Actively participate with LAFCO and the relevant cities and agencies in any proposed updates to the spheres of influence of the cities and other public service agencies.*

Action LU-2c *Work closely and actively with the cities, public utility districts, fire districts, and other special districts in developing programs for future capital improvements to ensure that such programs accommodate existing and planned growth.*

Action LU-2d *Encourage annexation to the incorporated cities of properties within one half mile of the existing city limits of Orland and Willows, such as the land area between Stony Creek and the present city limit line of the City of Orland, prior to development.*

Action LU-2e *Update Title 15 (Unified Development Code) Division 3 (Development Districts) Part 2 (Special Land Use Districts) Chapter 520 (RPM Recreation and Planned Motorsport Zone) to guide future development, safety, and infrastructure at RPM facilities. The update should address the following provisions, at a minimum:*

a) Standards and provisions for motorsports operations, activities, and supporting services and logistics;
b) Standards and provisions for supporting commercial uses, include food services, retail, and fuel sales;
c) Standards and provisions for limited temporary residential uses, including residential lofts, RV parks, and other over-night accommodations which are not intended for full-time residential occupancy. Exceptions for full-time residential care-taker units may be developed;
d) Planning for adequate utilities and services, including parking, water, sewer, drainage, and fire protection; and
e) Provisions and safety standards for the use and storage of hazardous materials, including volatile fuels

AGRICULTURAL LAND USE

Goal LU-3

Maintain agriculture as the primary dominant land use within the County, and ensure that land use and planning decisions support a strong a vibrant agricultural economy

POLICIES

LU 3-1 Ensure that future development and land use decisions protect the integrity of agriculture and do not create a hardship for the county's farmers.

LU 3-2 Ensure that lands presently in agricultural uses that do not adjoin existing communities continue to be designated for agricultural uses and are protected through the county's land use regulations.

LU 3-3 Require lands designated General Agriculture, Intensive Agriculture, Foothill Agricultural/Forestry, or Agriculture Transition to remain designated for agricultural use, including businesses or uses that directly support County agricultural activities, for at least the duration of the planning period, with the exception of lands re-designated consistent with the requirements of Policy LU 3-4.

LU 3-4 The Land Use Map may be amended from time to time to ensure that there is an adequate supply of industrial, commercial, public service, residential, and other lands to serve the County's economic needs. However, agricultural and open space lands shall not be re-designated or developed for urban or residential uses unless:

- The proposed use is necessary for the economic, agricultural, and social well-being of the County.
- Residential uses are located away from areas of excessive noise, smoke, or dust, especially in those areas adjoining freeways or industrial uses.
- The proposed use will not conflict with existing or anticipated uses in the vicinity.

LU 3-5 With the exception of farmworker and senior housing allowed by state law, limit residential development on agricultural parcels to a single-family primary home and second unit consistent with State housing law.

LU 3-6 Continue to allow industrial agriculture-related operations and facilities on parcels designated for agricultural uses. Examples include processing plants and facilities, such as hulling operations, greenhouses, wineries, silos, dehydrators, canneries and similar agricultural support uses.

LU 3-7 Develop accommodations for the development of large-scale commercial energy production, such as solar, on agricultural parcels. Such projects shall require the following:

- A use permit.
- An energy production overlay zone.
- Detailed and rigorous site planning and development standards.

Such projects shall only be located on agricultural parcels with marginal or poor farmland. Prime farmlands are not appropriate for this type of development.

ACTIONS IN SUPPORT OF GOAL LU-3

Action ***LU-3a*** Utilize density transitions in order to protect the integrity of existing land use patterns and minimize the impacts on existing uses and residents. It shall be County policy:

1. To locate lower residential densities adjacent to open space, areas of agricultural use, and existing lower density residential areas;
2. To locate higher residential densities in proximity to services, transit, and/or employment activity centers;
3. To require buffer lots in new residential developments that abut agricultural parcels.

Action LU-3b Amend the Unified Development Code to include an Energy Park Combining Zone and prepare an Energy Production Ordinance. The Energy Park Combining Zone and Energy Production Ordinance shall include standards including, but not limited to:

a. Height, size and location of structures and facilities.

b. Protection of natural resources, including sensitive habitat, riparian areas, wetlands, and scenic viewsheds.

c. Setbacks from adjacent parcels to minimize or reduce land use conflicts.

d. Adequate parking and circulation network improvements.

e. Security and site access controls.

f. Nighttime lighting.

g. Noise, odors and other nuisances.

Action LU-3c Solicit and encourage the voluntary establishment of conservation easements or other development restrictions to the County or a qualified private nonprofit corporation to preserve the agricultural use of the land in areas designated for agricultural use, where subdivision of land would promote incompatible development.

Action LU-3d Continue to utilize a "Right to Farm" Ordinance as a method to reduce the impacts of potential land use conflicts.

COMMERCIAL LAND USE

Goal LU-4

Provide for a diversified mix of strong retail centers, service commercial activities, manufacturing enterprises, and high-paying employment opportunities that contribute to Glenn County's economic well-being

POLICIES

LU 4-1 Encourage commercial and industrial development in areas where adequate facilities and services exist or where facilities and services can be made available, including areas within and adjacent to the incorporated cities, established unincorporated communities, and along the I-5 corridor.

LU 4-2 Require proposed commercial development to be consistent with the following:

a) The area can be readily hooked up to public water facilities.

b) The community utility systems can accommodate the added demand without additional costs to the existing community.

c) The area has access to a major transportation route.

d) The impact of the development on local streets, including traffic congestion and noise, can be mitigated to acceptable levels.

e) Adequate fire protection measures are provided.

LU 4-3 Encourage infill development of vacant lots within existing commercial districts and the core downtown/business areas before new shopping areas are built on the periphery of communities.

LU 4-4 Ensure that zoning and land use designations at the Interstate 5 freeway interchanges at Artois, and the unincorporated areas near Willows and Orland are used for highway-oriented commercial uses. These uses, which include hotels, restaurants, and service stations, should be oriented to interstate travelers, tourists, and visitors to the County's various open space recreation and agricultural opportunities.

Development at these interchanges should be planned to minimize traffic and safety hazards on local streets and regional transportation facilities to the extent feasible.

LU 4-5 Discourage the conversion of designated industrial land to non-industrial uses.

LU 4-6 Where appropriate, promote the development of well-planned and designed industrial and business parks catering to local businesses, as well as to outside opportunities.

LU 4-7 Require proposed industrial development to be consistent with the following:

a) The area can be readily hooked up to public sewer and water facilities where these facilities are available, or to private sewer and water facilities where utilities do not yet exist.

b) If the industry uses community utilities, that community systems can accommodate the added demand without additional costs to the existing community.

c) If the project is to be served by groundwater wells, that reliable, scientific data be provided in the project development application that demonstrates that groundwater will be available under all conditions, including drought, that surrounding the wells will not have appreciable adverse effects on the quality and quantity of existing domestic and agricultural water supplies, and that private sewage disposal systems can comply with Environmental Health Department standards.

d) The project will not significantly contribute to air, water, light, and noise pollution.

e) The area has access to a major transportation route.

f) The impact of the development on local streets can be mitigated to acceptable levels.

g) The area is located within 10 minutes of a fire station or can mitigate fire hazards through additional measures, such as, water storage and

pressure systems, building sprinkler systems and/or providing its own fire protection independently.

LU 4-8 Require new industrial development to pay its fair share of increases in public service and facilities costs.

LU 4-9 Support the orderly growth of the Willows-Glenn County and Orland-Haigh Field airports, the development of compatible uses for the areas surrounding these airports, and safeguard the general welfare of the inhabitants within the vicinity of each airport and the public in general.

LU 4-10 Require that development agreements, tribal agreements, memoranda of understanding, conservation easements and other similar arrangements add community value by securing "net" public benefits to Glenn County over and above CEQA mitigation requirements and conditions of approval.

ACTIONS IN SUPPORT OF GOAL LU-4

Action LU-4a *Revise the Unified Development Code to create zoning districts that distinguish light industrial from heavy industrial uses and that accommodate business park and research and development uses. Such revisions may include Light Industrial (M-1), Heavy Industrial (M-2), Business Park (BP), and Research and Development (RD) districts. The intent is to accommodate light industrial and research and development uses in locations where heavy industrial development may not be compatible with nearby residences or sensitive uses. The light industrial zone should also allow highway commercial uses.*

ARCHITECTURAL SITE PLANNING

Goal LU-5

Maintain and enhance the visual quality of the County by promoting high standards for architecture and site design for all development projects, both public and private.

POLICIES

LU 5-1 Discourage strip commercial development and locate future commercial development in well-designed commercial centers having adequate and controlled access to public roads.

LU 5-2 Establish design review guidelines for application to areas within established community areas, and establish new and creative design guidelines for development nodes along the I-5 corridor area.

LU 5-3 Ensure that "heavy" commercial uses and industrial uses, including but not limited to, auto salvage yards, truck parking lots, and farm implement sales yards, are visually screened from urban residential uses and high-use public corridors.

ACTIONS IN SUPPORT OF GOAL LU-5:

Action LU-5a *Revise the Unified Development Code to include design standards that promote attractive development for commercial, industrial, office, institutional, and multiple family development; include design recommendations that encourage "green" design construction; and address the following provisions:*

1. *Site planning sensitive to the natural environment and that addresses creating functional and attractive places.*
2. *Building rehabilitation and modification to improve existing structures.*
3. *Low environmental impact materials and products, including recycled and local materials, and recycling of construction waste.*
4. *Passive and active solar elements and use of efficient heating and cooling systems.*
5. *Standards for building design and appropriate use of materials to provide high-quality development, including requiring buildings to be sited toward the street, except for approved plazas, seating areas, and entry nooks; off-street parking, if any, located to the rear of the building or lot; architecture that incorporates a pedestrian scale with varied articulated facades, windows and building features; and community design features, such as landscaping, entry features, fountains, plazas, pedestrian furniture, and similar features.*
6. *Landscaping and design elements to screen unsightly elements from public and neighboring view.*
7. *Standards for adequate off-street parking and alternatives to on-site parking in downtown and historical areas.*
8. *Standards for exterior lighting, signage, and trash/recycling containment facilities.*

PUBLIC HEALTH

Goal LU-6

Promote public health and well-being through land use planning efforts.

POLICIES

LU 6-1 Balance land use decisions and land use burdens countywide so that there is not a disproportionate impact to any one group of residents because of age, culture, ethnicity, gender, race, socio-economic status, or other arbitrary factor.

LU 6-2 Allow for meaningful participation in the planning process by affected and interested groups or individuals.

LU 6-3 Assist existing communities, residents, and businesses to obtain the services, support and infrastructure needed to thrive and be successful.

LU 6-4 Participate in countywide, regional and other multi-agency planning efforts related to agriculture, water supply, tourism, open space, air quality, housing, green infrastructure, recreation, habitat conservation, energy, emergency preparedness and flood protection to ensure that the needs of the County's residents and businesses are not overlooked.

LU 6-5 Encourage new development projects to incorporate pedestrian-scale design features that encourage walking, bicycling and the use of alternative transportation modes.

LU 6-6 Support local farmer's markets, local food co-ops, and other programs that provide locals access to fresh, healthy, locally grown food.

LU 6-7 Support efforts to provide affordable health care, mental health services and community support services to all County residents.

LU 6-8 Encourage new development projects to incorporate public safety measures into project designs. Such measures may include, but are not limited to: crosswalks, exterior lighting, windows oriented towards the street, and other measures contained in the Crime Prevention through Environmental Design (CPTED) approach.

LU 6-9 Improve community cohesiveness through the encouragement and promotion of community events, including parades, festivals, trade shows, rodeos and other events that bring people together to socialize in a community-based setting.

SITES RESERVOIR PLANNING

Goal LU-7

Provide for orderly, well-planned, and compatible growth associated with the proposed Sites Reservoir and surrounding area.

POLICIES

LU 7-1 Support the creation of Sites Reservoir.

LU 7-2 Participate in state and regional planning efforts related to the creation of Sites Reservoir to the greatest extent feasible.

LU 7-3 Ensure that future land use decisions regarding Sites Reservoir and the surrounding area recognize the needs of the County and existing property owners to address adequate access for existing landowners and persons who travel beyond the area, noise, habitat for displaced species, and recreation and tourist opportunities that are compatible with the surrounding region.

LU 7-4 Support the efforts of the Sites Project Authority, with particular emphasis on landowner relocation assistance and ensuring financial compensation for landowners adversely impacted by the creation of Sites Reservoir.

LU 7-5 Once the Site Reservoir is constructed and established, the County should update land use and zoning designations in the Sites Reservoir area. The land use updates should emphasize natural resource and wildlife habitat protection, recreational opportunities, open space preservation, and limited commercial development to support recreation and tourism.

ACTIONS IN SUPPORT OF GOAL LU-7:

Action LU-7a *When the final boundaries for the proposed Sites Reservoir are determined and approved by the California Department of Water Resources, develop a Sites Area Plan to guide land uses in the Sites Reservoir Area. The plan shall include policies and actions to promote the economic and social viability of the area and shall designate a variety of land uses. Land uses in the plan shall include provisions for active and passive recreation, limited commercial uses oriented toward recreation and tourism, viewing points of the main scenic areas of the reservoir and any bridges, and seasonal housing and campgrounds in the areas immediately adjacent the reservoir. Additionally, the plan shall identify agricultural land to accommodate the needs of existing landowners and farmers and habitat land for displaced species. Access, noise, water, wastewater, and emergency services shall be considered in the designation of land uses.*

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Circulation



INTRODUCTION

This Circulation Element provides the framework for Glenn County's decisions concerning the circulation of people, goods, energy, water, sewage, storm drainage, and communications. It addresses the County's multi-modal transportation system, including facilities for driving, walking, biking, taking transit, and moving goods by truck, rail, and air. It also includes coordination with other infrastructure, such as utilities, which often share right-of-way with the transportation system.

As required by California Government Code Section 65302(b), the Circulation Element is correlated closely with the Land Use Element and must include the location and extent of existing and proposed:

- Major thoroughfares
- Transportation routes
- Terminals
- Military airports and ports
- Public utilities and facilities

This Chapter includes the following goals:

CIR-1 Transportation Network

CIR-2 Complete Streets

CIR-3 Service Transit

CIR-4 VMT Reduction

INTRODUCTION CONT.

The Circulation Element also provides for coordination with the incorporated municipalities within the county (Willows and Orland), the Glenn County Local Transportation Commission (as the Regional Transportation Planning Agency), and State and Federal agencies that fund and manage the County's transportation facilities. Finally, the Circulation Element must identify funding for capital, operations, and maintenance of the existing circulation system, planned additions to the circulation system, and additions that would be triggered by policies in the element.

BACKGROUND

Glenn County's preservation of agricultural land and concentration of growth within and around incorporated cities has created a unique transportation system consisting primarily of two-lane roadways with high speeds that serve low-density agricultural and industrial land uses. Goods movement, especially by truck, is a foundation of Glenn County's agricultural economy. Trucking supports the agricultural and industrial land uses in the County, and it also delivers the goods needed by residents and shoppers. The Circulation Element has been developed to continue to support the local economy while maintaining safety and reducing trucking's impacts on County residents.

Today, most people in Glenn County travel to work by car, mostly driving alone. However, people are also using biking, walking, and transit to get to work, and many more people use these modes to do other trips during the day, including trips to school, for shopping, and for recreation. Improving the walking and bicycling networks, and improving connections to transit, will help more Glenn County residents use these modes, improving health, recreational opportunities, and quality of life for residents while also helping the County meet statewide goals for the environment. The goals, policies, and actions discussed below aim to balance the circulation needs of the County's agricultural economy with multimodal options for residents.

TRANSPORTATION NETWORK

Goal CIR-1

Develop and maintain a roadway system that promotes safety.

POLICIES

CIR 1-1 Provide a roadway network that is consistent with the planned improvements shown in Circulation Element Map (Figure CIRC-1).

CIR 1-2 Roadways shall be built to the standards defined by the Federal Highway Administration (FHWA) and Caltrans.

CIR 1-3 Consider all modes of travel in planning, design, and construction of all transportation projects to create safe, livable, and inviting environments for pedestrians, bicyclists, motorists, and public transit users of all ages and capabilities.

CIR 1-4 Implement a Safe Systems approach to designing roadways for all users. A Safe Systems approach recognizes that humans make mistakes on the road and focuses on vehicle or roadway design and operational changes rather than behavioral changes to create safe streets. The Safe Systems approach integrates the needs of all roadway users into a transportation system.

CIR 1-5 Include safe routes to schools in new development projects, where appropriate, and seek opportunities to improve and enhance safe routes to schools when making roadway improvements in areas in proximity to school sites.

CIR 1-6 Ensure all County roads are maintained and repaired in a timely fashion.

CIR 1-7 Consider all transportation improvements as opportunities to improve safety, access, and mobility for all roadway users.

CIR 1-8 Update and maintain existing evacuation routes with particular attention paid to vulnerable communities located in flood zones and high fire hazard zones.

CIR 1-9 Maintain hazard and emergency responsiveness through a climate change vulnerability assessment that identifies measures to address vulnerabilities, respond to emergencies, and mitigate hazards.

Complete Streets

Complete Streets are streets designed considering the full range of users including vehicles, trucks, pedestrians, bicycles, children, the disabled, and seniors. There is no one single design for a complete street; complete streets are context-sensitive and respond to the land use and travel needs of users at a particular location. In rural small towns, complete streets may include sidewalks, bike lanes, high visibility crosswalks, median islands, curb extensions, and other transportation facilities. In less-populated rural areas, complete streets may include paved shoulders that can serve farm equipment as well as bicyclists and pedestrians in the absence of other facilities with more separation. Complete streets make it easier and safer to use transportation modes other than a car.

ACTIONS IN SUPPORT OF GOAL CIR-1

Action CIR-1a *Pursue all available sources of funding and protect existing sources for the development, improvement, and maintenance of the existing roadway system.*

Action CIR-1b *Review and revise roadway standards for community and rural areas to ensure that the standards are adequate to accommodate complete streets, addressing the following factors as applicable: number of travel lanes, lane width, medians, drainage control, shoulder width, pavement striping and markings, parking lanes, bike lanes, fire and emergency response standards, curb and gutter design, landscaped strip, and sidewalk width.*

Action CIR-1c *Where feasible, coordinate pedestrian and bicycle facility improvements with roadway maintenance activities so that they can be implemented in a cost-effective manner.*

Action CIR-1d *Conduct a Local Roadway Safety Plan with the goal of reducing traffic fatalities and serious injuries on public roads and to support funding for safety improvements. The plan may consider collision history; vehicle, bicycle, and pedestrian volumes; vehicle speeds; and other improvements.*

Action CIR-1e *Design roadway infrastructure that protects human life when collisions happen on Glenn County roads.*

Action CIR-1f *See funding for the Safe Routes to Schools program.*

Action CIR-1g *Develop a Pavement Management System that documents all roads needing pavement and prioritizes roads for renovation based on a pavement condition index.*

Action CIR-1h *Continually seek opportunities to fund maintenance of the circulation network, including the active pursuit of a wide range of grant sources administered by Caltrans and other agencies.*

SAFE ROUTES TO SCHOOL

Safe Routes to School (SRTS) is an approach that promotes walking and bicycling to school through infrastructure improvements, enforcement, tools, safety education, and incentives to encourage walking and bicycling to school.

Action CIR-1i	*Conduct a climate change vulnerability assessment that identifies measures to address vulnerabilities, and comprehensive hazard mitigation and emergency response strategies.*
Action CIR-1j	*Review and revise Glenn County Multi-Jurisdiction Hazard Mitigation Plan every five years, per Fire Hazard Planning Requirements.*
Action CIR-1k	*Conduct a review of existing evacuation routes and update routes as needed.*
Action CIR-1l	*Work with federal and state funding agencies to create a funding plan to implement improvements for emergency access, evacuation, fire protection, public safety, and drainage, and work with appropriate agencies to identify and prioritize projects.*

COMPLETE STREETS

Goal CIR-2

Create a system of Pedestrian, bicycle and transit facilities that enables non-automotive access and increases the health and livability of the community.

POLICIES

CIR 2-1 Implement best practices to improve the pedestrian and bicycle environment, including but not limited to separated bike and pedestrian pathways, enhanced safety features, improved signage, and landscaping and lighting features to improve safety and comfort, where feasible and appropriate.

CIR 2-2 Coordinate pedestrian and bicycle facility improvements and pavement improvement projects (e.g., repaving and restriping), to the greatest extent feasible and while considering potential secondary effects.

CIR 2-3 Ensure that residents have convenient transit service to employment centers, County service centers, other government centers, and regional destinations (i.e., Sacramento International Airport), as funding allows.

ACTIONS IN SUPPORT OF GOAL CIR-2

Action CIR-2a *Implement and build on recommendations for pedestrian and bicycle improvements in Hamilton City included in the Glenn County Active Transportation Plan (2019).*

Action CIR-2b *Work with collaboratively with State and regional agencies, such as Caltrans and the Cities of Willows and Orland, to implement a regional bikeway system that connects the cities, larger unincorporated communities, recreation destinations, and scenic areas in Glenn County.*

Action CIR-2c *Pursue funding for construction and maintenance of bikeways and sidewalks, including off-road bikeways, where feasible.*

Action CIR-2d *Add planned bicycle and pedestrian facilities in conjunction with road rehabilitation, reconstruction, or re-striping projects whenever feasible.*

Action CIR-2e *Partner with Glenn Ride and other regional transit providers to conduct regular service reviews to advance convenient transit service to employment centers, County service centers, other government centers, and regional destinations (i.e., Sacramento International Airport), as funding allows. Also continue to support regional transit initiatives that serve Glenn County, which are already underway.*

Action CIR-2f *Enhance transit stops through high quality, well-maintained shelters and provide transit timetables.*

Action CIR-2g *Consider alternatives to conventional bus systems, such as smaller shuttle buses (micro-transit), on-demand transit services, or transportation networking company services that connect residential communities to regional activity centers with greater cost efficiency.*

SERVICE TRANSIT

Goal CIR-3

Support the movement of goods through trucking, rail, air, and other forms of freight service to and from business in the County.

POLICIES

CIR 3-1 Develop a truck network connecting Surface Transportation Accountability Act (STAA) and California legal trucks to industrial areas.

CIR 3-2 Require new industrial development and resource extraction and processing projects to pay a fair share toward improvements required to accommodate heavy vehicles, including increased pavement wear and damage.

CIR 3-3 Minimize potential conflicts between trucks and pedestrian, bicycle, transit, and vehicle access and circulation on streets with truck travel.

CIR 3-4 Support the provision of freight rail service into industrial developments on rail spurs.

CIR 3-5 Support safety improvements at current at-grade rail crossings.

CIR 3-6 Promote the expansion and improvement of existing airport facilities and service.

CIR 3-7 Support the provision of freight rail service into industrial developments on rail spurs

ACTIONS IN SUPPORT OF GOAL CIR-3

Action CIR-3a *Adopt, maintain, and enforce a truck route map that identifies key goods movement corridors and ensures goods movement needs are adequately served while reducing impacts to other uses.*

Action CIR-3b *Prominently sign all truck routes in accordance with the California Manual on Uniform Traffic Control Devices (CA MUTCD).*

Action CIR-3c *Participate in intergovernmental activities related to regional and sub-regional transportation planning to advance travel efficiency of goods entering the region.*

Action CIR-3d *Establish a nexus-based fee program to collect fair-share fees for industrial, mineral extraction, and other project types that contribute increased heavy truck trips to County roadways. The purpose of this program is to generate revenue to offset increased costs incurred by the County associated with accelerated damage and wear on County roadways caused by heavy truck trips.*

Action CIR-3e *Railroad crossings of State and county roads shall be marked, signalized, and gated where warranted by traffic volumes and required by the California Public Utility Commission (PUC).*

Action CIR-3f *Pursue funding for improved gates at current at-grade rail crossings.*

Action CIR-3g *Maintain a working relationship between the County and the local management of the California Northern Pacific Railroad Company (CFNR) regarding expansion of freight rail service and economic development of the region.*

Action CIR-3h *Pursue State and Federal aeronautics funds to support improvements to airport facilities and service.*

VMT REDUCTION

Goal CIR-4

Plan for the future in a way that reduces the environmental impacts of transportation.

POLICIES

CIR 4-1 Support land use with increased densities and intensity of trip-making near incorporated cities and other small towns in the County, consistent with the Land Use Element, to reduce vehicle miles traveled and promote the use of walking, biking, and transit.

CIR 4-2 Encourage employers to provide programs for carpooling/transit/biking/walking subsidies, bicycle facilities, ridesharing, telecommuting, and working at home.

CIR 4-3 Monitor the deployment of new transportation technologies and services and develop policies that implement best practices to ensure these technologies and services benefit the public and the multimodal transportation system.

CIR 4-4 Support the creation of electric vehicle charging stations at commercial, government, and other employment and community destinations.

CIR 4-5 Support community education on electric farm vehicle technology and state and federal incentives for purchasing electric farm vehicles.

ACTIONS IN SUPPORT OF GOAL CIR-4

Action CIR-4a *Adopt VMT thresholds and screening criteria for environmental impact analysis. Review and update those guidelines on a regular basis using updated data.*

Action CIR-4b *Explore the feasibility of a VMT impact fee program to fund transportation demand management strategies that are proven to reduce VMT.*

VEHICLE MILES TRAVELED (VMT)

VMT is a measure of the total distance traveled by all vehicles for all trips beginning or ending in Glenn County on a typical weekday. VMT impacts are calculated and assessed using an efficiency metric: VMT per capita for residential development projects, for example, or VMT per worker for commercial or industrial development projects. Lower VMT per capita or per worker indicates more efficient travel, with less driving needed to complete a trip, lower pollutant emissions, and lower greenhouse gas emissions.

TRANSPORTATION DEMAND MANAGEMENT (TDM)

TDM uses incentives, information, and encouragement programs to reduce reliance on single-occupant vehicles and vehicle miles traveled. These programs help people walk, bike, ride transit, and telecommute. TDM measures may be implemented by governments or employers.

FUNDING AGRICULTURAL REPLACEMENT MEASURES FOR EMISSION REDUCTIONS (FARMER)

The FARMER program, which is administered by the California Air Resources Board (CARB) provides funding through local air districts for agricultural harvesting equipment, heavy-duty trucks, agricultural pump engines, tractors, and other equipment used in agricultural operations.

Action CIR-4c *Consider requiring new development to incorporate electric vehicle charging in accordance with the California Green Building Standards Code and/or commit to using electric vehicles for a certain percentage of its vehicle fleet. Encourage installation of electric vehicle charging stations at existing development.*

Action CIR-4d *Provide assistance to local farmers, through the form of educational materials and informational resources, to various programs that provide funding and technical assistance aimed at replacing diesel and gasoline powered farm equipment with electrical and other renewable energy source farm equipment.*

Agricultural



INTRODUCTION

Glenn County occupies a northern-central location in California's vast Central Valley agricultural heartland. Within the county, agriculture is the largest land use. The agricultural environment in Glenn County is rich with high quality soils and a temperate Mediterranean climate that support a variety of crops, including fruits and nut crops, field crops, apiary products, seed crops, and livestock and poultry. Other agricultural goods, such as nursery plants, vegetable crops and timber, are also produced in Glenn County. Leading commodities within the county include almonds, walnuts, and rice.

Background information related to topics addressed in this Element is provided in the Glenn County General Plan Existing Conditions Report.

This Chapter includes the following goals:

AG-1 Agricultural Lands
AG-2 Urban and Rural Compatibility
AG-3 Agricultural Economy
AG-4 Environmental Stewardship
AG-5 Natural Resources
AG-6 Animal Facilities
AG-7 Regulatory Processes
AG-8 Confined Animal Facilities

AGRICULTURAL LANDS

Goal AG-1

Preserve and protect agricultural lands throughout the County

POLICIES

AG 1-1 Maintain agriculture as a primary, extensive land use.

AG 1-2 Support the continuation of agricultural uses on lands planned for other intensive uses, including areas designated as Urban Reserve Areas until urban development transitions are approved.

AG 1-3 Recognize the importance of agriculture lands to Glenn County's economy and also in terms of agriculture's contribution to the preservation of open space, wildlife habitat, community identity, and environmental services.

AG 1-4 Discourage land fragmentation which would result in the decline of agricultural productivity, or resource conservation.

AG 1-5 Encourage use of agricultural lands preservation tools such as in-county transfer of development rights, conservation easements, exclusive agricultural zoning and continuation of minimum parcel sizes.

AG 1-6 Provide an orderly and phased development pattern, encouraging the development of vacant lands within city boundaries, community areas, and/or in areas adjacent to existing development, prior to conversion of unconnected agricultural lands, so that farmland is not subjected to premature development pressure or leapfrog developments.

AG 1-7 The County shall protect areas designated by the California Department of Conservation as prime, statewide importance, unique and locally important farmlands which are located outside of areas planned for growth, consistent with the General Plan Land Use Map, from intensive development and urban encroachment that would convert or diminish the agricultural value or productivity of the lands.

AG 1-8 Retain grazing land in large contiguous areas of the foothills, in recognition of its value to the livestock industry and as open

Prime Farmland

Prime Farmland is land which has the best combination of physical and chemical characteristics for the production of crops.

Farmland of Statewide Importance

Farmland of Statewide Importance is land other than Prime Farmland which has a good combination of physical and chemical characteristics for the production of crops.

space for watershed management, and its contribution to groundwater recharge, wildlife and waterfowl, and potential for wildfire abatement. The conversion of grazing lands to water intensive agricultural uses, such as orchards, is strongly discouraged.

AG 1-9 Support the U.S.D.A Soil Conservation Service efforts to update soils survey information in Glenn County.

AG 1-10 Maintain urban limit lines around existing communities, development nodes and other areas of urban use, in an effort to protect agricultural land and to encourage infill development and growth.

AG 1-11 Consult Important Farmland Maps maintained by the California Department of Conservation and other sources of information on the relative value of agricultural lands when planning areas of growth, in order to direct growth and development toward lesser value agricultural lands.

AG 1-12 Maintain minimum parcel size for agricultural uses consistent with the General Plan's Land Use Descriptions and Zoning code for each parcel.

ACTIONS IN SUPPORT OF GOAL AG-1

Action AG-1a *Continue to utilize Farmland Security Zones through the application of the "FS" Farmland Security Zoning Designation (Glenn County Code Chapter 15.470).*

Action AG-1b *Work with the Local Agency Formation Commission (LAFCO) on issues of mutual concern including the conservation of agricultural land through consistent use of LAFCO policies, particularly those related to conversion of agricultural lands and establishment of adequate buffers between agricultural and non-agricultural uses, and the designation of a reasonable and logical Sphere of Influence (SOI) and Urban Limit Line (ULL) boundaries for the incorporated cities and unincorporated community areas.*

Action AG-1c *Work with the cities of Willows and Orland to implement consistent policies for agricultural lands*

Williamson Act

The Williamson Act, also known as the California Land Conservation Act of 1965, enables local governments to enter into contracts with private landowners for the purpose of restricting specific parcels of land to agricultural or related open space use. In return, landowners receive property tax assessments which are much lower than normal because they are based upon farming and open space uses as opposed to full market value.

Farmland Security Zone

A Farmland Security Zone (FSZ) is an area created within an agricultural preserve by a Board of Supervisors upon request by a landowner or group of landowners. Farmland Security Zones offer landowners greater property tax reduction. Land restricted by a FSZ contract is valued for property assessment purposes at 65% of its Williamson Act valuation, or 65% of its Proposition 13 valuation, whichever is lower.

within the County's jurisdiction, and within the planning areas of each City.

Action AG-1d *Maintain County policies to address consistency with the Williamson Act and future amendments.*

Action AG-1e *Consider impacts to agricultural lands, soils, and agricultural productivity when reviewing new development projects, amendments to the General Plan, and rezoning applications.*

Action AG-1f *Continue to prepare and present annual reports for crop production and land conversion. Annual reports compiled by the Department of Conservation and the Agricultural Department's Office should be presented to the local decision makers and relevant commissions including the Board of Supervisors, and Planning Commission.*

Action AG-1g *Explore the feasibility of creating and adopting a Farmland Conservation Program in which developers will be required to permanently protect agricultural land of equal or greater value in place of land that is converted from an agricultural to a non-agricultural designation. This ordinance may include:*

- *The option of paying an in-lieu fee that would contribute to an agricultural resource protection fund that could be used to purchase voluntary conservation easements or complete other projects that will protect and conserve agricultural land.*
- *The program should establish mitigation standards that address the valuation and geographic location of agricultural land.*
- *The program should be reviewed and adjusted periodically to ensure that the fee is adequate to offset the cost of purchasing farmland conservation easements at a 1:1 ratio to mitigate impacts from the conversion of Prime Farmland and Farmland of Statewide Importance.*

URBAN AND RURAL COMBATABILITY

Goal AG-2

Minimize conflicts between agricultural and urban land uses

POLICIES

AG 2-1 Recognize the potential restrictions urbanization places on nearby agricultural practices and mitigate such conflicts whenever possible.

AG 2-2 Continue to support the County's "right-to-farm" ordinance (Ord. 1183 § 2, 2006) and other local efforts aimed at reducing conflicts between urban uses and agriculture operations.

AG 2-3 As feasible, limit incompatible uses (i.e., schools, hospitals, and higher density residential) near intensive agricultural operations. Where uses such as country schools are located within agricultural areas, work with farmers and landowners to promote practices and methods aimed at reducing conflicts, which may include reductions in chemical applications, and dust abatement strategies.

AG 2-4 As feasible, utilize buffers such as greenbelts, drainage features, parks and trails, or other improved and maintained features in order to separate residential and other sensitive land uses, such as schools and hospitals, from agricultural lands and agricultural operations.

AG 2-5 Promote best management practices in agricultural operations to reduce emissions, conserve energy and water, promote soil health, and utilize alternative energy sources.

AG 2-6 Protect established confined animal facilities from encroachment by incompatible land uses.

Right to Farm Ordinance

The County's right to farm ordinance includes protective measures for farming interests

Confined Animal Facility

Confined Animal Facility means a facility that consists of any structure, building, installation, barn, corral, coop, feed storage area, milking parlor, or system for the collection, storage, treatment, and distribution of liquid and solid manure, if domesticated animals, including, but not limited to, cattle, calves, horses, sheep, goats, swine, rabbits, chickens, turkeys, or ducks are corralled, penned, or otherwise caused to remain in restricted areas of the facility for commercial agricultural purposes and feeding by means other than grazing.

AG 2-7 New dwelling units may not be sited within a "confined animal facility windshed" of the production facilities or, where this cannot be attained due to parcel size, the dwelling unit shall be located to the maximum extent possible from the property line bordering an existing confined animal facility. The confined animal facility windshed shall be defined as an area around the production facilities of the confined animal operation that is one mile in the direction of prevailing winds and one-half (1/2) mile in any other direction from the production facilities.

AG 2-8 On projects involving conversion of land with a general plan designation of either General Agriculture or Intensive Agriculture, to other land uses, dwelling units may not be constructed within the confined animal facility windshed of the production facilities of the confined animal operation.

AG 2-9 Coordinate with the County Ag Commissioner to enforce state laws and regulations pertaining to pesticide use, sales, permitting, licensing, worker protection, and pesticide use reporting.

Windshed

Windshed is an area around the production facilities of the confined animal operation that is one mile in the direction of prevailing winds and one-half (1/2) mile in any other direction from the production facilities.

ACTIONS IN SUPPORT OF GOAL AG-2

Action AG-2a *Continue to implement and update as necessary the right-to-farm ordinance (Glenn County Code Chapter 15.580) in order to reduce land use conflicts and protect the associated agricultural operations from encroachment by incompatible uses.*

Action AG-2b *Utilize the Agricultural Grievance Committee to review and recommend solutions related to agricultural land use conflicts and other grievances related to the urban-agricultural interface*

Action AG-2c *Review and update the County's right-to-farm ordinance to include agricultural buffer/setback requirements to reduce conflicts between agricultural and residential and non-residential sensitive urban uses. The onus for meeting the setback standards shall be placed on new proposed developments.*

Action AG-2d *Periodically review and update as necessary the County right-to-farm ordinance to ensure it reflects changing issues best practices, and continues to protect agricultural uses.*

Action AG-2e *Continue to notify prospective buyers of property adjacent to agricultural operations, through the title report, that they could be subject to inconvenience or discomfort resulting from accepted farming activities as per provisions of the County's right-to-farm ordinance's "Agricultural Statement of Acknowledgment" (Glenn County Code 15.580.050).*

Action AG-2f *Work with agricultural landowners to improve practices that have resulted in adverse impacts to adjacent properties such as site drainage and flood control measures.*

Action AG-2g *Continue to support and implement the Glenn County Pesticide Use Enforcement program to promote and protect agriculture, human health, and the environment, through the work completed by the County Agricultural Department.*

AGRICULTURAL ECONOMY

Goal AG-3

Maintain and enhance the agricultural economy of Glenn County

POLICIES

AG 3-1 Expand opportunities for increased agricultural production by allowing agricultural processing facilities and uses directly supporting agriculture in all agricultural land use categories

AG 3-2 Agricultural-related industrial and commercial support operations shall be permitted on agricultural designated lands. Such uses may include, but are not limited to, processing, assembly, distribution and warehousing of agricultural materials and commodities and alternative energy systems that provide energy for on-site uses. Onsite industrial uses should be permitted on agricultural lands and shall requite a Conditional Use Permit subject to the standards of the Zoning Ordinance, and provided the following findings are made:

a) The use provides a needed service to the surrounding agricultural area which cannot be provided more efficiently within designated industrial or commercial areas or which requires location in a non-urban area because of unusual site requirements, operational characteristics, or proximity to agricultural goods and products.
b) The use avoids the conversion of prime agricultural lands to the greatest extent feasible.
c) The operational or physical characteristics of the use will not have a significant adverse impact on water resources or the use or management of surrounding agricultural properties within at least a one-quarter (1/4) mile radius.
d) The use supports local agricultural production.
e) The use is compatible with existing uses in the area.
f) The use will not result in significant adverse traffic or air quality impacts.
g) The use will not be detrimental to the rural character of the area.

AG 3-3 Low-intensity recreational uses may be permitted on agricultural lands as long as they do not interfere with the principal use of the land for agricultural purposes. Examples include hunting, fishing, horseback riding, hiking, agritourism, and exhibitions of working farms or ranches.

AG 3-4 The exploration and extraction of oil, gas and other mineral resources may be allowed on agricultural lands, provided the activity is conducted in a way that minimizes interference with agricultural operations and does not result in a permanent loss of the agricultural viability of the land. Extractive operations shall require a conditional use permit.

AG 3-5 Encourage and support the development of agricultural related industries featuring alternative energy, utilization of agricultural waste, methane capture, and biofuels. However, renewable energy projects should not be approved or developed in such a way as to displace viable agricultural operations, or render prime farmlands unusable for agricultural activities.

AG 3-6 Support agricultural education and research including but not limited to supporting education and outreach to farmers, and agricultural learning opportunities at Glenn County educational institutions.

AG 3-7 Recognize and support the role of small farms growing specialty products and high value crops such as organic and heirloom products and fruits, nuts, seeds, and table vegetables.

ENVIRONMENTAL STEWARDSHIP

Goal AG-4

Maintain agricultural lands and practices that offer co-benefits to promote environmental stewardship, health, and safety

POLICIES

AG 4-1 Recognize the value of agricultural lands for countywide biodiversity, soil health, waterfowl habitat, recreation, watershed management, fire abatement, and for groundwater recharge.

AG 4-2 Support and encourage small-scale food production operations and farmers markets and other local resources such as farm stands that support local agriculture and provide fresh local foods.

AG 4-3 Support farming and grazing practices in western county areas to reduce fire risks and support fuel reductions goals.

AG 4-4 For projects that would convert grazing land to water-intensive crop production, require land owners to demonstrate adequate water supply availability prior to planting, and ensure that water usage would not conflict with the goals and policies established under the Sustainable Groundwater Management Act.

ACTIONS IN SUPPORT OF GOAL AG-4

Action AG-4a *Explore opportunities for agricultural related fire abatement practices in the western county. This may include opportunities for specialty crop ground covers that may reduce fire risks and provide opportunities for fire breaks, as well as grazing programs that reduce fuel loads.*

NATURAL RESOURCES

Goal AG-5

Preserve and protect water, soil, and natural resources necessary for agricultural operations

POLICIES

AG 5-1 Where existing agricultural and proposed urban uses are competing for the same water supply, priority should be given to agricultural uses.

AG 5-2 Work with agricultural land owners to improve practices that have resulted in adverse impacts to adjacent properties. Such practices include site drainage and flood control measures and the use of Best Management Practices (BMPs).

AG 5-3 Support and promote water development projects which provide additional sources of water for agricultural uses, including local and regional groundwater recharge efforts.

AG 5-4 Support the procurement of expanded and additional water rights which provide for contractual supply reliability for agricultural use.

AG 5-5 Seek to increase the County's influence regarding water rights and distribution legislation at the state and federal level, to the greatest degree feasible for both surface water and ground water sources. This may occur through County support for local farm interest groups seeking to influence water-related legislation at the state and federal levels.

AG 5-6 Assist landowners in resolving water rights, water delivery, and water supply issues with other agencies such as the California Department of Fish and Wildlife, the U.S. Army Corps of Engineers, the U.S. Bureau of Reclamation, and the California Department of Water Resources.

AG 5-7 Within conservation easements and habitat conservation lands, preclude the practice of fallowing fields for the purpose of water export.

AG 5-8 Encourage the reuse of treated wastewater for agricultural purposes.

AG 5-9 Preserve water resources for agriculture, both in quantity and quality, from competition with development, non-agricultural uses, mitigation banks, and/or interests from outside of the County.

AG 5-10 Promote best management practices in agricultural operations (including animal operations) to reduce emissions, conserve energy and water, and utilize alternative energy sources.

AG 5-11 Promote wildlife-friendly farm practices, such as tailwater ponds, native species/grasslands restoration in field margins, hedgerows, ditch management for riparian habitat, and restoration of riparian areas in a manner consistent with ongoing agricultural activities, water delivery systems, responsible use of pesticides, and other appropriate measures.

ACTIONS IN SUPPORT OF GOAL AG-5

Action AG-5a *Coordinate with irrigation districts to identify cost-effective and feasible Best Management Practices for the application and use of water resources that address the range of agricultural activities in Glenn County. Work with entities such as the irrigation districts, Agricultural Commissioner, UC Extension Office, the Glenn County Resource Conservation District, and the Natural Resources Conservation Service to distribute Best Management Practices information to agricultural operations in the County.*

Action AG-5b *Collaborate with water suppliers and wastewater treatment plant operators to increase the availability of treated or recycled water for agricultural purposes.*

ANIMAL FACILITES

Goal AG-6

Support the attraction of new confined animal facilities to Glenn County

POLICIES

AG 6-1 Glenn County shall provide a user-friendly process in which confined animal facility projects that meet the standards identified in this Agricultural Element may be approved.

AG 6-2 Glenn County shall provide a streamlined, multi-tiered permitting process tailored to project type.

AG 6-3 The County shall provide this Agricultural Element to all persons interested in confined animal facility expansion and development in Glenn County.

REGULATORY PROCESSES

Goal AG-7

Facilitate county and state regulatory processes for the permitting of confined animal facilities

POLICIES

AG 7-1 An expansion of an existing confined animal facility shall require a use permit and environmental review if any of the following conditions are met:

- The original use permit has expired.
- The applicant must acquire more acreage for reuse of waste or wastewater to prevent impacts to surface water or groundwater quality (19.04.020-30a).
- The project will increase the capacity of the retention pond to maintain compliance with the conditions of the "Waste Discharge Requirements or Discharges from Confined Animal Facilities" for adequate flood protection and wastewater containment (19.04.020-30b).
- The production facilities, including corrals, barns, manure storage areas, feed, storage areas, lagoons, etc. are to be physically expanded through construction at a different and non-contiguous site on the property away from the existing production facilities.
- The proposed project conflicts with development standards contained in this Agricultural Element.

AG 7-2 A new or expanded confined animal facility project that meets the development standards set forth in this Element will be eligible for a discretionary Minor Use Permit with no public hearing set unless it is requested by the applicant or other affected person. Public notices shall be sent to owners of adjacent properties that are within a minimum of 1,000 feet of the property line or within or bordering the confined animal facility windshed of the existing or proposed production facilities of the confined animal operation.

AG 7-3 Confined animal facility projects that do not meet the development standards in this Element shall be subject to a Conditional Use Permit, including a public hearing before the Planning Commission.

AG 7-4 All applications for new confined animal facilities shall be submitted to the Glenn County Planning and Community Development Services Agency. Each application for a new or expanded confined animal facility that requires a Minor Use Permit or a Conditional Use Permit shall include a technical report. Copies of the technical report shall be distributed to the Glenn County Health and Human Services Agency, Environmental Health Department; and the Glenn County Air Pollution Control District. The technical report shall include the following components:

A. General Site Information

B. Geotechnical Report

C. Drainage Analysis

D. Groundwater Evaluation

E. Nutrient Management Plan

F. Dead Animal Management Plan

G. Pest and Vector Control Plan

H. Dust Control Plan

I. Odor Control Plan

J. Traffic Analysis

K. Biological Resources Survey

L. Cultural Resources Evaluation

M. Light and Glare Control Plan

AG 7-5 Glenn County shall encourage applicants to develop project designs and management plans using Best Management Practices available from government, University Extension, and industry association sources.

AG 7-6 Glenn County shall support the appropriate ongoing regulatory and compliance activities of the California

California Dairy Quality Assurance Program (CDQAP)

The California Dairy Quality Assurance Program (CDQAP) is a collaborative partnership between the dairy industry, academia, government agencies and others to promote the health of consumers, the health of the environment, and the health and welfare of dairy animals.

The CDQAP provides educational workshops and assistance focusing on the components of public health (farm security and food safety), animal care and environmental stewardship. The program also provides third-party certification in Environmental Stewardship through its on-farm evaluation and certification program.

Regional Water Quality Control Board for the protection of water quality as related to confined animal facility expansion and new confined animal facility development and operation. The County shall require all such construction and expansion projects to obtain appropriate permits from the Regional Water Quality Board as required by the State of California.

AG 7-7 To facilitate the regulatory activities of the California Regional Water Quality Control Board, all applications for new confined animal facilities and expansions of confined animal facilities that require a use permit shall include a Geotechnical Report, a Groundwater Evaluation, a Drainage Analysis, and a Nutrient Management Plan as part of the Technical Report (see Policy AG-6.4).

AG 7-8 Glenn County shall encourage new confined animal facility development in portions of the County which are not identified as groundwater recharge areas or shallow groundwater areas.

AG 7-9 For new or expanding confined animal facilities requiring a use permit, Glenn County shall encourage development of wastewater pond and waste separation pond linings in conformance with Natural Resource Conservation Service standards (Part 651/10 D) standards.

AG 7-10 Glenn County shall support the appropriate ongoing regulatory and compliance activities of the California Air Resources Board with respect to "large confined animal facilities" as defined by the Air Resources Board.

AG 7-11 To facilitate compliance with air quality regulations, all applications for new confined animal facilities and expansions of confined animal facilities that require a Minor Use Permit or Conditional Use Permit shall include a Dust Control Plan as part of the Technical Report (see Policy AG-6.4).

AG 7-12 Glenn County shall encourage applicants seeking a use permit for a dairy to achieve certification under the California Dairy Quality Assurance (CDQA) Program.

AG 7-13 The driveways and access points for confined animal facilities shall be designed to accommodate semi-tractor trailer trucks, and adjacent roads shall be built to meet the demands of extra weight and larger turning radii.

AG 7-14 Other than the primary residence of the property owner, housing built on the site of new confined animal facilities and expansions of confined animal facilities that require a use permit shall only be occupied by families of employees who work on the premises.

CONFINED ANIMAL FACILITIES

Goal AG-8

Protection of the environment and residents from the potential impacts of confined animal facilities

POLICIES

AG 8-1 All applications for new confined animal facilities and expansions of confined animal facilities that require Minor Use Permit or Conditional Use Permit shall include a Biological Resources Survey as part of the Technical Report (Policy AG-6.4).

AG 8-2 All new confined animal facilities and expansions of confined animal facilities that require a Minor Use Permit or Conditional Use Permit shall comply with state and Federal laws regarding protection of Special Status species and their habitats.

AG 8-3 All applications for new confined animal facilities and expansions of confined animal facilities that require a Minor Use Permit or Conditional Use Permit shall include a Cultural Resources Evaluation as part of the Technical Report (Policy AG-6.4).

AG 8-4 Production facilities for new or expanding confined animal facilities requiring a Minor Use Permit or Conditional Use Permit may not be located within urban windsheds. The urban windshed shall be defined as an area around urban limit lines, as denoted in the Glenn County General Plan, that is one mile in the direction of prevailing winds and one-half (1/2) mile in any other direction from urban limit lines.

AG 8-5 Production facilities for new or expanding confined animal facilities requiring a Minor Use Permit or Conditional Use Permit may not be located within the windshed of existing public or private school sites, medical or nursing care facilities, or concentrations of five or more residences. The windshed shall be defined as an area that is one mile in the direction of prevailing winds and one-half (1 /2) mile in any other direction from existing public or private school sites, medical or nursing care facilities, or concentrations of five or more residences.

AG 8-6 Production facilities for new or expanding confined animal facilities requiring a Minor Use Permit or Conditional Use Permit may not be located less than a one-half (1 /2) mile from Interstate 5.

AG 8-7 To minimize the public nuisances caused by odors, dust, flies, vectors, and excessive light and glare, all applications for new confined animal facilities and expansions of confined animal facilities that require a Minor Use Permit or Conditional Use Permit shall include an Odor Control Plan; a Dust Control Plan; a Dead Animal Management Plan, a Pest and Vector Control Plan; and a Light and Glare Control Plan.

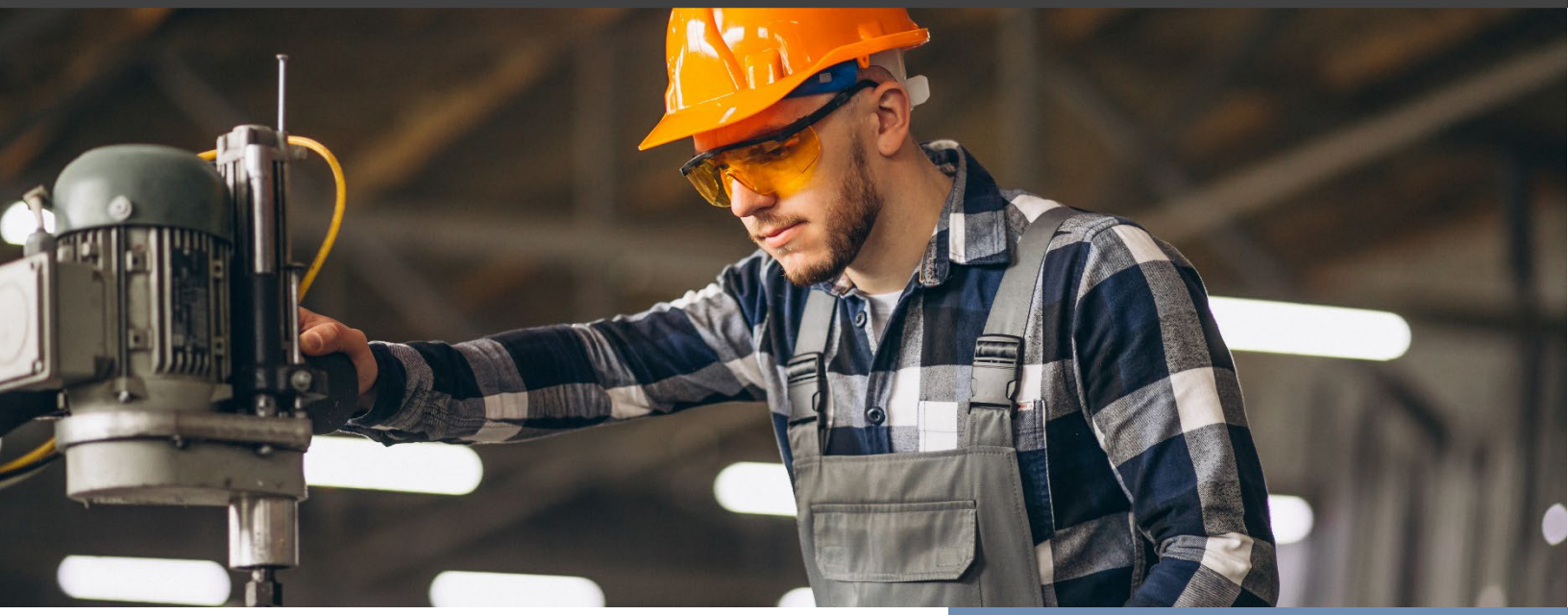
AG 8-8 All applications for new confined animal facilities and expansions of confined animal facilities that require Minor Use Permit or Conditional Use Permit shall include a Light and Glare Control Plan as part of the Technical Report (Policy AG-6.4).

AG 8-9 No confined animal facility shall be constructed or expanded in a manner which, or in an area in which, its construction or expansion will substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner that would result in substantial erosion or siltation on- or off-site; or substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river; or substantially increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site.

AG 8-10 No confined animal facility shall be constructed or expanded in a manner that would create or contribute runoff water that would exceed the capacity of existing or planned stormwater drainage systems or create a source of polluted runoff.

AG 8-11 No confined animal facility shall place housing within a 100-year flood hazard area as mapped on a Federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map unless the drainage analysis includes assurances that such housing will be above maximum flood levels; neither shall confined animal facility design place within a 100-year flood hazard area structures which would impede or redirect flood flows without approval by the County of drainage analysis data and design that assures no downstream impact.

Economic Development



INTRODUCTION

Glenn County aims to foster economic growth while maintaining a quality of life that makes the County a special place to live, work, and play. The Economic Development Element provides a framework for supporting a healthy local economy. Although the Economic Development Element is not a mandatory component of the General Plan, the County seeks to promote economic health as an essential component of maintaining a balanced community by including the Economic Development Element in the General Plan.

The Economic Development Element establishes broad goals and policies that provide a framework for a set of actions that promote local economic development. These goals, policies, and actions recognize the central role of agriculture and natural resources in the County's economy, heritage, and lifestyle, support the economic vitality of the County's urbanized areas of housing and commercial activity, and promote economic opportunity for all the people and businesses that make Glenn County their home.

In addition to the Economic Development Element, two other key documents guide economic development in Glenn County: the Glenn County Economic Development Strategy and the 3CORE Economic Development District's Comprehensive Economic Development Strategy (CEDS).

This Chapter includes the following goals:

ED-1 Rural Community

ED-2 Agricultural Production

ED-3 Economic Diversity

ED-4 Recreation and Tourism

INTRODUCTION CONT.

The following outlines Glenn County's economic development goals, policies, and actions for the General Plan time horizon. This section presents broad economic development Goals. For each Goal, supporting Policies are provided. Then, a set of specific Actions are identified which will help to achieve the Goals. These Actions should not be considered to be all-inclusive of the County's economic development-related activities over the course of the General Plan time horizon; rather, they identify certain actions that have been identified at this time, recognizing that the County will implement additional economic development activities that are consistent with this Element, following the County's Economic Development Strategy and the 3CORE CEDS, which will both be updated periodically during the General Plan time horizon.

RURAL COMMUNITY

Goal ED-1

Support growth and development within the unincorporated areas on land designated for residential and non-residential development

POLICIES

ED 1-1 Through the General Plan Land Use Element and the County's zoning regulations, Glenn County will provide land use policies that provide flexibility for owners to develop their property in ways that are consistent with the overall General Plan and support the County's economic development.

ED 1-2 The County will work to streamline its regulatory processes and to carry out its land use oversight duties through processes that are transparent, user-friendly, and responsive to the needs of the people and businesses that wish to invest in building the Glenn County economy.

ED 1-3 Glenn County will organize resources to provide an economic development support system. This will include organizing the County's internal resources to be more responsive to economic development needs, as well as outreach to the business and development community to help the County understand what is needed to address private sector needs and concerns.

ACTIONS IN SUPPORT OF GOAL ED-1

Action ED-1a *Glenn County will maintain a "one stop shop" approach to permitting, to help streamline the regulatory process for permit applicants by giving them a single point of contact within the County for their projects.*

Action ED-1b *In conjunction with the one stop shop, Glenn County will maintain a solution-oriented Development Review Committee (DRC) consisting of members of various County departments who will work to move projects efficiently from applications to approvals.*

Action ED-1c *In addition to providing resources such as the One Stop Shop and the DRC to help projects move efficiently through the permitting process, Glenn County will also work to streamline the development review process by incorporating technology, providing clear information*

on standards and requirements, and simplifying the path to approvals for the full range of projects, from simple to complex. This will also include improving coordination between the County and regulatory staff from other agencies with jurisdiction over local projects. The County will regularly solicit input from the private sector (businesses, developers, etc.) to help identify opportunities for improvement.

Action ED-1d *The County will continue to collaborate with the cities of Willows and Orland on economic development issues of mutual interest, through the Cities and County Economic Development Committee (CCEDC), including collaboration on mini economic development plans for unincorporated areas.*

Action ED-1e *Glenn County will engage in a range of activities to support business attraction, retention, and expansion. This will include working collaboratively to follow up with business recruits to support opening and launch within the County, and providing convenient access to business support services, such as technical assistance, research/data mining, and access to funding programs, such as through the Glenn Grows center.*

Action ED-1f *Through its responsibility for land use and infrastructure planning, the County will work to provide shovel-ready sites to support business retention, expansion, and attraction. This will include inventorying opportunity sites, particularly along I-5.*

Action ED-1g *Through programs such as the Glenn Grows center and participation in the 3CORE EDC, Glenn County will work to provide business support resources for local businesses, including technical assistance, financing, data mining, etc.*

AGRICULTURAL PRODUCTION

Goal ED-2

Recognize that agricultural production is the county's key economic driver, and seek to protect and enhance agriculture as the core of the local economy

POLICIES

ED 2-1 Encourage development of a variety of agricultural businesses, including agricultural technology and research, processing facilities, sustainable energy, commercial sales, and agricultural tourism, on lands designated for agricultural use.

ED 2-2 Encourage attraction and expansion of agricultural support industries, including processing, cold storage, distribution, manufacturing, shipping, and assembly of agricultural products and by-products.

ED 2-3 Support increased processing and manufacturing of agricultural commodities grown in Glenn County.

ED 2-4 Promote the use of agricultural by-products, such as rice bran and hulls, and recycled materials to capture the manufacturing and distribution market for re-use of local materials and waste.

ED 2-5 Consistent with the Land Use Map, focus new development around the incorporated cities and established communities in order to preserve and protect agricultural lands and enhance the County's agricultural base.

ED 2-6 Protect agricultural water supplies, in terms of both quantity and quality, in order to support continued agricultural activity.

ED 2-7 Support agricultural workforce availability by encouraging production of housing, including housing affordable to the agricultural workforce within the County and the incorporated cities.

ACTIONS IN SUPPORT OF GOAL ED-2

Action ED-2a *Discourage, and in some instances prohibit, the conversion of land designated for agriculture to other uses, consistent with the policy direction provided in the Land Use Element.*

3 CORE INC.

3CORE Inc. is an organization recognized by the U.S. Economic Development Administration (EDA) that provides economic development services for the three-county region consisting of the Counties of Butte, Glenn, and Tehama (the District). For participation in the EDA's programs, the District prepares a Comprehensive Economic Development Strategy (CEDS), most recently covering the 2016-2021 period. A focus of the 3CORE organization is connecting the region with economic development funding and financing programs available through various federal, state, private and charitable sources. Glenn County will work with 3CORE to ensure that periodic updates of the CEDS are consistent with and support the County General Plan Economic Development Element and the County's current Economic Development Strategy. This will maximize opportunities for 3CORE to support economic development in Glenn County by providing access to funding and financing support and other services that 3CORE provides within the District..

Action ED-2b *Actively encourage maintenance and expansion of local agricultural production through implementation of strategies and actions in the County's Economic Development Strategy, which will be updated every three to five years as conditions and trends dictate.*

Action ED-2c *Monitor and review proposed actions and activities for their potential impact on agricultural water supplies and discourage actions that would reduce agricultural water supply and/or quality unless adequate mitigation is provided.*

Action ED-2d *Support public and private sector actions to increase the supply, availability, and affordability of housing for the agricultural workforce, as detailed in the General Plan Housing Element. This will include effective policies and actions to accommodate the County's regional housing need allocation (RHNA) and to address special housing needs, including the needs for farmworker households.*

Glenn County Economic Development Strategy

Glenn County periodically prepares an Economic Development Strategy that guides economic development actions. Most recently, the County adopted the 2019-2022 Economic Development Strategy. This document guides short-term economic development activities and it calls for the preparation of annual work plans that detail specific immediate actions to be undertaken. As such, the Economic Development Strategy (and anticipated future updates) can be viewed as providing the tactical guidance to implement the broader economic development goals and policies of the General Plan Economic Development Element.

ECONOMIC DIVERSITY

Goal ED-3

Diversify the county's economic base and create sustainable long-term economic growth that will benefit county residents and businesses by providing high-paying jobs, and broadening the range of industries offering employment in Glenn County

POLICIES

ED 3-1 Attract commercial and industrial development.

ED 3-2 Support local efforts to create and provide new products and services that will expand employment opportunities, such as technology and research centers, business parks, manufacturing nodes, and shipping centers.

ED 3-3 Maintain and attract a broad range of businesses that offer a diverse range of career opportunities.

ED 3-4 Ensure that an adequate supply of industrial and commercial land, in locations appropriate for future growth, is designated for development.

ED 3-5 Promote the use of solar technology, cogeneration, biomass systems, and water reuse to reduce the long-term operational costs for businesses and provide a sustainable approach to water and energy use. However, renewable energy projects should not be approved or developed in such a way as to displace viable agricultural operations, or render prime farmlands unusable for agricultural activities.

ED 3-5 Encourage the telecommunications industry to install and maintain high-speed broadband, wireless, and other state-of-the-art communication services throughout the County.

ED 3-7 Require new office and industrial park developments to be pre-wired for comprehensive and advanced communications technology.

ED 3-8 Ensure that all new commercial development creates a net fiscal benefit to the County.

ED 3-9 Encourage economic investments in the downtowns of the unincorporated communities by creating a vibrant mix of retail, office, commercial, health services, and recreational opportunities that draw visitors and provide residents local options for shopping, dining, and entertainment.

ED 3-10 Assist efforts to attract new industries and businesses that develop new products and expand markets, particularly those that involve research and development of agricultural and food products.

ACTIONS IN SUPPORT OF GOAL ED-3

Action ED-3a *The County will continue to work to retain, expand, and attract businesses that support the success of Glenn County's agricultural producers, including suppliers, professional services, transportation, and others.*

Action ED-3b *Maintain an inventory of vacant and underutilized commercial and industrial sites so that they may be targeted for development and redevelopment opportunities.*

Action ED-3c *The County will work to maintain and enhance critical infrastructure that is necessary to help local businesses operate efficiently. Examples include maintenance of the County road network, working with stakeholders to provide enhanced rail freight service through new connections to the Northern California Railroad and implementing the Glenn County Master Broadband Plan, maintaining lists of priority projects, coordinating with the cities, and identifying required matching funds to allow access to infrastructure grant funding programs.*

Action ED-3d *The County will work to enhance the capabilities of the local labor force as a key local economic development asset, through participation in collaborative public and private efforts such as those coordinated through the local workforce investment board (North Central Counties Consortium).*

Action ED-3e *Coordinate with the Chamber of Commerce and other local entities to identify specific industry and business sectors that are appropriate for Glenn County. Develop an outreach and marketing program to attract these sectors.*

Action ED-3f *The County will work to build the local retail sector, as both an amenity for local residents and businesses and a source of local revenue generation. This will include business retention, expansion, and attraction efforts, and identification of shovel ready sites as part of the sites inventory process.*

Action ED-3g *Seek feedback from the Chamber of Commerce, local businesses, and other relevant entities regarding: 1) effectiveness of business attraction programs, and 2) quality-of-life needs (e.g., schools, health care, community services) to ensure that the County's on-going approach to economic development is effective. If issues are identified, identify specific changes (e.g., business attraction procedures, revisions to the Development Code and Zoning Ordinance, coordination with service providers) that will improve the business attraction and retention climate.*

RECREATION AND TOURISM

Goal ED-4

Attract recreation and tourism visitors to expand local economic development opportunities

POLICIES

ED 4-1 Promote the expansion of tourist opportunities, especially agritourism (farm products and education) and outdoor recreation, including boating, rafting, fishing, hunting, horseback riding, bird watching, hiking, camping, and motorsports.

ED 4-2 Develop a visitor network that links the County's attractions, including recreational activities, historic homes and properties, local events, lodging, dining, and shopping opportunities near the primary travel corridors.

ED 4-3 Support the development of visitor-serving businesses that complement the County's rural character, such as bed and breakfast facilities and cafes, and provide key retail stores that are activity-specific, such as bait and tackle shops near the river and lakes, hunting supplies at entrances to wildlife/hunting areas, outdoor equipment at gateways to campground and outdoor recreational areas, and supporting commercial and dining options near motorsports facilities.

ED 4-4 Support the development of public amenities, such as boat ramps, picnic facilities, and/or restrooms at public access locations along or near the Sacramento River, Stony Gorge Reservoir, Black Butte Lake Recreation Area, and the wildlife refuges.

ACTIONS IN SUPPORT OF GOAL ED-4

Action ED-4a *As part of the County's overall economic development strategy, proactively work to attract new hotels, motels, and other lodging facilities to Glenn County to further bolster and support the County recreational and tourism industries.*

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Conservation and Open Space



INTRODUCTION

State law requires the General Plan to address conservation and open space issues. As required by State law, the Conservation and Open Space Element addresses the conservation and utilization of open space lands and natural resources, including natural habitats, riparian corridors, special-status species, cultural resources, energy, waste, and extractive resources.

The Conservation and Open Space Element also addresses the following topics:

- Open Space
- Cultural and Historic Resources
- Ecosystem and Habitat Resources
- Energy Conservation
- Solid Waste Reduction
- Water Resources
- Mineral and Extractive Resources
- Forest and Timber Resources

Background information regarding conservation, natural resources, and open space conditions is presented in Chapter 5 (Conservation and Natural Resources) of the Glenn County General Plan Existing Conditions Report. Topics related to the designation and preservation of agricultural lands are addressed within the Land Use Element and the Agricultural Resources Element.

This Chapter includes the following goals:

COS-1 Open Space

COS-2 Cultural and Historic Resources

COS-3 Ecosystem and Habitat Resources

COS-4 Energy Conservation

COS-5 Solid Waste Reductions

COS-6 Water Resources

COS-7 Mineral and Extractive Resources

COS-8 Forest and Timber Resources

OPEN SPACE

Goal COS-1

Ensure the provision and preservation of open spaces throughout Glenn County

POLICIES

COS 1-1 Preserve open space for conservation, agricultural, and recreation uses, consistent with the Land Use Element and the Land Use Map.

COS 1-2 Recognize open space as essential to maintaining a high quality of life, providing visual relief, and maintaining a rural feel within the county.

COS 1-3 Support regional and local natural resource preservation plans and efforts that retain and protect open space within the county.

COS 1-4 Encourage public and private efforts to preserve open space.

COS 1-5 Support and encourage the preservation of agricultural lands throughout the county, consistent with the direction provided by the Land Use Element, Agricultural Resources Element, and the Land Use Map.

ACTIONS IN SUPPORT OF GOAL COS-1

Action COS-1a *Continue to work with local, regional, State, and Federal agencies to ensure that regional open space amenities remain publicly-accessible, well-maintained, and provide for essential habitat.*

Action COS-1b *Work with the Local Agency Formation Commission (LAFCO) on issues of mutual concern including the conservation of agricultural land through consistent use of LAFCO policies, particularly those related to conversion of agricultural lands and establishment of adequate buffers between agricultural and non-agricultural uses, and the designation of a reasonable and logical Sphere of Influence (SOI) boundaries for the community areas within the county*

Open Space

California Government Code Section 65560 defines open space lands as being essentially unimproved and devoted to the preservation of natural resources, managed production of resources, outdoor recreation, or public health and safety.

In the Glenn County General Plan, open space designations include:

- General Agriculture
- Intensive Agriculture
- Foothill Ag/Forestry
- Urban Reserve Area
- Open Space/Public Lands.

CULTURAL AND HISTORIC RESOURCES

Goal COS-2

Protect and preserve cultural and historic resources in order to preserve and promote the county's heritage for future generations

POLICIES

COS 2-1 Review proposed developments and infrastructure improvements in conjunction with the California Historical Resources Information System, Northwest Information Center to determine whether project areas contain known archaeological resources, either prehistoric and/or historic-era, or have the potential for such resources.

COS 2-2 If found during construction, ensure that human remains are treated with sensitivity and dignity, and ensure compliance with the provisions of California Health and Safety Code Section 7050.5 and California Public Resources Code Section 5097.98.

COS 2-3 Work with Native American representatives to identify and appropriately address, through avoidance or mitigation, impacts to Native American cultural resources and sacred sites during the development review process consistent with State and Federal requirements.

COS 2-4 Provide readily available public information on the Mills Act and encourage people to renovate historic homes in disrepair using property tax savings available through the Mills Act.

Mills Act

The Mills Act is an economic incentive program in California for the restoration and preservation of qualified historic buildings by private property owners. The Program is administered and implemented by local governments, and contracts are between the property owner and the local government granting tax abatement.

Each local government establishes their own criteria and determines how many contracts they will allow in their jurisdiction.

AB 52

AB 52 requires public agencies to consult with California Native American tribes that are on the Native American Heritage Commission's (NAHC) consultation list that are traditionally and culturally affiliated with the geographic area of a proposed project that is subject to the California Environmental Quality Act (CEQA), if the tribes request formal notification and subsequently consultation.

ACTIONS THAT SUPPORT GOAL COS-2

Action COS-2a *Require a cultural and archaeological survey prior to approval of any project which would require excavation in an area that is sensitive for cultural or archaeological resources. If significant cultural or archaeological resources, including historic and prehistoric resources, are identified, appropriate measures shall be implemented, such as documentation and conservation, to reduce adverse impacts to the resource.*

Action COS-2b *Require all development, infrastructure, and other ground-disturbing projects to comply with the following conditions in the event of an inadvertent discovery of cultural resources or human remains:*

a. *If construction or grading activities result in the discovery of significant historic or prehistoric archaeological artifacts or unique paleontological resources, all work within 100 feet of the discovery shall cease, the County Planning and Community Development Services Agency shall be notified, the resources shall be examined by a qualified archaeologist, paleontologist, or historian for appropriate protection and preservation measures; and work may only resume when appropriate protections are in place and have been approved by the County Planning and Community Development Services Agency.*

b. *If human remains are discovered during any ground disturbing activity, work shall stop until the County Sheriff and Coroner and County Planning and Community Development Services Agency have been contacted; if the human remains are determined to be of Native American origin, the Native American Heritage Commission (NAHC) and the most likely descendants have been consulted; and work may only resume when appropriate measures have been taken and approved by the County Planning and Community Development Services Agency.*

California Environmental Quality Act

CEQA is a California statute that requires state and local agencies to identify and disclose the environmental impacts of projects, and to avoid or mitigate those impacts, to the extent feasible.

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Action COS-2c *Consistent with State, local, and tribal intergovernmental consultation requirements such as SB 18 and AB 52, the County shall consult as necessary with Native American tribes that may be interested in proposed new development projects and land use policy changes.*

Action COS-2d *Provide educational resources and public outreach efforts that inform citizens of historical preservation efforts including:*

- *School age programs, and on-line exhibits;*
- *Collaboration with community groups, and educational institutions to promote local awareness and appreciation of the County's rich history.*

ECOSYSTEM AND HABITAT RESOURCES

Goal COS-3

Protect and maintain sensitive ecosystems, natural habitats and biological resources within Glenn County

POLICIES

COS 3-1 Preserve natural riparian habitats throughout the planning area, and specifically along Stony Creek, the Sacramento River, and Butte Creek.

COS 3-2 Recognize that retention of natural areas is important to maintaining adequate populations of wildlife that support recreation and hunting, open space, economic and environmental objectives.

COS 3-3 Support programs that expand hunting and outdoor educational opportunities in Glenn County, including programs aimed at beneficial agricultural practices, land conservation, and supporting water quality objectives.

COS 3-4 Coordinate with State and Federal agencies, private landowners and preservation and conservation groups in habitat preservation and protection of rare, endangered, threatened and special concern species, to ensure consistency in efforts and to encourage joint planning and development of areas to be preserved.

COS 3-5 Recognize the Sacramento River corridor, the Sacramento National Wildlife Refuge, migratory deer herd areas, naturally occurring wetlands, and stream courses such as Butte and Stony Creeks as areas of significant biological importance.

COS 3-6 Direct development away from naturally occurring wetlands and other areas of sensitive and critical habitat throughout the County Planning Area.

COS 3-7 Preserve and enhance biological communities that contribute to the region's biodiversity including, but not limited to, grasslands, freshwater marshes, wetlands, vernal pools, riparian areas, aquatic habitat, oak woodlands, and agricultural lands.

Special-Status Species

Special-status species include any species of plant or animal, which is listed, or proposed for listing, as threatened or endangered by the U.S. Fish and Wildlife Service, National Marine Fisheries Service, or the CA Department of Fish and Wildlife.

Sensitive Habitat

Habitat is considered sensitive if it provides habitat for plant or animal species or communities that are locally unique, or are recognized by the State or Federal Resource Agencies as being rare, threatened endangered, or a species of special concern.

COS 3-8 Focus conservation efforts on high priority conservation areas that contain suitable habitat for endangered, threatened, migratory, or special-status species and that can be managed with minimal interference with nearby urban land uses.

COS 3-9 Conserve existing native vegetation where possible and integrate regionally native plant species into development and infrastructure projects where appropriate.

COS 3-10 Discourage the removal of large, mature, native trees that provide wildlife habitat, visual screening, or contribute to the visual and biological quality of the environment.

COS 3-11 Advocate full Federal funding of the Federal Refuge Revenue Sharing Act.

COS 3-12 Encourage and support oak tree preservation and retention in subdivisions and other development projects.

Federal Refuge Revenue Sharing Act

Federal Refuge Revenue Sharing Act makes refuge revenue sharing payments to counties and local governments for the lands administered by the U.S. Fish and Wildlife Service for revenues collected from the sale of products and privileges on national wildlife refuge lands (e.g., timber sales, grazing leases) in those areas.

ACTIONS IN SUPPORT OF GOAL COS-3

Action COS-3a *Coordinate with wildlife agencies, the Army Corps of Engineers, and the State Lands Commission during review of development projects, permits and applications.*

Action COS-3b *Review development project proposals, infrastructure projects, long-range planning projects, and other projects that may potentially impact special-status species and sensitive resources to determine whether significant adverse impacts will occur. Where adverse impacts are identified, develop appropriate mitigation measures, in conformance with General Plan policies and relevant State and Federal laws, to reduce or avoid impacts to the greatest extent feasible.*

Action COS-3c *Where sensitive biological habitats have been identified on or immediately adjacent to a project site, the project shall include appropriate mitigation measures identified by a qualified biologist, which may include, but are not limited to the following:*

- *Pre-construction surveys for species listed under the State or Federal Endangered Species Acts, or species identified as special-status by the resource agencies, shall be conducted by a qualified biologist;*
- *Construction barrier fencing shall be installed around sensitive resources and areas identified for avoidance or protection; and*
- *Employees working on the project site shall be trained by a qualified biologist to identify and avoid protected species and habitat*

Action COS-3d *Make available a list of plants and trees native to the region that are suitable for use in landscaping, consistent with the requirements of California's Model Water Efficient Landscape Ordinance (MWELO). The plant and tree species should be drought tolerant, and consideration should be given to the suitability of the plant and tree species for use as habitat to native animals, birds, and insects.*

ENERGY CONSERVATION

CALGreen

CALGreen (California Green Building Standards Code), is a mandatory statewide code for all new residential and non-residential construction projects. CALGreen consists of five categories, Planning and Design, Energy Efficiency, Water Efficiency and Conservation, Material Conservation and Resource Efficiency, and Environmental Quality.

Goal COS-4

Conserve energy through consumption reduction programs and the use of renewable resources

POLICIES

COS 4-1 Require all development projects to comply with the mandatory energy efficiency requirements of the California Green Building Standards Code (CALGreen) and Building and Energy Efficiency Standards.

COS 4-2 As feasible, promote County operation energy efficiency and install as feasible, energy-efficient lighting, appliances, and alternative-energy infrastructure in County facilities during routine maintenance and as upgrades are needed and may provide for cost savings opportunities.

COS 4-3 As fleet vehicles are replaced, consider the use of alternative energy and fuel-efficient vehicles and equipment that meet or surpass State emissions requirements, to the extent feasible.

COS 4-3 Promote incentives from local, State, and Federal agencies for improving energy efficiency and expanding renewable energy installations.

COS 4-4 Support and encourage the implementation of innovative and green building best management practices including, but not limited to, sustainable site planning, solar opportunities, LEED certification, and exceeding the most current "green" development standards in the California Code of Regulations (CCR), Title 24, as feasible.

ACTIONS IN SUPPORT OF GOAL COS-4

Action COS-4a *Continue to review development projects to ensure that all new public and private development complies with the California Code of Regulations (CCR), Title 24 and CALGreen standards as well as the energy efficiency standards established by the General Plan and County Code.*

Action COS-4b *Provide a conservation page (or similar page) on the County's website that provides links to resource agencies and provides information regarding local and regional conservation and energy upgrade and efficiency programs.*

SOLID WASTE REDUCTIONS

Goal COS-5

Recue the generation of solid waste and promote environmentally responsible solid waste disposal throughout the county using innovative waste diversion programs and strategies

POLICIES

COS 5-1 Provide adequate waste disposal, recycling, and reuse services for present and future residents and businesses, including programs that improve public access to solid waste collection and recycling facilities.

COS 5-2 Continue to participate in source reduction and recycling efforts, including operation of the County's transfer station, to reduce the amount of solid waste sent to landfills and extend the life of landfills.

COS 5-3 Comply with Assembly Bill 939 source reduction and recycling requirements of 50 percent diversion of solid waste from landfills and strive to partner, plan for, and document compliance with Assembly Bill 341 source reduction, recycling, and composting requirements of 75 percent by 2020 and annually thereafter.

COS 5-4 Support the County's role in the source reduction and recycling components of waste management through recycling programs at County facilities to reduce the quantity of waste.

COS 5-5 Ensure that special waste including hazardous materials, tires, medications, infectious waste, asbestos waste, construction waste, and electronic waste are recycled and disposed of in a manner that is safe for the environment, residents, and employees.

COS 5-6 Educate the public on ways to divert household waste from the landfill, including education programs on reducing, reusing, and recycling material.

COS 5-7 Consistent with SB 1383 conduct education and outreach on organics recycling to all residents, businesses (including those that generate edible food that can be donated) haulers, solid waste facilities, and local food banks and other food recovery organizations.

ACTIONS IN SUPPORT OF GOAL COS-5

Action COS-5a *Continue existing, and develop new, diversion strategies (including source reduction, recycling, and composting and yard waste programs) to reduce solid waste disposal volume to meet the State-mandated level.*

Action COS-5b *Fully implement the California Integrated Waste Management Act of 1989.*

Action COS-5c *Pursue public funding sources, such as grants to reduce fiscal impacts of continued implementation of recycling programs.*

Action COS-5d *Continue to implement, and update as necessary, the County Code to regulate issues related to solid waste, including but not limited to Title 7 Health & Safety Chapter 80 Garbage & Refuse Disposal.*

Action COS-5e *Continue to conduct and promote County disposal events such as the Household Hazardous Waste Collection and Waste Tire Amnesty events, and encourage community groups and organizations to pursue reuse events and activities to prevent reusable items from going into the landfill. Periodically review the effectiveness and participation levels of these events, and adjust as necessary to maximize participation.*

Action COS-5f *Continue to provide a Solid Waste & Recycling page (or similar page) on the County website that provides links to resources and provides information regarding local and regional recycling programs, opportunities for reuse of materials, composting strategies, organics recycling, and opportunities for the disposal of hazardous waste.*

Action COS-5g *Use amenities such as signs and historical lighting in key public access areas. Consider incorporating public art to reflect historical elements.*

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WATER RESOURCES

Goal COS-6

Preserve and protect water resources throughout the Planning Area

POLICIES

COS 6-1 Protect floodways and other areas with high groundwater water recharge capability.

COS 6-2 Require discretionary projects, as well as new flood control and stormwater conveyance projects, to integrate best management practices (BMPs) and natural features to the greatest extent feasible, while ensuring that these features adequately convey and control stormwater to protect human health, safety, and welfare while promoting g water quality objectives.

COS 6-3 Protect surface water quality and prioritize the use of natural features such as bioswales, vegetation, retention ponds, and other measures to remove surface water pollutants prior to discharge into surface waters.

COS 6-4 Promote water conservation among all water users.

COS 6-5 Support and promote the use of drought tolerant and regionally native plants in landscaping.

COS 6-6 Monitor groundwater extraction activities and ensure the health of the groundwater basin.

COS 6-7 Support the Colusa and Glenn Groundwater Authority's (CGA) Colusa Subbasin Groundwater Sustainability Plan and groundwater objectives.

COS 6-8 Collaborate with water suppliers and wastewater treatment plant operators to increase the availability of treated or recycled water for agricultural purposes.

COS 6-9 Encourage the development of water conservation programs by water purveyors for both agricultural and urban uses.

Groundwater Sustainability Plan

Assembly Bill (AB) 1739, Senate Bill (SB) 1168, and SB 1319, collectively known as the Sustainable Groundwater Management Act (SGMA), which is codified in Section 10720 et seq. of the California Water Code created a statutory framework for sustainable groundwater management in California and required governments and water agencies of high-and medium-priority basins to halt overdraft and bring groundwater basins into balanced levels of pumping and recharge.

SGMA empowered local agencies to form Groundwater Sustainability Agencies (GSAs) to manage basins sustainably and required GSAs to adopt Groundwater Sustainability Plans (GSPs) for medium-and high-priority groundwater basins in California.

The Colusa Groundwater Authority (CGA) and Glenn Groundwater Authority (GGA), or Authorities are exclusive GSAs covering the entire geographic extent of the Colusa Subbasin.

COS 6-10 Recognize the impacts of gravel extraction on groundwater quantity and quality and encourage extraction methods that preserve and enhance groundwater resources.

COS 6-11 Recognize that efforts to reserve water in Glenn County for wildlife may also bring long-term benefits to the effort to retain water resources locally.

COS 6-12 Monitor actions taken at the State and Federal level which impact water resources in order to evaluate the effects of these actions on the county's resources.

COS 6-13 Encourage development of educational programs to increase public awareness of water conservation opportunities and the potential benefits of implementing conservation measures and programs.

COS 6-14 Work with State and Federal agencies to improve local surface and groundwater pollution detection and monitoring.

COS 6-15 Support water development, treatment, and storage projects that are needed to meet existing and future local and regional demand.

COS 6-16 Participate in and collaborate with Butte, Colusa and Tehama counties, and other regional groundwater management agencies to support and promote Groundwater Sustainability Plans and implementation strategies for the groundwater basin.

COS 6-17 Support ongoing regulatory and compliance efforts at the Federal and State level for the protection of water quality.

COS 6-18 Support the Rice Herbicide Action Plan and encourage other agricultural practices which reduce the threat of surface water pollution from agricultural chemical use.

COS 6-19 Promote the use of surface water resources when available to offset groundwater extraction.

COS 6-20 Encourage efficient uses of water produced within the county and discourage out of county water transfers.

COS 6-21 Encourage solar farming and other water saving farming related opportunities in areas where water resources are not viable or available, or if future climate conditions render traditional farming practices and crop types un-viable.

ACTIONS THAT SUPPORT GOAL COS-6

Action COS-6a *Adopt a Water Efficient Landscaping Ordinance (or the CA – MWELO) for residential, park, recreational, and commercial uses, based on the State model ordinance as amended to address local concerns. The ordinance should address: residential, commercial, industrial and institutional projects that require a permit, plan check, or design review.*

Action COS-6b *Update the County Code to incorporate standards for new development and infrastructure projects to incorporate Low Impact Development (LID) measures into site designs to reduce pollutants from non-point sources, incorporate LID infrastructure, and encourage greater use of permeable paving surfaces.*

Action COS-6c *Continue to implement the policies, actions, and Basin Management Objectives (BMOs) contained in the Colusa Subbasin Groundwater Sustainability Plan.*

Action COS-6d *Continue to cooperate with and foster regional cooperation with CGA Member Agencies including: County of Colusa, City of Colusa, City of Williams, Colusa County Water District, Glenn-Colusa Irrigation District Princeton-Codora-Glenn Irrigation District and Provident irrigation District, Maxwell Irrigation District and Westside Water District, Reclamation Districts 108 and 479, Colusa Drain Mutual Water Company, Private Pumpers, and other relevant parties involved in groundwater extraction.*

Action COS-6e *Continue to review well permit applications for compliance with County Code Title 20 Chapter 80 Water Well Drilling Permits & Standards.*

Action COS-6f *Continue to require implementation of the County's Grading Ordinance. Review projects to ensure that BMPs are implemented during construction and site grading activities as well as in project design to*

reduce pollutant runoff into water bodies.

Action COS-6g *Coordinate with the California Department of Fish and Wildlife to identify adversely impacted aquatic habitat within the County and to develop riparian management guidelines to be implemented by development, recreation, and other projects adjacent to rivers, lakes, reservoirs, and streams.*

Action COS-6h *Continue to identify stormwater and drainage facilities in need of repair and address these needs through the Capital Improvement Project list and process. As feasible seek to incorporate BMPs and LID techniques into repairs and upgrades that promote water quality objectives.*

MINERAL AND EXTRATIVE RESOURCES

Goal COS-7

Manage mineral and other extractive resources while preserving development and conservation options for the future

POLICIES

COS 7-1 Encourage the extraction and processing of sand and gravel to support economic vitality and ensure an adequate supply of aggregate resources. Ensure that such activities are conducted in an environmentally sensitive manner, comply with all applicable local, State and Federal permits, and do not result in significant adverse impacts to the roadway network (including pavement conditions), surrounding land uses or sensitive natural resources.

COS 7-2 Conserve mineral resources identified by the State to be of regional or statewide significance for mineral resource extraction.

COS 7-3 Support new or expanded mineral resource extraction operations only if they are compatible with surrounding land uses. Manage resources to ensure that extraction results in the fewest environmental impacts while maximizing the use benefits of extracted resources.

COS 7-4 Ensure that mineral extraction activities within the county conform to the State Mining and Reclamation Act (SMARA) requirements, including financial assurances and reclamation plans.

COS 7-5 Support the natural gas industry and extraction within the County while ensuring that its operations are carried out in a safe and environmentally responsible manner.

COS 7-6 Ensure resource and extractive activities and management are carried out consistent with local and State laws and regulations.

ACTIONS THAT SUPPORT GOAL COS-7

Action COS-7a *Continue to utilize County Code (Section 15.840.010 Wells, Natural Gas Standards) to address oil and gas wells production standards.*

Action COS-7b *Continue to identify and maintain mineral resource maps and evaluate areas within the County Planning Area with potential resource value, including oil, gas, sand, and gravel.*

Action COS-7c *Continue to require conditional use permits for mineral extraction operations in all zones where mineral extraction may occur.*

FOREST AND TIMBER RESOURCES

Goal COS-8

Conserve and maintain the county's forests and timber resources

POLICIES

COS 7-1 Conserve and maintain forest resources so that they may be enjoyed by a wide range of users including campers, hikers, hunters, OHV users, and others.

COS 7-2 Support the Mendocino National Forest Plan for timber resource use and participate in the planning process when updates to the plan occur.

COS 7-3 Encourage forest management and timber harvesting activities (e.g., reforestation, timber stand improvement, stream corridor and water quality protection) that improve forest health, reduce fire fuel loads, and promote economic activity.

COS 7-4 Discourage new development in heavily wooded forest areas.

COS 7-5 Support and cooperate with CAL FIRE in its responsibilities related to timber and forest practice laws.

COS 7-6 Support and encourage opportunities for public and private timber lands to be compatible with and provide for recreational opportunities and open space uses.

ACTIONS THAT SUPPORT GOAL COS-8

Action COS-8a *Coordinate closely with the Mendocino National Forest, if development is proposed for private lands within the Forest.*

Action COS-8b *Review timber harvest plans for compatibility and consistency with the General Plan.*

Action COS-8c *Evaluate development applications, rezoning, land use change requests, and use permits in the context of the potential uses and their associated potential impacts on surrounding timberlands.*

Community Services & Facilities



INTRODUCTION

Glenn County and various local public agencies and service districts provide a broad range of public services and utilities services that are important to maintaining a high quality of life for County residents. This General Plan Element includes goals, objectives, policies and action items that address the following community services and facilities:

- Water Supplies
- Wastewater (Sewer Services)
- Storm Drainage Infrastructure
- Solid Waste Disposal
- Fire Protection and Law Enforcement
- Parks and Recreation Facilities
- Schools, Libraries and other public services and facilities

While not specifically required by State law for inclusion in the General Plan, this Community Services and Facilities Element is a critical component of the County's comprehensive strategy to meet the infrastructure and public services needs of businesses and residents. Background information related to topics addressed in this Element is found in Chapter 3.0 (Community Services and Facilities) of the Glenn County General Plan Background Report.

This Chapter includes the following goals:

CSF-1 Water Supplies

CSF-2 Wastewater (Sewer Services)

CSF-3 Stormwater and Drainage

CSF-4 Solid Waste

CSF-5 Fire Protection and Law Enforcement

CSF-6 Parks

CSF-7 Schools, Libraries, and Other Public Facilities

WATER SUPPLIES

Goal CSF-1

Ensure a Long-term, sufficient, reliable, and safe water supply, storage, and distribution system to serve existing commitments and planned growth identified by the general land use map.

POLICIES

CSF 1-1 Coordinate with local water districts and providers to ensure safe drinking water standards are met, and to ensure the water system and supply adequately meets the needs of existing and future development.

CSF 1-2 Encourage and support the expansion of municipal water systems to serve areas identified for current and future development by the General Plan Land Use Map.

CSF 1-3 Prior to the approval of new development projects, Specific Plans, or other projects that would result in increased demand for public water conveyance and treatment, projects must demonstrate proof of adequate water supply and that existing services are adequate to accommodate the increased demand, or improvements to the capacity of the system to meet increased demand will be made prior to project implementation. Projects must also demonstrate that adequate fire flow water pressure is available to serve new development, particularly within High and Very High Fire Hazard Zones.

CSF 1-4 Coordinate with the Glenn Groundwater Authority and water providers throughout the County to manage water supplies in a way that ensures adequate supplies for existing residents, agricultural uses, businesses, and for projected growth, in a manner which avoids groundwater overdraft, water quality degradation and other adverse environmental impacts.

CSF 1-5 Municipal services, including water and wastewater infrastructure, should only be extended to lands designated as Urban Reserve (UR) if the following conditions are met:

1. The proposed development area is adjacent to existing development that is substantially built-out, and the extension of services would not facilitate leapfrog development;

2. The development is able to extend and connect to water and wastewater services needed to serve the proposed development without impacting existing services; and

3. The proposed development has agreed to fund the necessary extensions and any required improvements needed to serve the development.

CSF 1-6 Support efforts by public water service providers to establish rates and fees which provide adequate funding for necessary system improvements, upgrades and maintenance.

CSF 1-7 Ensure that infrastructure is planned and available in a timely manner to accommodate development needs.

CSF 1-8 Prioritize water system improvements to areas prioritized for economic growth for commercial and industrial development as well as related housing needs.

CSF 1-9 Ensure that all new development provides for and funds its fair share of the costs for adequate water distribution, including line extensions, easements, and dedications.

CSF 1-10 Support water conservation measures that comply with the State and Federal legislation and that are consistent with measures adopted in all applicable Urban Water Management Plans, Agricultural Water Management Plans and Groundwater Management Plans.

CSF 1-11 New development on parcels served by a public water system shall be required to connect to the public water system. Redevelopment, additions and accessory structures in existing Rural Residential and Urban Reserve parcels that are not served by a public water utility, and all rural areas of the county may continue to utilize an on-site well if approved by the County Department of Environmental Health.

CSF 1-12 All new wells must have an approved permit from the Environmental Health Department prior to the start of any new construction.

ACTIONS IN SUPPORT OF GOAL CSF 1

Action CSF-1a *Coordinate with local water agencies to assist in planning for adequate public services to support new residential, commercial, and industrial development in existing community areas where development may be desired.*

Action CSF -1b *Encourage the cities of Orland and Willows as well as local water agencies to apply for available State and Federal grants and loans to finance construction of necessary water infrastructure improvements.*

Action CSF-1c *Coordinate with the cities of Willows and Orland to annex areas of existing or planned urban residential development that are adjacent, or in close proximity, to the City limits, which are not currently served by municipal water and wastewater services.*

Action CSF -1d *Continue to utilize the Glenn County Water Quality Program (implemented through the Department of Environmental Health) for the enforcement of standards and codes regarding the construction and destruction of water wells, monitoring wells, exploratory soil borings and other special use wells.*

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WASTEWATER (SEWER SERVICES)

Goal CSF-2

Ensure a safe, environmentally sound and adequate sewage collection treatment and disposal system to meet the needs of existing commitments and projected development

POLICIES

CSF 2-1 Ensure safe and reliable sewer and wastewater collection and treatment infrastructure to serve the existing and future development.

CSF 2-2 Continue to coordinate with wastewater service providers when reviewing new development applications in order to ensure that new growth does not exceed available sewage treatment capacity or conveyance infrastructure capacity.

CSF 2-3 Ensure that all new developments provide for and fund their fair share of the costs for adequate sewer collection and treatment, including line extensions, easements, and dedications.

CSF 2-4 Encourage water conserving designs and equipment, water-conserving devices, and designing wastewater systems to minimize inflow and reduce wastewater flows.

CSF 2-5 Coordinate with wastewater service providers, and end users to explore the feasibility and potential future use of recycled water as new technology, funding, and infrastructure is available.

CSF 2-6 Support efforts by municipal wastewater service providers to provide the necessary funding for system improvements, upgrades and maintenance.

CSF 2-7 Prior to the approval of new development that would result in increased demand for wastewater conveyance and treatment, projects must demonstrate that existing services are adequate to accommodate the increased demand, or improvements to the capacity of the system to meet increased demand will be made prior to project implementation.

CSF 2-8 For projects that will rely upon on-site wastewater systems, applicants shall provide detailed plans demonstrating that the system will be adequate to serve the project and will meet or exceed all applicable water quality standards.

CSF 2-9 Ensure new septic systems are designed and located to protect water resources and agricultural lands.

CSF 2-10 Consider septic system and septage disposal limitations when determining areas suitable for new development not served by sewer.

CSF 2-11 Require new development within urban limit lines to connect to sewer and water services when available, and discourage installation of septic tanks in all urban areas. When sewer and water services are not immediately available, commitments to serve in the future shall be obtained from service providers prior to development approval.

ACTIONS IN SUPPORT OF GOAL CSF 2

Action CSF-2a *Continue to utilize and enforce the Glenn County Administrative Code for sewage disposal and on-site septic system requirements, including requirements for septic application, site evaluation, soil conditions, percolation testing, verification and monitoring and other site requirements and conditions.*

Action CSF-2b *Amend the County Administrative Code (Title 15 Chapter 15.660) to include septic and leach field setbacks from natural waterways. This setback should be a minimum 100 feet from perennial and intermittent streams, seasonal water bodies and natural bodies of standing water. Exceptions may be made if the project involves the repair of an existing system or the system is properly engineered and approved by the Department of Environmental Health.*

Action CSF-2c *Monitor ongoing changes and updates to State regulations for septic systems developed by the State Regional Water Quality Control Board, as required by AB 885, and periodically update the County Code to reflect applicable changes in regulations.*

Action CSF-2d *Require new development to provide for and fund a fair share of the costs for adequate sewer distribution, including line extensions, easements, and plant expansions.*

Action CSF-2e *Explore the viability of future uses of recycled water, including irrigation, dust control, soil compaction, recharge ponds, and fire protection.*

STORMWATER AND DRAINAGE

Goal CSF-3

Design and maintain efficient and environmentally-sound stormdrain systems to accommodate urban runoff from existing and projected development, and prevent property damage due to localized flooding

POLICIES

CSF 3-1 Maintain and improve Glenn County's storm drainage facilities.

CSF 3-2 Require all new development projects and other activities that result in land alterations greater than one acre (such as new site grading for ag operations or the installation of orchards) to demonstrate how storm water runoff will be detained or retained on-site and/or conveyed to the nearest drainage facility as part of the development review process.

CSF 3-3 Require the installation of storm drain and other flood protection/prevention improvements as a condition of all new development approvals.

CSF 3-4 Applicable projects shall incorporate Best Management Practices (BMPs) and Low Impact Development measures (LID) to treat stormwater before discharge from the site.

CSF 3-5 Where feasible, developments should avoid excessive grading and disturbance of vegetation and soils, retain native vegetation and trees, and maintain natural drainage patterns to the greatest extent feasible.

CSF 3-6 In areas planned for new residential development, encourage dual-use detention basins for parks, ball fields, and other appropriate uses.

CSF 3-7 Work with agricultural land owners to improve and remedy practices that have resulted in adverse impacts to adjacent properties and infrastructure. Such practices include site drainage and flood control measures and the use of Best Management Practices (BMPs) to reduce drainage impacts.

ACTIONS IN SUPPORT OF GOAL CSF 3

Action CSF-3a *Continue to review development projects and other activities that result in grading or land alterations to areas greater than one acre to identify potential stormwater and drainage impacts. Projects should analyze their drainage and stormwater conveyance impacts and either demonstrate that the existing infrastructure can accommodate increased stormwater flows, or make the necessary improvements to mitigate potential impacts.*

Action CSF-3b *Identify stormwater drainage infrastructure that is in need of repair and address these needs through the Capital Improvement Projects Fund as feasible.*

Action CSF-3c *Continue to implement the requirements established by the State Water Resource Control Board's (SWRCB) National Pollutant Discharge Elimination System (NPDES) General Permit requirements including the requirements to prepare a Stormwater Pollution Prevention Plan (SWPPP) during construction activities and grading projects that disturb more than 1 acre of land area.*

Action CSF-3d *Work cooperatively with local, State, and Federal agencies to comply with water quality regulations, reduce pollutants in runoff, and protect and enhance water resources throughout Glenn County.*

SOLID WASTE

Goal CSF-4

Reduce the county's reliance on landfills, reduce the volume of the solid waste stream, increase recovery of materials, and dispose of remaining waste in an environmentally and fiscally responsible manner

POLICIES

CSF 4-1 Achieve maximum waste diversion through the expansion and/or development of cost-effective recycling and source reduction programs tailored for both rural and urbanized jurisdictions in the county.

CSF 4-2 Locate waste collection, transfer, and processing facilities in areas that minimize impacts to the surrounding community and the environment.

CSF 4-3 Support an effective public information program aimed at achieving maximum participation, diversion of materials, and preservation of county landfill space.

CSF 4-4 Assure that local plans and ordinance accommodate and facilitate the siting of recycling facilities, composting facilities, transfer stations, and pyrolysis facilities.

CSF 4-5 Encourage and support commercial recycling and re-use activities and opportunities throughout the county.

CSF 4-6 Support programs aimed at processing waste produced by the construction, agricultural and farming sectors. These programs may include but are not limited to opportunities for compost and mulching, and waste-to-energy technologies that utilize solid waste for bio-mass or bio-fuels for energy production.

CSF 4-7 Identify public lands that have experienced problems with illegal dumping and explore opportunities to conduct clean-up efforts.

CSF 4-8 Collaborate with waste/recycling haulers to expand collection and recycling services.

ACTIONS IN SUPPORT OF GOAL CSF 4

Action CSF-4a *Implement and enforce the provisions of the County's Source Reduction and Recycling Program and update the program as necessary to meet or exceed the State waste diversion requirements.*

Action CSF-4b *Distribute public education materials regarding the proper handling and disposal of household hazardous waste, opportunities for recycling and composting, and resources for solid waste disposal available to County residents and businesses.*

Action CSF-4c *Coordinate with the Glenn County Health Department to pursue available grants from agencies such as CalRecyle to fund cleanup efforts.*

Action CSF-4d *As part of the development review for projects that would generate significant volumes of solid waste within the county, require that these projects demonstrate adequate capacity for the haul and disposal of solid waste to serve the additional demand prior to project approval.*

FIRE PROTECTION AND LAW ENFORCEMENT

Goal CSF-5

Maintain adequate and efficient fire protection and law enforcement services to serve the community

POLICIES

CSF 5-1 Continue to support the County's volunteer fire forces and offer incentives for continued participation.

CSF 5-2 Strive to maintain adequate fire services and law enforcement levels throughout the county.

CSF 5-3 Determine the impact proposed development will have on the provision of fire protection and law enforcement services, and ensure that the established level of service is maintained.

CSF 5-4 Establish and prioritize adequate funding and firefighting and law enforcement personnel for areas targeted for growth.

CSF 5-5 Regularly review and evaluate fire district boundaries to determine if the existing service areas are the most efficient and cost-effective.

CSF 5-6 Coordinate with fire districts to ensure new development pays its fair share for the provision of new fire stations, equipment, personnel and fire suppression improvements necessary to provide adequate fire protection services for new development.

CSF 5-7 The fire protection districts shall review all development proposals within their district and recommend measures to reduce the potential for fire risk.

CSF 5-8 Support the use of mutual aid agreements or memoranda of understanding for structural and wildland fire protection in areas currently under CAL FIRE and USFS representation.

CSF 5-9 Require that all community water systems serving new development meet or exceed Glenn County minimum standards for provision of water for peak-load demands and required fire flows.

CSF 5-10 Require that all community water systems serving new development meet or exceed Glenn County minimum standards for provision of water for peak-load demands and required fire flows.

CSF 5-11 Recognize the autonomy of individual fire districts within the county.

CSF 5-12 Coordinate with the California Highway Patrol to assist with traffic enforcement services on County roadways.

ACTIONS IN SUPPORT OF GOAL CSF 5

Action CSF-5a *Continue to participate in mutual aid agreements with State and federal firefighting and law enforcement agencies.*

Action CSF-5b *Continue to enforce the California Building Code and the California Fire Code to ensure that all construction implements fire-safe techniques, including fire resistant materials, where required.*

Action CSF-5c *As part of the development review process for new projects, the County will refer applications to the local-serving Fire District, and Sheriff's Department for determination of the project's potential impacts on fire protection and law enforcement services.*

Action CSF-5d *Maintain a public outreach campaign to generate interest in volunteer fire department opportunities.*

Action CSF-5e *Work with Fire Districts to explore the development of a fire impact fee program to ensure development projects pay their fair share of the costs of new or expanded services necessary to serve the new development projects.*

PARKS

Goal CSF-6

Maintain a network of parks, and recreation facilities that are attractive, well-maintained, safe and accessible to the community.

POLICIES

CSF 6-1 Recognize that some of the recreational resources available to County residents may be owned and/or operated by other entities, including the incorporated cities, the State, and the Federal government, while still meeting the recreational needs of County residents.

CSF 6-2 Provide parks or recreation facilities that are safely accessible and prioritize the development of and access to these facilities in underserved areas of the community.

CSF 6-3 Maintain and enhance existing parks and recreation facilities to improve their usefulness, safety, and appearance.

CSF 6-4 Pursue partnerships with the private sector and nonprofit organizations to provide services and/or maintain and improve park and recreational facilities, wherever practical.

CSF 6-5 As mutually desired, pursue and encourage the joint-use of parks and recreation facilities owned and operated by school districts.

CSF 6-6 Ensure that community parks and recreational facilities have stable and self-sufficient funding resources.

CSF 6-7 Ensure that financial mechanisms are in place to develop parks and recreation facilities, as new residential development occurs.

CSF 6-8 Ensure access for disabled people is provided for park and recreation areas and facilities as appropriate.

CSF 6-9 Incorporate security measures such as adequate lighting, into park design and recreation facilities to promote public safety.

CSF 6-10 Strive to achieve a ratio of 5 acres of parkland for every 1,000 residents in the County.

ACTIONS IN SUPPORT OF GOAL CSF 6

Action CSF-6a *Consider adoption of a parks and recreation ordinance that would apply to new residential development. The ordinance should establish a parkland dedication requirement based on five acres of parkland per 1,000 residents. The program would require dedication of parkland and/or payment of in lieu fees, consistent with the requirements of the Quimby Act, based upon the residential density, park land cost, and other factors. If an in-lieu fee program is established, the fees should either be distributed to the applicable park district or agency (contingent on the district's or agency's use of these funds towards new parks or park expansions that serve the residents of the unincorporated area) or used by the County to provide facilities that serve the local and regional needs of County residents. Public land dedicated and/or fees collected pursuant to the Quimby Act may only be used for the purpose of developing new or rehabilitating existing park or recreational facilities.*

Action CSF-6b *New development shall be required to construct on-site or off-site parks, or pay in-lieu park fees to mitigate park impacts to ensure the existing levels of services is maintained, but not to exceed five acres per 1,000 persons. Impact fee calculations and dedication requirements should be based on the existing level of service.*

Action CSF-6c *Pursue all forms of possible funding, including Federal and State funding, private contributions, gifts and endowments, bond measures, and special districts, to assist in the acquisition, development and programming of park and recreation facilities.*

SCHOOLS, LIBARIES, AND OTHER PUBLIC FACILITES

Goal CSF-7

Provide high quality and cost-effective facilities and service, including schools, libraries, and government facilities that serve the county.

POLICIES

CSF 7-1 Support high quality schools, libraries and community facilities to serve the needs of current and future residents.

CSF 7-2 Ensure that new growth and development participates in the provision and expansion of community services and facilities, and does not exceed County's ability to provide them.

CSF 7-3 Require new development to demonstrate that the community services and facilities within the county can accommodate the increased demand associated with the project.

CSF 7-4 Require new development to offset or mitigate impacts to community services and facilities to ensure that service levels for existing users are not degraded or impaired by new development.

CSF 7-5 Include school districts in the development review process for significant new residential development projects to identify potential impacts to school services and facilities.

CSF 7-6 As feasible, invest in new equipment and facilities for libraries based current and projected needs.

CSF 7-7 Encourage private donations and support from State funding for library operations, maintenance, renovation, equipment, and construction.

CSF 7-8 Consider the needs of seniors and people with disabilities when considering the construction or renovation of community facilities.

CSF 7-9 Encourage services and programs that meet the needs of seniors within the County, including supporting the senior centers, and programs that provide senior services.

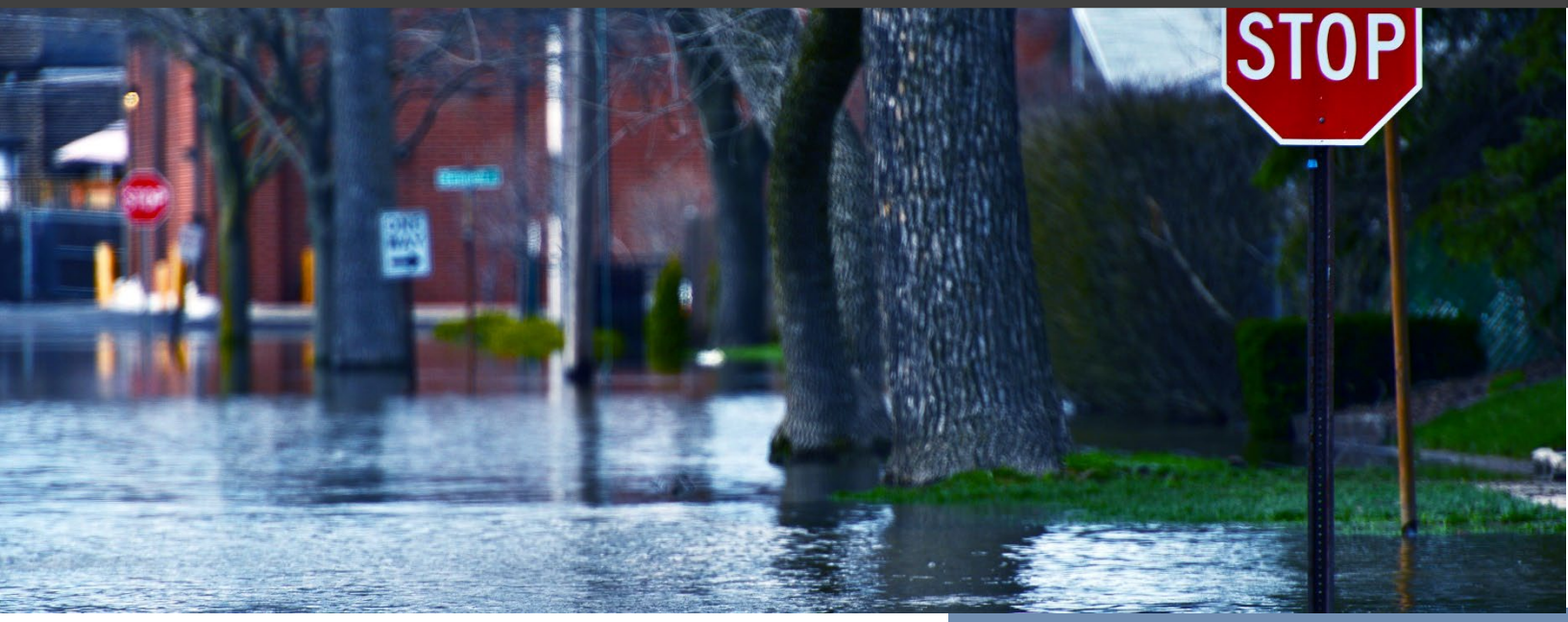
ACTIONS IN SUPPORT OF GOAL CSF 7

Action CSF-7a *As part of the development review process, consult with school districts in the County to ensure that adequate school sites are provided and that affected schools will have adequate capacity to serve new development.*

Action CSF-7b *Require new development to pay its fair share of the cost of new or expanded community services and facilities that are necessary to serve the new development project.*

Action CSF-7c *Maintain and update the development fee program to ensure the impact fee system will defray the cost of developing public services and facilities.*

Safety



INTRODUCTION

The Safety Element provides the framework to reduce risks associated with a range of environmental and human-caused hazards that may pose a risk to life and property in Glenn County. Inclusion of the Safety Element in the General Plan is required by State law. While the county's land, hillsides, forests and waterways are assets to the community, these features can present risks due to flood, fire, geologic, and seismic hazards. In addition, human-caused risks, such as hazardous materials, can pose risks to community health and safety. Effective planning to prepare for and mitigate the adverse effects of these risks can help ensure that Glenn County maintains a high level of safety for its residents. The Safety Element includes goals, policies, and actions to protect residents, businesses, visitors, and land uses from hazards, and includes the following topics:

- Seismic and Geologic Hazards
- Flooding Hazards and Flood Protection
- Emergency Response and Disaster Preparedness
- Hazardous Materials
- Airport Operations
- Wildfire

Background information regarding safety and hazards is provided in the Existing Conditions Report.

This Chapter includes the following goals:

SA-1 Geologic and Seismic Hazards
SA-2 Flooding
SA-3 Emergency Preparedness
SA-4 Hazardous Materials
SA-5 Airport Operations
SA-6 Wildfire Hazards
SA-7 Climate Resiliency and Adaptation

GEOLOGIC/SEISMIC HAZARDS

Goal SA-1

Minimize community exposure to geologic and seismic hazards

POLICIES

SA 1-1 Require development to reduce risks to life and property associated with earthquakes, liquefaction, erosion, landslides, and unstable soil conditions.

SA 1-2 Ensure that all new development and construction is in conformance with applicable building standards related to geologic and seismic safety.

SA 1-3 Require geotechnical investigations to be completed prior to approval of any public safety or other critical facilities, in order to ensure that these facilities are constructed in a way that mitigates site-specific seismic and/or geologic hazards.

SA 1-4 Development in areas subject to unstable soil and/or geologic conditions shall be reviewed by qualified engineers and or geologists prior to development in order to ensure the safety and stability of all new construction.

SA 1-5 Prevent land subsidence and maintain adequate groundwater supplies.

SA 1-6 Require erosion and sediment control plans for development proposed on sloping land or lands subject to erosion.

ACTIONS IN SUPPORT OF GOAL SA-1

Action SA-1a *Require adherence to the requirements of the California Code of Regulations (CCR), Title 24 during the plan check review process.*

Action SA-1b *Periodically review the structural integrity of all existing County-owned critical facilities and, if any facilities are found unsatisfactory, take steps to ensure structural integrity and safety.*

Action SA-1c *Continue to maintain and provide an inventory of all natural hazards, including active faults, Alquist-Priolo Special Study Zones, floodplains, hazardous soil conditions, and dam failure inundation areas.*

Action SA-1d *Require the submission of geologic and soils reports for all new developments. The geologic risk areas that are determined from these studies shall have standards established and recommendations shall be incorporated into development.*

Action SA-1e *Monitor withdrawal of groundwater and gas, maintain land elevation records, and regulate overdraft to prevent subsidence.*

FLOODING

Goal SA-2

Reduce risks to human life, property, and public services associated with flooding

POLICIES

SA 2-1 Support and participate in planning efforts undertaken at the local, regional, State, and Federal levels to improve flood management facilities and dam safety throughout the County.

SA 2-2 Require all new development projects to demonstrate how storm water runoff will be detained or retained on-site, treated, and/or conveyed to the nearest drainage facility as part of the development review process. Project applicants shall demonstrate that project implementation would not result in increases in the peak flow runoff to adjacent lands or drainage facilities that would exceed the design capacity of the drainage facility or result in an increased potential for off-site flooding.

SA 2-3 Ensure that construction activities and new development projects will not result in adverse impacts to existing properties and flood control and drainage structures.

SA 2-4 Unless otherwise mitigated, require new structures to be located outside of the 100-year floodplain. All new development within an identified Flood Hazard Area shall be built according to Federal Emergency Management Agency (FEMA) standards.

SA 2-5 Encourage and accommodate multipurpose flood control projects that incorporate recreation, resource conservation, preservation of natural riparian habitat, and scenic values of drainages, creeks, and detention ponds. Where appropriate and feasible, encourage the use of water detention facilities for use as groundwater recharge facilities.

SA 2-6 Encourage flood control measures that respect natural drainage features, vegetation, and natural waterways, while still providing for adequate flood control and protection.

SA 2-7 Ensure that any development activity that requires a grading permit does not impact adjacent properties, local creeks and storm drainage systems by designing and building the site to drain properly to minimize drainage issues, erosion, and sedimentation.

SA 2-8 Ensure that new development and infrastructure improvements do not compound the potential for flooding.

SA 2-9 Ensure that adequate drainage and erosion control measures are provided during construction of all new development.

SA 2-10 Recognize the special status of lands located within the designated floodways adopted by the State Reclamation Board, and maintain designated floodways as open space and limit uses to low intensity uses such as agriculture, passive recreation, preservation of vegetation and wildlife habitat, and scenery; provided such uses do not impede floodwaters or pose a threat to public safety.

SA 2-11 Monitor and participate in efforts by the Central Valley Flood Protection Board (CVFPB) to increase flood safety throughout the region.

SA 2-12 Support and encourage the efforts of public agencies and private landowners to maintain and improve existing flood management facilities and encourage the California Department of Fish and Wildlife (CDFW) to expedite the issuance of permits necessary clean and maintain regulated drainage channels.

SA 2-13 Monitor ongoing efforts by FEMA and the California Department of Water Resources (DWR) to update flood hazard maps within Glenn County.

SA 2-14 Require new development proposals in dam inundation areas to consider risks from failure of these dams.

ACTIONS IN SUPPORT OF GOAL SA-2

Action SA-2a *As part of the development review process require new development projects to prepare hydraulic and storm drainage studies as necessary to define the net increase in storm water run-off resulting from construction and require mitigation to reduce impacts. Drainage and grading plans shall identify best management practices (BMP) protections and include standards established and recommended by the County that shall be incorporated into development.*

Action SA-2b *Require property owners and farmers to demonstrate that significant land alterations and site grading will not result in offsite flooding or changes in drainage patterns that would lead to offsite flooding, such as increases in runoff volume or velocity. Grading projects that affect five or more acres shall be required to obtain a land leveling permit from the Department of Public Works.*

Action SA-2c *Continue to participate in the National Flood Insurance Program (NFIP), and consider future participation in the NFIP Community Rating System (CRS).*

Action SA-2d *Continue to review projects in flood hazard areas to ensure compliance with the Glenn County Code.*

Action SA-2e *Periodically review the conditions of bridges, culverts, canals and other flood control and stormwater conveyance infrastructure, and when feasible include necessary improvements within the Capital Improvement Program (CIP) to increase safety and the adequate conveyance of stormwater.*

Action SA-2f *Periodically Review Glenn County Code, and revise as necessary to ensure that development standards are consistent with the requirements of State and Federal law.*

Action SA-2g *Coordinate with the local reclamation districts, state and federal agencies to improve levee systems.*

Action SA-2h *Address emergency evacuation and disaster preparedness in the event of dam failure as part of the emergency response planning efforts identified in Actions SA 1-A and SA 1-B.*

Action SA-2i *Educate property owners and farms on the potential for changes to property drainage infrastructure and grading to increase localized flooding risks and the impacts this may cause, including damage to county infrastructure and facilities.*

Critical Facilities

Critical Facilities refers to essential public facilities, such as emergency communications facilities, and emergency shelters identified for disasters relief and response or as identified in the LHMP.

EMERGENCY PREPAREDNESS

Goal SA-3

Protect human life, safety, and property throughout the community by ensuring that Glenn County is prepared to provide an organized response to natural and human-caused emergencies

POLICIES

SA 3-1 Ensure that during natural catastrophes and emergency situations, the County can continue to provide essential emergency services.

SA 3-2 Ensure that new critical facilities are located in areas that minimize exposure to potential natural hazards.

SA 3-3 Promote ongoing training of County staff on their functions and responsibilities in disaster preparedness.

SA 3-4 Ensure that critical facilities are properly supplied and equipped to provide emergency services.

SA 3-5 Coordinate with the California Emergency Management Agency to ensure coordinated local and state-level responses in the event of an emergency.

SA 3-6 Support local and regional disaster planning and emergency response planning efforts, and look for opportunities to collaborate and share resources with other municipalities in the region.

SA 3-7 Promote public safety through public education programs.

SA 3-8 Ensure that adequate two-way vehicular ingress and egress is maintained to critical facilities and residential development areas to provide for safe and efficient evacuation and access during an emergency event, particularly within areas subject to wildland fire hazards within VHFHSZs.

ACTIONS IN SUPPORT OF GOAL SA 3

Action SA-3a *Continue to implement the Local Hazard Mitigation Plan (LHMP) for Glenn County.*

Action SA-3b *Conduct periodic emergency response training exercises and or participate in other area exercises to ensure that key members, local leaders, and emergency response personnel are adequately trained and prepared for emergency situations. Critical facilities within the county should also be annually assessed to ensure they are properly supplied.*

Action SA-3c *Encourage residents, County staff, and community leaders to participate in disaster training programs, and develop educational programs that will increase public awareness of fire safety and emergency response planning.*

Action SA-3d *Provide signage at public buildings and critical facilities that contain Automated External Defibrillators (AEDs).*

Action SA-3e *Develop and annually update an emergency contact list and emergency response information on the County's website. The information should include emergency access routes, available emergency resources, and contact information for emergency responders.*

Action SA-3f *Coordinate with the Glenn County Disaster Council and the Director of Emergency Services to update the Emergency Response Plan and LHMP periodically, as needed to meet existing and projected future emergency services needs throughout Glenn County.*

Action SA-3g *As part of the development review process, consult with the local fire department/district or CAL FIRE in order to ensure that the project provides adequate emergency access.*

Action SA-3h *As part of the development review process adopt findings when approving discretionary projects and permits that the project adequately provides for and/ or does not impede emergency response.*

Action SA-3i *Periodically review and update procedures for local implementation of the County Emergency Operations Plan (EOP).*

Action SA-3j *Seek funding from State, Federal, and other sources to assist in emergency management planning, including community education and outreach describing public procedures and evacuation routes in the event of an emergency or natural disaster.*

HAZARDOUS MATERIALS

Goal SA-4

Protect citizens and the environment from hazardous materials and waste

POLICIES

SA 4-1 Require businesses and agricultural operations to comply with all applicable local, state and federal regulations regarding the use, transport, storage and disposal of hazardous waste and hazardous materials.

SA 4-2 Utilize the development review process to reduce the risk of community exposure to hazardous materials.

SA 4-3 Encourage residents and businesses to minimize the use of toxic materials and products including the application of pesticides, and support education programs which increase the public awareness of the proper disposal of hazardous wastes in order to protect health, and resources such as groundwater quality.

SA 4-4 Require hazardous waste generated within the county to be disposed of in a safe manner, consistent with all applicable local, State, and Federal laws.

SA 4-5 Require hazardous materials to be stored in a safe manner, consistent with all applicable local, State, and Federal laws.

SA 4-6 Require compliance with the Glenn County Air Pollution Control District's Hazardous Waste Generator Program.

SA 4-7 Agricultural pesticide operations shall not occur when wind speed is in excess of 10 miles per hour (mph) or in meteorological conditions where inversion occurs. Generally, wind speeds of 3 to 7 mph are preferable. Pesticide manufacturers may impose further restrictions or requirements in regard to wind speed. In all cases, the label is the law. Contact the local County Agricultural Commissioner for specific requirements or conditions for the county in which pesticide operations are expected to occur.

ACTIONS IN SUPPORT OF GOAL SA 4

Action SA-4a *Coordinate with the Glenn County Air Pollution Control District as the Certified Unified Program Agency (CUPA) to ensure that businesses that handle hazardous materials at or above threshold quantities must prepare and electronically submit a Hazardous Materials Management Plan (HMMP). The HMMP shall include business owner/operator identification, hazardous materials inventory, a site map, emergency response plan, and training program.*

Action SA-4b *Provide educational opportunities for generators of small quantity, household and agriculture waste products regarding their responsibilities for waste reduction and proper and safe hazardous waste management and disposal.*

Action SA-4c *Provide information about drop-off programs for the local disposal of household hazardous waste offered Glenn County. The availability of the programs should be widely publicized throughout the community.*

Action SA-4d *The County will refer all permits for new projects or major additions to existing uses located on sites identified by the State as having or containing likely hazardous substances or materials to the Glenn County Air Pollution Control District to ensure compliance with applicable State and local regulations. If warranted, identify and require measures to ensure the exposure to hazardous materials from historical uses has been mitigated to acceptable levels consistent with EPA and/or DTSC standards.*

Action SA-4e *Continue to work cooperatively with the Fire Districts and the Glenn County Air Pollution Control District to ensure local personnel is properly trained and certified (HAZWOPER, etc.) in the specialized identification, handling and cleanup procedures that are required for radioactive, toxic, and hazardous substance spills.*

AIRPORT OPERATIONS

Goal SA-5

Protect the community from hazards associated with airport operations

POLICIES

SA 5-1 Ensure that land uses within the vicinity of airports and airstrips are compatible with airport restrictions and operations.

SA5-2 Ensure that all development proposals in the vicinity of local airports are consistent with the restrictions and requirements contained in the Orland and Willows Airport Land Use Plans and Design Standards.

SA 5-3 The County shall ensure that new development proposals do not result in encroachments into future airport expansion areas and do not result in adverse economic impacts to airport operations.

SA 5-4 Work cooperatively with the Airport Land Use Commission to ensure continued airport operations in a safe and cost-effective manner, consistent with the public's needs and applicable regulations from the Caltrans Division of Aeronautics and the Federal Aviation Authority (FAA).

Airport Hazards

Land uses surrounding airports and airstrips can result in hazards to aircraft as well as hazards to persons on the ground associated with aircraft accidents and community exposure to noise.

ACTIONS IN SUPPORT OF GOAL 5A

Action SA-5a *As part of the development review process, new development and expansion proposals near the Orland and Willows Airports, and public and private airstrips shall be:*

- *Reviewed for consistency with setbacks, land use restrictions, and height as determined by the Federal Aviation Administration (FAA) and the County Airport Land Use Commission;*
- *Provided to the Airport Land Use Commission for review.*

Action SA-5b *As part of future planning efforts, the Department of Planning & Community Development Services shall review and provide input into updates to the Comprehensive Airport Land Use Plans to ensure that new development within Airport Safety Zones is compatible with existing airport operations, and that any changes or improvements to the airport facility or operations are compatible with land uses within this zone.*

Hazardous Materials

A hazardous material is a substance or combination of substances which, because of its quantity, concentration, or physical, chemical, or infectious characteristics, may either (1) cause or significantly contribute to an increase in mortality or an increase in serious, irreversible, or incapacitating irreversible illness; or (2) pose a substantial present or potential hazard to human health and safety, or the environment when improperly treated, stored, transported, or disposed of.

Hazardous materials are mainly present because of industries involving chemical byproducts from manufacturing, petrochemicals, and hazardous building materials.

WILDFIRE HAZARDS

Goal SA-6

Minimize risks to life and property from wildfire in both developed and undeveloped areas of the county

POLICIES

SA 6-1 Require development to reduce risks to life and property associated with wildfire events through adherence to the relevant fire safe standards established in the Glenn County Code, County Ordinances, and other applicable regulations that meet or exceed title 14, CCR, division 1.5, chapter 7, subchapter 2, articles 1-5 (commencing with section 1270) (SRA Fire Safe Regulations) and title 14, CCR, division 1.5, chapter 7, subchapter 3, article 3 (commencing with section 1299.01) (Fire Hazard Reduction Around Buildings and Structures Regulations). New development, which does not meet the applicable State requirements, shall not be permitted.

SA 6-2 Support management and conservation of forested lands including fuel management strategies in wildland areas to reduce wildfire hazards.

SA 6-3 Require adequate water source and supply systems, including adequate fire flows, and location of anticipated water supply prior to development approvals in SRAs that include very high or high Fire Hazard Severity Zones (FHSZs), as defined by CAL FIRE.

SA 6-4 New development projects within and adjacent to significant wildland, forest, or areas or that are included within a VHFHSZ shall prepare and implement wildland fire protection plans that include the following components:

1. Risk Analysis
2. Fire Response Capabilities
3. Fire Safety Requirements – Defensible Space, Infrastructure, and Building Ignition Resistance
4. Measures and Design Considerations for Non-Conforming Fuel Modification
5. Wildfire Education, Maintenance, and Limitations
6. Evacuation Planning.

Wildfires

Wildfires are a potential hazard to development and land uses located in the foothill and mountain areas, particularly in Western Glenn County.

Glenn County Multi-Jurisdiction Hazard Mitigation Plan (MJHMP)

The purpose of the Glenn County MJHMP is to provide the County and the Cities of Orland and Willows with a blueprint for hazard mitigation planning to better protect the people and property of the County and the Cities of Orland and Willows from the effects of future natural hazard events. The MJHMP is available at: https://www.countyofglenn.net/resources/plans/multi-jurisdiction-hazard-mitigation-plan

SA 6-5 Continue to implement the Glenn County Multi-Jurisdiction Hazard Mitigation Plan (MJHMP) to reduce risks associated with wildfire throughout Glenn County, and review any new development proposals with High and Very High Fire Hazard Zones for consistency with the MJHMP.

SA 6-6 Continue to implement the Glenn County Community Wildfire Protection Plan (CWPP) to reduce risks associated with wildfire throughout Glenn County, and review any new development proposals with High and Very High Fire Hazard Zones for consistency with the CWPP.

SA 6-7 Prior to allowing redevelopment in an area devastated by wildfire, the County shall review safety conditions and require any redevelopment to meet all applicable State and County fire safe development standards.

SA 6-8 Ensure adequate evacuation routes for new and existing development. Ensure new residential developments located in identified hazard areas have at least two emergency evacuation routes, and Identify existing residential developments in any hazard area identified in the safety element that do not have at least two emergency evacuation routes.

SA 6-9 Minimize residential development in High and Very High Fire Hazard Severity Zones.

SA 6-10 Locate new essential public facilities, such as fire departments, sheriff's substations, and emergency evacuation centers outside of High and Very High Fire Hazard Severity Zones.

SA 6-11 Participate in regional climate adaptation planning efforts.

SA 6-12 Support management and conservation activities to reduce fire hazards, including fire hazard reduction, fuel management, and long-term maintenance strategies, establishment and maintenance of community fire breaks, public and private road maintenance and vegetation clearance that meet or exceed Public Resources Code Section 4291 requirements, home hardening, and coordinate with fire districts/departments, Fire Safe Councils, and property owners to implement management and conservation activities on an on-going basis.

ACTIONS IN SUPPORT OF GOAL SA-6

Action SA-6a *Review, and revise if necessary, the Glenn County Development Standards to require fire protection methods, including fuels management, adequate water supply, and road and driveway standards for new development and expansion projects in areas of high and very high Fire Hazard Severity Zones that meet or exceed the requirements established by the State Fire Safe Regulations. Fire protection methods may consist of the establishment of "defensible space" around structures, using fire resistant ground cover, building with fire-resistant roofing materials, fuel load reductions, visible home and street addressing and signage, and other appropriate measures.*

Action SA-6b *Consult with the applicable fire protection district/agency during the review of development applications for projects within high and very high Fire Hazard Severity Zones.*

Action SA-6c *Implement State recommendations for fire prevention in Fire Hazard Severity Zones.*

Action SA-6d *Create public outreach and awareness programs to reach at-risk populations, promote the development and awareness of evacuation routes, and to promote the development of "defensible space" around structures using areas free of fuel loads, fire resistant landscaping and fire-resistant building materials. Any new development within State Responsibility Areas or VHFHSZs shall be required to implement fuel modification efforts to reduce flammable materials around structures, homes, and subdivisions consistent with California Code, Public Resources Code - PRC § 4291.*

Action SA-6e *Periodically review and update key emergency and fire protection plans in Glenn County, including but not limited to the Glenn County Multi-Jurisdiction Hazard Mitigation Plan (MJHMP) and the Glenn County Community Wildfire Protection Plan (CWPP). Future updates to these plans shall consider new growth and policy direction facilitated by this General Plan, and shall meet all applicable State requirements and*

incorporate industry best practices for fuel reduction and management, fire breaks, fire safety, emergency evacuation, and post-fire recovery.

Action SA-6f *Identify areas within Glenn County that are not adequately served by multiple evacuation routes which can be used during a fire or other natural disaster. Develop specific plans to address SB 99 Evacuation-Constrained Parcels, and improve the capacity, safety, and viability of evacuation routes to serve high-risk areas of the County, including areas located within High and Very High Fire Hazard Zones.*

Action SA 6g *As part of any future updates to the MJHMP and the CWPP, identify existing development that does not meet or exceed the State Responsibility Area (SRA) Fire Safe Regulations, or the applicable Glenn County Development Code and/or Fire Safe Ordinance Requirements. Develop plans to bring these properties into compliance in order to mitigate fire risks. Mitigation plans may include, but are not limited to, improvement of emergency evacuation routes, defensible space and home hardening, and removal/abatement of vegetative hazards.*

Action SA-6h *Consistent with Policy SA 6-4, require new development projects to prepare and implement wildland fire protection plans that meets all applicable State requirements.*

Action SA-6i *Utilize the most current adopted Fire Hazard Severity Zone (FHSZ) maps from the Office of the State Fire Marshal (OSFM). Available at: https://osfm.fire.ca.gov.*

Action SA-6j *As part of the development review process, for all new development projects within fire hazard areas consult with the local fire department/district in order to ensure that the project has adequate fire protection including: the ability to service new development, emergency access (ingress, egress), evacuation routes, fire flow, water supply, defensible space pursuant to Public Resources Code Section 4291 and other regulations if applicable, fuel modification, fire-safe measures, and vegetation clearance including for public and private roads. All residential development projects within fire hazard areas shall be evaluated at*

The Glenn County Community Wildfire Protection Plan (CWPP)

The Glenn County Community Wildfire Protection Plan (CWPP) was developed as a means of describing current fire related conditions within Glenn County, identifying public and private assets threatened by wildfire, and assessing currently in-place infrastructure developed in order to protect those assets.

Unit Strategic Fire Plan Tehama Glenn Unit

The California Department of Forestry and Fire Protection's (CAL FIRE) Tehama Glenn Unit (TGU) Strategic Fire Plan is to reduce losses and fire suppression costs from wildland fires within the Unit by protecting at risk assets. The Plan is available at:

https://osfm.fire.ca.gov/media/rlkh2opd/2022-tehama-glenn-unit-fire-plan.pdf

that time to see if they have at least two emergency evacuation routes. It is noted that Glenn County has not established emergency evacuation routes; for the purposes of this analysis, outbound roads from an area are anticipated to provide the potential for evacuation, recognizing that Glenn County has a broad range of road types, from rural roads to highways.

Action SA-6k *As part of the next update to the MJHMP, participate in the update process and ensure that the MJHMP update identifies evacuation routes and their capacity, safety, and viability under a range of emergency scenarios. Improvements should be included on County improvements plans and RTP project lists as appropriate.*

Action SA-6l *Coordinate with Caltrans to implement vegetation clearance maintenance along State transportation corridors.*

Action SA-6m *Coordinate with local, state, and federal agencies to update emergency, evacuation, hazard mitigation plans, and the Unit Strategic Fire Plan as necessary, to support inter-agency preparedness coordination, and establish and maintain mutual aid agreements where feasible. In the event of a significant wildfire, the Glenn County Office of Emergency Services shall coordinate with relevant federal, state, and local agencies, including but not limited to the USDA, USFS, CAL FIRE, and the Community Fire Districts to establish and implement, as feasible, a risk assessment and monitoring program.*

Action SA-6n *Implement the policies and actions included within the Community Services and Facilities Element (Under Goal CSF-5) that support the review of projects to maintain adequate and efficient fire protection service levels throughout the community.*

COMMUNITY RESILIENCY AND ADAPTATION

Climate Resiliency

The ability of human and ecological systems to adapt to climate-related stresses while retaining the same basic structure and way of functioning, including the capacity of those systems to cope with, adapt to and recover fully or partially from climate-related stress and change.

Climate Adaptation

The process of adjustment to actual or expected climate change and its effects. At the local level this means actions that the County can take to reduce the impacts to its population and infrastructure resulting from climate impacts.

Goal SA-7

Minimize risks to life, property, the economy, and the environment through climate adaptation strategies that enhance and promote the county's resiliency

POLICIES

SA 7-1 Consider potential climate change impacts and adaptive responses in long-range planning and current development decisions.

ACTIONS IN SUPPORT OF GOAL SA-7

Action SA-7a *Periodically assess and monitor the effects of climate change and the associated levels of risk in order to adapt to changing climate conditions.*

Action SA-7b *Collaborate with utility providers to ensure that infrastructure and resource management plans account for anticipated climate change impacts.*

Action SA-7c *Identify roadways subject to flooding which may impede emergency ingress and egress, and identify alternative evacuation routes for high-risk areas.*

Action SA-7d *Coordinate with Caltrans to implement flood control improvements along key transportation corridors in order to reduce roadway flooding impacts*

Noise



INTRODUCTION

The Noise Element is a mandatory component of the General Plan. The overall purpose of the Noise Element is to address major noise sources and to promote safe and comfortable noise levels throughout Glenn County. The Noise Element contains goals, policies, and actions that seek to reduce community exposure to excessive noise levels through the establishment of noise level standards for a variety of land uses.

Noise is typically defined as unwanted sound that interferes with an individual's ability to perform a task or enjoy an activity. From a planning perspective, noise control focuses on two primary concerns: (1) preventing the introduction of new noise-producing uses in noise-sensitive areas; and (2) preventing the encroachment of noise-sensitive uses into existing noise-producing areas. Noise in Glenn County is generated by a variety of sources, including, but not limited to: agricultural operations and activities, vehicle traffic, including automobiles, trucks, motorcycles, aircraft, and trains; restaurants/bars; industrial operations; and other businesses, including motorsports activities. Background information regarding noise sources and noise conditions is provided in the Glenn County General Plan Existing Conditions Report.

This Chapter includes the following goals:

N-1 Excessive Noise

EXCESSIVE NOISE LEVELS

Goal N-1

Protect residents from harmful and annoying exposure to excessive noise throughout the community and preserve the rural noise environment in Glenn County

POLICIES

N 1-1 Consider the noise compatibility of existing and future land uses and development when making land use planning decisions.

N 1-2 Recognize that Glenn County is a predominantly agricultural county and that agricultural activities can generate significant sources of noise. The policies in this element shall not be interpreted to restrict or otherwise hinder legal agricultural activities.

N 1-3 Require development projects to be consistent with the standards indicated in Table N-1 and N-2 to ensure acceptable noise levels for existing and future development.

N 1-4 Ensure that new development does not result in indoor noise levels exceeding 45 dBA Ldn for residential uses by requiring the implementation of construction techniques and noise reduction measures for all new residential development.

N 1-5 Require acoustical studies for new discretionary developments and transportation improvements that have the potential to impact existing noise-sensitive uses such as schools, hospitals, libraries, care facilities, and residential areas; and for projects that would introduce new noise-sensitive uses into an area where existing noise levels may exceed the thresholds identified in this element.

Stationary Noise

Stationary Noise means a source of sound or combination of sources of sound that are included and normally operated within the property lines of a facility. Common examples include: commercial facilities, industrial facilities, repair or storage garages, and truck terminals.

A-Weighted Decibels (dBA)

A-weighted decibels, abbreviated dBA, are an expression of the relative loudness of sounds in air as perceived by the human ear. Sample dBA sound levels are shown in Table N-3.

Average noise exposure over a 24-hour period is presented as a day-night average sound level, or Ldn.

LMAX

The LMAX, or maximum sound level, descriptor is the highest sound level measured during a single noise event (such as a vehicle pass by), in which the sound level changes value as time goes on. The maximum sound level is important in judging the interference caused by a noise event with common activities

Outdoor Activity Areas

include back yard spaces, first floor rear patio/deck areas, rear or internal courtyard seating and play areas, and rooftop decks. Front yard spaces, elevated balconies, side yards, etc., are not considered to be outdoor activity areas.

N 1-6 For projects that are required to prepare an acoustical study to analyze noise impacts, the following criteria shall be used to determine the significance of those impacts:

STATIONARY NOISE SOURCES

- The following criteria shall be used to determine the significance, for projects required by the California Environmental Quality Act to analyze noise impacts form stationary sources:
    - A significant impact will occur if the project results in an exceedance of the noise level standards contained in this element, or for instances where the ambient noise level is already above the standards contained in this element, or the project will result in an increase in ambient noise levels by more than 3 dB, whichever is greater. This does not apply to temporary construction activities or agricultural activities.

TRANSPORTATION NOISE SOURCES

- The following criteria shall be used to determine the significance, for projects required by the California Environmental Quality Act to analyze roadway noise impacts for roadway improvement, development, and other projects that increase roadway noise:
    - Where existing traffic noise levels are less than 60 dB Ldn at the outdoor activity areas of noise-sensitive uses, a +5 dB Ldn increase in roadway noise levels will be considered significant; and
    - Where existing traffic noise levels range between 60 and 65 dB Ldn at the outdoor activity areas of noise-sensitive uses, a +3 dB Ldn increase in roadway noise levels will be considered significant; and

- Where existing traffic noise levels are greater than 65 dB Ldn at the outdoor activity areas of noise-sensitive uses, a + 1.5 dB Ldn increase in roadway noise levels will be considered significant.

N 1-7 Require construction activities to comply with best practices to reduce noise exposure to adjacent sensitive receptors (see Action N 1d).

N 1-8 Regulate the effects of operational noise from existing and new industrial and commercial development on adjacent sensitive uses through the enforcement of the County's noise standards.

N 1-9 Temporary emergency operations or emergency equipment usage authorized by the County shall be exempt from noise standard criteria set by this element.

N 1-10 Require new land use development proposals to address potential noise impacts and land use incompatibilities from aircraft noise, and train travel.

N 1-11 Require new development projects and long-term planning projects to conform to the County's Airport Safety and Noise land use criteria, as identified in Orland and Willows Airport Land Use Plans (ALUP).

N 1-12 Where noise mitigation measures are required to achieve the standards of Tables N-1 or N-2, the emphasis of such measures shall be placed upon site planning and project design. The use of noise barriers shall be considered a means of achieving the noise standards only after all other practical design-related noise mitigation measures have been considered and integrated into the project.

N 1-13 As feasible, orient buildings such that the noise sensitive portions of a project are shielded from noise sources. Noise attenuation barriers are discouraged and should be used in the context of new developments when other approaches to noise mitigation are infeasible.

N 1-14 Support noise-compatible land uses along existing and future high-volume roadways, including County, State, and Interstate routes.

N 1-15 As part of the review of new development projects, consider groundborne vibration and noise nuisance associated with rail operations prior to approving the development of sensitive uses.

N 1-16 Recognize that agricultural activities are important to Glenn County's character and economy, and that agricultural operations are characterized by elevated noise levels from the use of tractors, heavy equipment, crop dusting, agricultural processing, and other supporting equipment and activities.

N 1-17 Protect the County's economic base by preventing incompatible land uses from encroaching upon existing or planned noise-producing agriculture, and agriculture industries and continue to support the County's right-to-farm ordinance when addressing noise concerns or complaints as they relate to agricultural operations.

ACTIONS IN SUPPORT OF GOAL N1

Action N-1a *Require that new development projects are reviewed for compliance with Glenn County Code and the noise requirements established in this element, including the standards established in Tables N-1 and N-2, prior to project approval.*

Action N-1b *Continue to implement the County's Right-To-Farm Ordinance requirements to ensure and support agricultural operations continue to be viable and successful.*

Action N-1c *Continue to enforce the State Noise Insulation Standards (Title 24, California Code of Regulations and Chapter 35 of the Uniform Building Code).*

Action N-1d *During the environmental review process, determine if proposed construction will constitute a significant impact on nearby sensitive receptors and, if necessary, require mitigation measures in addition to the standard best practice controls. Suggested best practices for control of construction noise include:*

- *Noise-generating construction activities, including truck traffic coming to and from the construction site for any purpose, shall be limited to between the hours of 7:00 am and 7:00 pm. Construction staging areas shall be established at locations that will create the greatest distance between the construction-related noise sources and noise-sensitive receptors nearest the project site during all project construction activities, to the extent feasible.*
- *Neighbors located adjacent to the construction site shall be notified of the construction schedule in writing.*
- *The construction contractor shall designate a "noise disturbance coordinator" who will be responsible for responding to any local complaints about construction noise. The disturbance coordinator shall be responsible for determining the cause of the noise complaint (e.g., starting too early, poor muffler, etc.) and instituting reasonable measures as warranted to correct the problem. A telephone number for the disturbance coordinator shall be conspicuously posted at the construction site.*
- *At all times during project grading and construction, stationary noise-generating equipment shall be located as far as practicable from sensitive receptors and placed so that emitted noise is directed away from residences.*
- *Unnecessary idling of internal combustion engines shall be prohibited for a duration of longer than five minutes.*
- *Construction staging areas shall be established at locations that will create the greatest distance between the construction-related noise sources and noise-sensitive receptors nearest the project site during all project construction activities, to the extent feasible.*
- *Neighbors located adjacent to the construction site shall be notified of the construction schedule in writing.*

- *The construction contractor shall designate a "noise disturbance coordinator" who will be responsible for responding to any local complaints about construction noise. The disturbance coordinator shall be responsible for determining the cause of the noise complaint (e.g., starting too early, poor muffler, etc.) and instituting reasonable measures as warranted to correct the problem. A telephone number for the disturbance coordinator shall be conspicuously posted at the construction site.*

Action N-1e *Periodically review noise complaints for emerging trends in the community noise environment. Update the Glenn County Code, as necessary, to address emerging trends.*

Action N-1f *Review new development and long-term planning projects, including the Zoning Code Update, for conformity with the County's Noise land use criteria, as identified in the Orland and Willows Airport Land Use Plans (ALUP).*

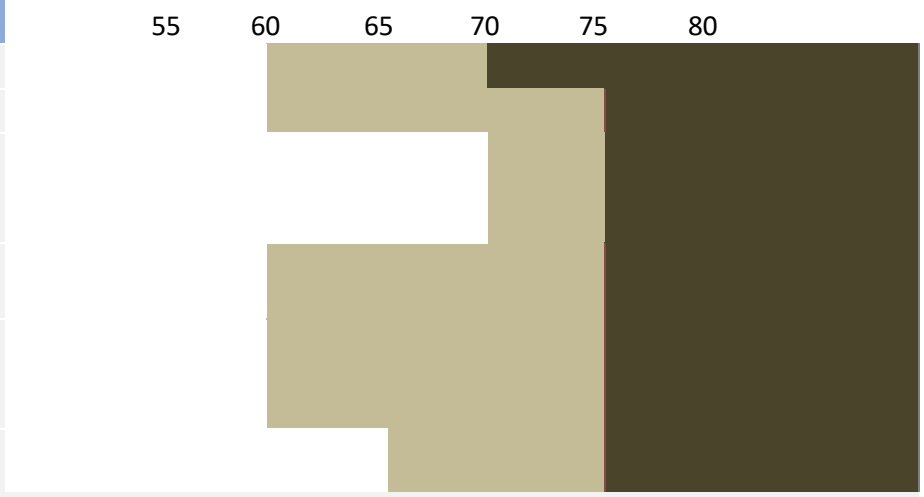
Action N-1g *Collaborate with Caltrans, the California Public Utilities Commission and railroad operators to improve at-grade railroad crossings and, as feasible, seek quiet crossings in and/or near communities and developed areas to reduce the necessity for train horn/whistle blasting.*

Action N-1h *As feasible, plan for and maintain designated truck travel routes to minimize impacts on noise sensitive land uses.*

Action N-1i *As part of the project review and approval process, review new developments within 100 feet of rail lines to ensure that vibration experienced by residents and sensitive uses would not exceed the Federal Transit Administration guidelines.*

Action N-1j *If pile driving is required within 50 feet of an existing structure, pre-construction crack documentation and construction vibration monitoring shall be conducted to ensure that construction vibrations do not cause damage to any adjacent structures. The results of the documentation and monitoring shall be submitted to the County Community Development Department prior to the start of construction activities which would occur within 50 feet of an existing structure.*

TABLE N-1: LAND USE COMPATIBILITY FOR COMMUNITY NOISE ENVIRONMENT

Land Use Category	Exterior Noise Exposure (Ldn)
Residential	
Lodging, Hotels, and Motels	
Outdoor Sports, Playgrounds Neighborhood Parks	
Schools, Libraries, Museums, Hospitals, Public Assembly	
Office Buildings, Commercial, and Professional	
Industrial	

NORMALLY ACCEPTABLE
Specified land use is satisfactory, based upon the assumption that any buildings involved are of normal conventional construction, without any special insulation requirements

CONDITIONALLY ACCEPTABLE
Specified land use may be permitted only after detailed analysis of the noise reduction requirements and needed noise insulation features included in the design

UNACCEPTABLE
New construction or development should generally not be undertaken because mitigation was found to be infeasible to comply with noise element policies

L_{dn} Day/Night Average Sound Level. Similar to CNEL but with no evening weighting.

TABLE N-2: STATIONARY (NON-TRANSPORTATION) NOISE SOURCE STANDARDS

Land Use Receiving the Noise	Hourly Noise-Level Descriptor	Exterior Noise-Level Standard (dBA)	
		Daytime (7am-10pm)	Nighttime (10pm-7am)
Residential	L_{eq}	55	45
	L_{max}	70	65

Notes:

a) The residential standards apply to all properties that are designated or zoned for residential use. The exterior noise level standard is to be applied at the property line of the receiving land use or at a designated outdoor activity area.

b) Each of the noise levels specified above shall be lowered by 5 dBA for tonal noises characterized by a whine, screech, or hum, noises consisting primarily of speech or music, or recurring impulsive noises. In no case shall mitigation be required to a level that is less than existing ambient noise levels, as determined through measurements conducted during the same operational period as the subject noise source.

c) In situations where the existing noise level exceeds the noise levels indicated in the above table, any new noise source must include mitigation that reduces the noise level of the noise source to the existing level plus 3 dB.

Tonal Noises are characterized by a whine, screech, beep, or hum, consisting primarily of speech or music, or recurring impulsive noises. Tonal noises can cause unpleasant experiences in spaces adjacent to areas that produce tonal noise, which annoys occupants and, in turn, lead to increased complaints from nearby sensitive receptors.

L_{eq} Equivalent or energy-averaged sound level.

L_{max} The highest root-mean-square (RMS) sound level measured over a given period of time.

Implementation



INTRODUCTION

For the General Plan to serve as an effective guide to achieving the County's vision for its future, it must be implemented and administered. The General Plan includes a number of "Action" items that provide direction for how the County will implement the goals and policies within the body of the General Plan. In general, actions are spread throughout each of the elements, appearing immediately after the corresponding goals and policies. Government Code Section 65400(a)(1) requires the County's planning agency (Planning Department) to make recommendations to the Planning Commission and Board of Supervisors that identify reasonable and practical means for implementation of the General Plan. The Planning Department is also required to provide an annual report to the Planning Commission, the State Office of Planning and Research (State Clearinghouse), and the State Department of Housing and Community Development that includes the status of the General Plan, the County's progress in the implementation of the General Plan, and the County's progress in meeting its allocation of regional housing needs and removing governmental constraints to the maintenance, improvement, and development of housing. Table 11-1, General Plan Implementation, is intended to serve as a tool for tracking implementation of the General Plan and preparing the annual report.

This Chapter includes the following goals:

IM-1 Administration

ADMINISTRATION

Goal IM-1

To provide for the ongoing administration and implementation of the General Plan.

POLICIES

IM 1-1 Regularly review the General Plan and revise it as necessary to comply with State law and reflect emerging trends and conditions.

IM 1-2 Require the County's Zoning Ordinance, planning documents, master plans, infrastructure projects, and development projects to be consistent with the General Plan and State law.

ACTIONS IN SUPPORT OF GOAL IM-1

Action IM-1a *On an annual basis review implementation of the General Plan as required by State law, review implementation and timing of measures based on this implementation plan, and identify revisions to the General Plan that should be made to address the requirements of State law and emerging trends and conditions.*

Action IM-1b *Review and update the Municipal Code, as well as master plans for land uses, services and infrastructure as necessary to ensure consistency with the General Plan.*

IMPLEMENTATION PLAN

Table IM-1 identifies the general timing for the implementation of each action, the Department responsible for the action's implementation, and the status of the action. The Planning Department is responsible for coordinating with other departments regarding implementation of the individual measures.

For each of the actions listed below, the numbers "1", "2", "3", "4" and the terms "Ongoing" and "Annual" refer to a relative priority for implementation, as described more specifically below.

Relative Priority	General Timeframe
1	Implemented in the relatively short-term **(most likely, 1 to 2 years)**.
2	Implemented in the mid-term **(most likely, 1 to 5 years)**.
3	Implemented in the mid- to long-term **(most likely, 6 to 10 years)**.
4	Considered and implemented **as funding permits.**
Ongoing	Ongoing means that the measure is **ongoing** and should be implemented for every applicable action as the opportunity presents itself.
Annual	Annual means that the measure is an annual measure and should be addressed **every year**.

The party or parties that are primarily responsible for implementing each action, whether a specific County department or, in some cases, an outside agency, are also indicated where applicable.

The reader should keep some caveats in mind regarding the implementation schedule. One is that many of these actions will require both staff and financial resources to implement, thus making them difficult to definitively schedule, given the annual nature of the budgetary process and changing priorities and resources over the years. A second caveat to keep in mind is that it is often difficult to clearly state the duration of tasks; therefore, estimated starting dates (priority levels) are presented for actions rather than completion dates. A third caveat is that, in some instances, the selection of priority level (1,2,3, or 4) reflects the level of complexity and the level of effort required to implement a measure rather than the importance of the measure itself.

TABLE IM-1

	Measure	Responsible Department	Priority/ Timing	Status
Land Use				
Action LU-1a	*Following the adoption of this plan, review and revise the County Unified Development Code, development standards, and zoning maps to conform to the updated General Plan.*	Planning	1	☐ Complete ☐ In progress *Comments:*
Action LU-1b	*Update the Glenn County Development Code to add the following new zoning districts:* • *Commercial Resort (C-R) Zoning District. The C-R zone is intended to provide opportunities for a mix of commercial uses oriented towards tourists and other visitors to the County, including but not limited to, agriculturally based tourism, sports fishing, hunting, marinas, lodging, and other related uses.* • *Mixed Use (MU) Zoning District. The MU zone is intended to provide for a mix of both commercial and residential uses at residential densities similar to the MFR zoning district.*	Planning	1	☐ Complete ☐ In progress *Comments:*
Action LU-1c	*Regularly review the General Plan to ensure that its policies and actions still reflect public sentiment about the desired character of communities, that adequate policies are in place to protect the County's important resources, and that adequate land is identified to accommodate high-quality employment-generating uses and associated housing demand.*	Planning	Ongoing	☐ Complete ☐ In progress *Comments:*
Action LU-1d	*Refer applications for General Plan Amendments which would, in the judgment of the Director of Planning and Community Development Services, represent a substantive departure from the direction of the General Plan, to the Board of Supervisors for consideration prior to full review, including compliance with the California Environmental Quality Act, and processing. The Board of Supervisors shall be asked to determine whether: (a) the application may proceed, or (b) the application should be immediately scheduled for denial.*	Planning	Ongoing	☐ Complete ☐ In progress *Comments:*

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Action LU-1e	*Through the development review and permit process, ensure that residential developments meet the minimum density requirement stipulated on the Land Use Map in order to ensure that Glenn County has an ample number of housing units to meet all of its housing needs.*	Planning	Ongoing	☐ Complete ☐ In progress *Comments:*
Action LU-1f	*Calculate residential densities by gross acre, as outlined in Policy LU 1-2 of this Land Use Element.*	Planning	Ongoing	☐ Complete ☐ In progress *Comments:*
Action LU-1g	*Through the development review and permit process, screen development proposals for land use compatibility, including potential conflicts with adjacent uses and operations.*	Planning	Ongoing	☐ Complete ☐ In progress *Comments:*
Action LU-1h	*Collaborate and coordinate with the local school districts to assist in the identification of suitable future school sites, and provide assistance through land use and zoning actions to aid the school districts in the procurement and entitlement of future school sites.*	Planning	Ongoing	☐ Complete ☐ In progress *Comments:*
Action LU-2a	*Provide land use and development proposals for proposed projects that are either located within the sphere of influence or within areas of concern or interest, as designated and adopted by LAFCO for the Cities of Willows or Orland to the appropriate city's Planning Department for review and comment.*	Planning	Ongoing	☐ Complete ☐ In progress *Comments:*
Action LU-2b	*Actively participate with LAFCO and the relevant cities and agencies in any proposed updates to the spheres of influence of the cities and other public service agencies.*	Planning	Ongoing	☐ Complete ☐ In progress *Comments:*
Action LU-2c	*Work closely and actively with the cities, public utility districts, fire districts, and other special districts in developing programs for future capital improvements to ensure that such programs accommodate existing and*	Planning Public Works	Ongoing	☐ Complete ☐ In progress *Comments:*

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	planned growth.			
Action LU-2d	*Encourage annexation to the incorporated cities of properties within one half mile of the existing city limits of Orland and Willows, such as the land area between Stony Creek and the present city limit line of the City of Orland, prior to development.*	Planning	Ongoing	☐ Complete ☐ In progress *Comments:*
Action LU-2e	*Update Title 15 (Unified Development Code) Division 3 (Development Districts) Part 2 (Special Land Use Districts) Chapter 520 (RPM Recreation and Planned Motorsport Zone) to guide future development, safety, and infrastructure at RPM facilities. The update should address the following provisions, at a minimum:* *a) Standards and provisions to motorsports operations, activities, and supporting services and logistics;* *b) Standards and provisions for supporting commercial uses, include food services, retail, and fuel sales;* *c) Standards and provisions for limited temporary residential uses, including residential lofts, RV parks, and other over-night accommodations which are not intended for full-time residential occupancy. Exceptions for full-time residential care-taker units may be developed;* *d) Planning for adequate utilities and services, including parking, water, sewer, drainage, and fire protection; and* *e) Provisions and safety standards for the use and storage of hazardous materials, including volatile fuels*	Planning Public Works	2	☐ Complete ☐ In progress *Comments:*
Action LU-3a	*Utilize density transitions in order to protect the integrity of existing land use patterns and minimize the impacts on existing uses and residents. It shall be County policy:* *1. To locate lower residential densities adjacent to open space, areas of agricultural use, and existing lower density*	Planning	Ongoing	☐ Complete ☐ In progress *Comments:*

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	residential areas; *2. To locate higher residential densities in proximity to services, transit, and/or employment activity centers;* *3. To require buffer lots in new residential developments that abut agricultural parcels.*			
Action LU-3b	*Amend the Unified Development Code to include an Energy Park Combining Zone and prepare an Energy Production Ordinance. The Energy Park Combining Zone and Energy Production Ordinance shall include standards including, but not limited to:* *a. Height, size and location of structures and facilities.* *b. Protection of natural resources, including sensitive habitat, riparian areas, wetlands, and scenic viewsheds.* *c. Setbacks from adjacent parcels to minimize or reduce land use conflicts.* *d. Adequate parking and circulation network improvements.* *e. Security and site access controls.* *f. Nighttime lighting.* *g. Noise, odors and other nuisances.*	Planning	1	☐ Complete ☐ In progress *Comments:*
Action LU-3c	*Solicit and encourage the voluntary establishment of conservation easements or other development restrictions to the County or a qualified private nonprofit corporation to preserve the agricultural use of the land in areas designated for agricultural use, where subdivision of land would promote incompatible development.*	Planning Agriculture	Ongoing	☐ Complete ☐ In progress *Comments:*

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Action LU-3d	*Continue to utilize a "Right to Farm" Ordinance as a method to reduce the impacts of potential land use conflicts.*	Planning Agriculture	Ongoing	☐ Complete ☐ In progress *Comments:*
Action LU-4a	*Revise the Unified Development Code to create zoning districts that distinguish light industrial from heavy industrial uses and that accommodate business park and research and development uses. Such revisions may include Light Industrial (M-1), Heavy Industrial (M-2), Business Park (BP), and Research and Development (RD) districts. The intent is to accommodate light industrial and research and development uses in locations where heavy industrial development may not be compatible with nearby residences or sensitive uses. The light industrial zone should also allow highway commercial uses.*	Planning	1	☐ Complete ☐ In progress *Comments:*
Action LU-5a	*Revise the Unified Development Code to include design standards that promote attractive development for commercial, industrial, office, institutional, and multiple family development; include design recommendations that encourage "green" design construction; and address the following provisions:* *1. Site planning sensitive to the natural environment and that addresses creating functional and attractive places.* *2. Building rehabilitation and modification to improve existing structures.* *3. Low environmental impact materials and products, including recycled and local materials, and recycling of construction waste.* *4. Passive and active solar elements and use of efficient heating and cooling systems.* *5. Standards for building design and appropriate use of materials to provide high-quality development, including requiring buildings to be sited toward the street, except for approved plazas, seating areas, and entry nooks; off-street parking, if any, located to the rear of the building or lot; architecture that*	Planning	2	☐ Complete ☐ In progress *Comments:*

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	incorporates a pedestrian scale with varied articulated facades, windows and building features; and community design features, such as landscaping, entry features, fountains, plazas, pedestrian furniture, and similar features. *6. Landscaping and design elements to screen unsightly elements from public and neighboring view.* *7. Standards for adequate off-street parking and alternatives to on-site parking in downtown and historical areas.* *8. Standards for exterior lighting, signage, and trash/recycling containment facilities.*			
Action LU-7a	*When the final boundaries for the proposed Sites Reservoir are determined and approved by the California Department of Water Resources, develop a Sites Area Plan to guide land uses in the Sites Reservoir Area. The plan shall include policies and actions to promote the economic and social viability of the area and shall designate a variety of land uses. Land uses in the plan shall include provisions for active and passive recreation, limited commercial uses oriented toward recreation and tourism, viewing points of the main scenic areas of the reservoir and any bridges, and seasonal housing and campgrounds in the areas immediately adjacent the reservoir. Additionally, the plan shall identify agricultural land to accommodate the needs of existing landowners and farmers and habitat land for displaced species. Access, noise, water, wastewater, and emergency services shall be considered in the designation of land uses.*	Planning	4	☐ Complete ☐ In progress *Comments:*
Circulation				
Action CIR-1a	*Pursue all available sources of funding and protect existing sources for the development, improvement, and maintenance of the existing roadway system.*	Public Works	Ongoing	☐ Complete ☐ In progress *Comments:*

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Action CIR-1b	*Review and revise roadway standards for community and rural areas to ensure that the standards are adequate to accommodate complete streets, addressing the following factors as applicable: number of travel lanes, lane width, medians, drainage control, shoulder width, pavement striping and markings, parking lanes, bike lanes, fire and emergency response standards, curb and gutter design, landscaped strip, and sidewalk width.*	Public Works	3	☐ Complete ☐ In progress *Comments:*
Action CIR-1c	*Where feasible, coordinate pedestrian and bicycle facility improvements with roadway maintenance activities so that they can be implemented in a cost-effective manner.*	Public Works	Ongoing	☐ Complete ☐ In progress *Comments:*
Action CIR-1d	*Conduct a Local Roadway Safety Plan with the goal of reducing traffic fatalities and serious injuries on public roads and to support funding for safety improvements. The plan may consider collision history; vehicle, bicycle, and pedestrian volumes; vehicle speeds; and other improvements.*	Public Works	4	☐ Complete ☐ In progress *Comments:*
Action CIR-1e	*Design roadway infrastructure that protects human life when collisions happen on Glenn County roads.*	Public Works	Ongoing	☐ Complete ☐ In progress *Comments:*
Action CIR-1f	*See funding for the Safe Routes to Schools program.*	Public Works	Ongoing	☐ Complete ☐ In progress *Comments:*
Action CIR-1g	*Develop a Pavement Management System that documents all roads needing pavement and prioritizes roads for renovation based on a pavement condition index.*	Public Works	3	☐ Complete ☐ In progress *Comments:*

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Action CIR-1h	*Continually seek opportunities to fund maintenance of the circulation network, including the active pursuit of a wide range of grant sources administered by Caltrans and other agencies.*	Public Works	Ongoing	☐ Complete ☐ In progress *Comments:*
Action CIR-1i	*Conduct a climate change vulnerability assessment that identifies measures to address vulnerabilities, and comprehensive hazard mitigation and emergency response strategies.*	Planning Public Works	4	☐ Complete ☐ In progress *Comments:*
Action CIR-1j	*Review and revise Glenn County Multi-Jurisdiction Hazard Mitigation Plan every five years, per Fire Hazard Planning Requirements.*	Planning Public Works	3	☐ Complete ☐ In progress *Comments:*
Action CIR-1k	*Conduct a review of existing evacuation routes and update routes as needed.*	Public Works	3	☐ Complete ☐ In progress *Comments:*
Action CIR-1l	*Work with federal and state funding agencies to create a funding plan to implement improvements for emergency access, evacuation, fire protection, public safety, and drainage, and work with appropriate agencies to identify and prioritize projects.*	Planning Public Works	Ongoing	☐ Complete ☐ In progress *Comments:*
Action CIR-2a	*Implement and build on recommendations for pedestrian and bicycle improvements in Hamilton City included in the Glenn County Active Transportation Plan (2019).*	Public Works	4	☐ Complete ☐ In progress *Comments:*
Action CIR-2b	*Work with collaboratively with State and regional agencies, such as Caltrans and the Cities of Willows and Orland, to implement a regional bikeway system*	Public Works	4	☐ Complete

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	that connects the cities, larger unincorporated communities, recreation destinations, and scenic areas in Glenn County.			☐ In progress *Comments:*
Action CIR-2c	*Pursue funding for construction and maintenance of bikeways and sidewalks, including off-road bikeways, where feasible.*	Public Works	Ongoing	☐ Complete ☐ In progress *Comments:*
Action CIR-2d	*Add planned bicycle and pedestrian facilities in conjunction with road rehabilitation, reconstruction, or re-striping projects whenever feasible.*	Public Works	4	☐ Complete ☐ In progress *Comments:*
Action CIR-2e	*Partner with Glenn Ride and other regional transit providers to conduct regular service reviews to advance convenient transit service to employment centers, County service centers, other government centers, and regional destinations (i.e., Sacramento International Airport), as funding allows. Also continue to support regional transit initiatives that serve Glenn County, which are already underway.*	Public Works	4	☐ Complete ☐ In progress *Comments:*
Action CIR-2f	*Enhance transit stops through high quality, well-maintained shelters and provide transit timetables.*	Public Works	4	☐ Complete ☐ In progress *Comments:*
Action CIR-2g	*Consider alternatives to conventional bus systems, such as smaller shuttle buses (micro-transit), on-demand transit services, or transportation networking company services that connect residential communities to regional activity centers with greater cost efficiency.*	Public Works	4	☐ Complete ☐ In progress *Comments:*
Action CIR-3a	*Adopt, maintain, and enforce a truck route map that identifies key goods movement corridors and ensures goods movement needs are adequately*	Public Works	2	☐ Complete ☐ In progress *Comments:*

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	served while reducing impacts to other uses.			
Action CIR-3b	*Prominently sign all truck routes in accordance with the California Manual on Uniform Traffic Control Devices (CA MUTCD).*	Public Works	2	☐ Complete ☐ In progress *Comments:*
Action CIR-3c	*Participate in intergovernmental activities related to regional and sub-regional transportation planning to advance travel efficiency of goods entering the region.*	Public Works	Ongoing	☐ Complete ☐ In progress *Comments:*
Action CIR-3d	*Establish a nexus-based fee program to collect fair-share fees for industrial, mineral extraction, and other project types that contribute increased heavy truck trips to County roadways. The purpose of this program is to generate revenue to offset increased costs incurred by the County associated with accelerated damage and wear on County roadways caused by heavy truck trips.*	Planning Public Works	2	☐ Complete ☐ In progress *Comments:*
Action CIR-3e	*Railroad crossings of State and county roads shall be marked, signalized, and gated where warranted by traffic volumes and required by the California Public Utility Commission (PUC).*	Public Works	Ongoing	☐ Complete ☐ In progress *Comments:*
Action CIR-3f	*Pursue funding for improved gates at current at-grade rail crossings.*	Public Works	Ongoing	☐ Complete ☐ In progress *Comments:*
Action CIR-3g	*Maintain a working relationship between the County and the local management of the California Northern Pacific Railroad Company (CFNR) regarding expansion of freight rail service and economic development of the region.*	Planning Public Works	Ongoing	☐ Complete ☐ In progress *Comments:*

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Action CIR-3h	*Pursue State and Federal aeronautics funds to support improvements to airport facilities and service*	Planning Public Works	Ongoing	☐ Complete ☐ In progress *Comments:*
Action CIR-4a	*Adopt VMT thresholds and screening criteria for environmental impact analysis. Review and update those guidelines on a regular basis using updated data.*	Planning Public Works	1	☐ Complete ☐ In progress *Comments:*
Action CIR-4b	*Explore the feasibility of a VMT impact fee program to fund transportation demand management strategies that are proven to reduce VMT.*	Planning Public Works	2	☐ Complete ☐ In progress *Comments:*
Action CIR-4c	*Consider requiring new development to incorporate electric vehicle charging in accordance with the California Green Building Standards Code and/or commit to using electric vehicles for a certain percentage of its vehicle fleet. Encourage installation of electric vehicle charging stations at existing development.*	Public Works Planning	Ongoing	☐ Complete ☐ In progress *Comments:*
Action CIR-4d	*Provide assistance to local farmers, through the form of educational materials and informational resources, to various programs that provide funding and technical assistance aimed at replacing diesel and gasoline powered farm equipment with electrical and other renewable energy source farm equipment.*	Agriculture	Ongoing	☐ Complete ☐ In progress *Comments:*
Agricultural				
Action AG-1a	*Continue to utilize Farmland Security Zones through the application of the "FS" Farmland Security Zoning Designation (Glenn County Code Chapter 15.470).*	Planning Agriculture	Ongoing	☐ Complete ☐ In progress *Comments:*

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Action AG-1b	*Work with the Local Agency Formation Commission (LAFCO) on issues of mutual concern including the conservation of agricultural land through consistent use of LAFCO policies, particularly those related to conversion of agricultural lands and establishment of adequate buffers between agricultural and non-agricultural uses, and the designation of a reasonable and logical Sphere of Influence (SOI) and Urban Limit Line (ULL) boundaries for the incorporated cities and unincorporated community areas.*	Planning	Ongoing	☐ Complete ☐ In progress *Comments:*
Action AG-1c	*Work with the cities of Willows and Orland to implement consistent policies for agricultural lands within the County's jurisdiction, and within the planning areas of each City.*	Planning	Ongoing	☐ Complete ☐ In progress *Comments:*
Action AG-1d	*Maintain County policies to address consistency with the Williamson Act and future amendments.*	Planning	Ongoing	☐ Complete ☐ In progress *Comments:*
Action AG-1e	*Consider impacts to agricultural lands, soils, and agricultural productivity when reviewing new development projects, amendments to the General Plan, and rezoning applications.*	Planning	Ongoing	☐ Complete ☐ In progress *Comments:*
Action AG-1f	*Continue to prepare and present annual reports for crop production and land conversion. Annual reports compiled by the Department of Conservation and the Agricultural Department's Office should be presented to the local decision makers and relevant commissions including the Board of Supervisors, and Planning Commission.*	Agriculture	Annual	☐ Complete ☐ In progress *Comments:*
Action AG-1g	*Explore the feasibility of creating and adopting a Farmland Conservation Program in which developers will be required to permanently protect agricultural land of equal or greater value in place of land that is converted from an agricultural to a non-agricultural designation. This ordinance may*	Planning Agriculture	4	☐ Complete ☐ In progress *Comments:*

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	include: • *The option of paying an in-lieu fee that would contribute to an agricultural resource protection fund that could be used to purchase voluntary conservation easements or complete other projects that will protect and conserve agricultural land.* • *The program should establish mitigation standards that address the valuation and geographic location of agricultural land.* • *The program should be reviewed and adjusted periodically to ensure that the fee is adequate to offset the cost of purchasing farmland conservation easements at a 1:1 ratio to mitigate impacts from the conversion of Prime Farmland and Farmland of Statewide Importance.*			
Action AG-2a	*Continue to implement and update as necessary the right-to-farm ordinance (Glenn County Code Chapter 15.580) in order to reduce land use conflicts and protect the associated agricultural operations from encroachment by incompatible uses.*	Planning Agriculture	Ongoing	☐ Complete ☐ In progress *Comments:*
Action AG-2b	*Utilize the Agricultural Grievance Committee to review and recommend solutions related to agricultural land use conflicts and other grievances related to the urban-agricultural interface*	Planning Agriculture	Ongoing	☐ Complete ☐ In progress *Comments:*
Action AG-2c	*Review and update the County's right-to-farm ordinance to include agricultural buffer/setback requirements to reduce conflicts between agricultural and residential and non-residential sensitive urban uses. The onus for meeting the setback standards shall be placed on new proposed developments.*	Planning Agriculture	2	☐ Complete ☐ In progress *Comments:*
Action AG-2d	*Periodically review and update as necessary the County right-to-farm ordinance to ensure it reflects changing issues best practices, and continues to protect agricultural uses.*	Planning Agriculture	2	☐ Complete ☐ In progress *Comments:*

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Action AG-2e	*Continue to notify prospective buyers of property adjacent to agricultural operations, through the title report, that they could be subject to inconvenience or discomfort resulting from accepted farming activities as per provisions of the County's right-to-farm ordinance's "Agricultural Statement of Acknowledgment" (Glenn County Code 15.580.050).*	Planning Agriculture	Ongoing	☐ Complete ☐ In progress *Comments:*
Action AG-2f	*Work with agricultural landowners to improve practices that have resulted in adverse impacts to adjacent properties such as site drainage and flood control measures.*	Planning Public Works Agriculture	Ongoing	☐ Complete ☐ In progress *Comments:*
Action AG-2g	*Continue to support and implement the Glenn County Pesticide Use Enforcement program to promote and protect agriculture, human health, and the environment, through the work completed by the County Agricultural Department.*	Agriculture	Ongoing	☐ Complete ☐ In progress *Comments:*
Action AG-4h	*Explore opportunities for agricultural related fire abatement practices in the western county. This may include opportunities for specialty crop ground covers that may reduce fire risks and provide opportunities for fire breaks, as well as grazing programs that reduce fuel loads.*	Agriculture Fire Public Works	4	☐ Complete ☐ In progress *Comments:*
Action AG-5a	*Coordinate with irrigation districts to identify cost-effective and feasible Best Management Practices for the application and use of water resources that address the range of agricultural activities in Glenn County. Work with entities such as the irrigation districts, Agricultural Commissioner, UC Extension Office, the Glenn County Resource Conservation District, and the Natural Resources Conservation Service to distribute Best Management Practices information to agricultural operations in the County.*	Public Works Agriculture	4	☐ Complete ☐ In progress *Comments:*
Action AG-5b	*Collaborate with water suppliers and wastewater treatment plant operators to increase the availability of treated or recycled water for agricultural*	Public Works	4	☐ Complete ☐ In progress

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	purposes.			*Comments:*
Economic Development				
Action ED-1a	*Glenn County will maintain a "one stop shop" approach to permitting, to help streamline the regulatory process for permit applicants by giving them a single point of contact within the County for their projects.*	Planning	Ongoing	☐ Complete ☐ In progress *Comments:*
Action ED-1b	*In conjunction with the one stop shop, Glenn County will maintain a solution-oriented Development Review Committee (DRC) consisting of members of various County departments who will work to move projects efficiently from applications to approvals.*	Planning	Ongoing	☐ Complete ☐ In progress *Comments:*
Action ED-1c	*In addition to providing resources such as the One Stop Shop and the DRC to help projects move efficiently through the permitting process, Glenn County will also work to streamline the development review process by incorporating technology, providing clear information on standards and requirements, and simplifying the path to approvals for the full range of projects, from simple to complex. This will also include improving coordination between the County and regulatory staff from other agencies with jurisdiction over local projects. The County will regularly solicit input from the private sector (businesses, developers, etc.) to help identify opportunities for improvement.*	Planning	Ongoing	☐ Complete ☐ In progress *Comments:*
Action ED-1d	*The County will continue to collaborate with the cities of Willows and Orland on economic development issues of mutual interest, through the Cities and County Economic Development Committee (CCEDC), including collaboration on mini economic development plans for unincorporated areas.*	Business Services	Ongoing	☐ Complete ☐ In progress *Comments:*
Action ED-1e	*Glenn County will engage in a range of activities to support business attraction, retention, and expansion. This will include working collaboratively to follow up with business recruits to support opening and launch within the County, and providing convenient access to business support services, such as*	Business Services	Ongoing	☐ Complete ☐ In progress *Comments:*

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	technical assistance, research/data mining, and access to funding programs, such as through the Glenn Grows center.			
Action ED-1f	*Through its responsibility for land use and infrastructure planning, the County will work to provide shovel-ready sites to support business retention, expansion, and attraction. This will include inventorying opportunity sites, particularly along I-5.*	Planning Business Services	Ongoing	☐ Complete ☐ In progress *Comments:*
Action ED-1g	*Through programs such as the Glenn Grows center and participation in the 3CORE EDC, Glenn County will work to provide business support resources for local businesses, including technical assistance, financing, data mining, etc.*	Business Services	Ongoing	☐ Complete ☐ In progress *Comments:*
Action ED-2a	*Discourage, and in some instances prohibit, the conversion of land designated for agriculture to other uses, consistent with the policy direction provided in the Land Use Element.*	Planning	Ongoing	☐ Complete ☐ In progress *Comments:*
Action ED-2b	*Actively encourage maintenance and expansion of local agricultural production through implementation of strategies and actions in the County's Economic Development Strategy, which will be updated every three to five years as conditions and trends dictate.*	Business Services Agriculture	2	☐ Complete ☐ In progress *Comments:*
Action ED-2c	*Monitor and review proposed actions and activities for their potential impact on agricultural water supplies and discourage actions that would reduce agricultural water supply and/or quality unless adequate mitigation is provided.*	Planning Public Works Agriculture	Ongoing	☐ Complete ☐ In progress *Comments:*
Action ED-2d	*Support public and private sector actions to increase the supply, availability, and affordability of housing for the agricultural workforce, as detailed in the*	Planning	Ongoing	☐ Complete ☐ In progress

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	General Plan Housing Element. This will include effective policies and actions to accommodate the County's regional housing need allocation (RHNA) and to address special housing needs, including the needs for farmworker households.			*Comments:*
Action ED-3a	*The County will continue to work to retain, expand, and attract businesses that support the success of Glenn County's agricultural producers, including suppliers, professional services, transportation, and others.*	Planning Business Services Agriculture	4	☐ Complete ☐ In progress *Comments:*
Action ED-3b	*Maintain an inventory of vacant and underutilized commercial and industrial sites so that they may be targeted for development and redevelopment opportunities.*	Planning	Ongoing	☐ Complete ☐ In progress *Comments:*
Action ED-3c	*The County will work to maintain and enhance critical infrastructure that is necessary to help local businesses operate efficiently. Examples include maintenance of the County road network, working with stakeholders to provide enhanced rail freight service through new connections to the Northern California Railroad and implementing the Glenn County Master Broadband Plan, maintaining lists of priority projects, coordinating with the cities, and identifying required matching funds to allow access to infrastructure grant funding programs.*	Public Works	Ongoing	☐ Complete ☐ In progress *Comments:*
Action ED-3d	*The County will work to enhance the capabilities of the local labor force as a key local economic development asset, through participation in collaborative public and private efforts such as those coordinated through the local workforce investment board (North Central Counties Consortium).*	Business Services	Ongoing	☐ Complete ☐ In progress *Comments:*
Action ED-3e	*Coordinate with the Chamber of Commerce and other local entities to identify specific industry and business sectors that are appropriate for Glenn County.*	Business Services	Ongoing	☐ Complete ☐ In progress

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	Develop an outreach and marketing program to attract these sectors.			*Comments:*
Action ED-3f	*The County will work to build the local retail sector, as both an amenity for local residents and businesses and a source of local revenue generation. This will include business retention, expansion, and attraction efforts, and identification of shovel ready sites as part of the sites inventory process.*	Business Services Planning	Ongoing	☐ Complete ☐ In progress *Comments:*
Action ED-3g	*Seek feedback from the Chamber of Commerce, local businesses, and other relevant entities regarding: 1) effectiveness of business attraction programs, and 2) quality-of-life needs (e.g., schools, health care, community services) to ensure that the County's on-going approach to economic development is effective. If issues are identified, identify specific changes (e.g., business attraction procedures, revisions to the Development Code and Zoning Ordinance, coordination with service providers) that will improve the business attraction and retention climate.*	Business Services	2	☐ Complete ☐ In progress *Comments:*
Action ED-4a	*As part of the County's overall economic development strategy, proactively work to attract new hotels, motels, and other lodging facilities to Glenn County to further bolster and support the County recreational and tourism industries.*	Business Services	Ongoing	☐ Complete ☐ In progress *Comments:*
Conservation and Open Space				
Action COS-1a	*Continue to work with local, regional, State, and Federal agencies to ensure that regional open space amenities remain publicly-accessible, well-maintained, and provide for essential habitat.*	Public Works Planning	Ongoing	☐ Complete ☐ In progress *Comments:*
Action COS-1b	*Work with the Local Agency Formation Commission (LAFCO) on issues of mutual concern including the conservation of agricultural land through consistent use of LAFCO policies, particularly those related to conversion of agricultural lands and establishment of adequate buffers between*	Planning	Ongoing	☐ Complete ☐ In progress *Comments:*

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	agricultural and non-agricultural uses, and the designation of a reasonable and logical Sphere of Influence (SOI) boundaries for the community areas within the county			
Action COS-2a	*Require a cultural and archaeological survey prior to approval of any project which would require excavation in an area that is sensitive for cultural or archaeological resources. If significant cultural or archaeological resources, including historic and prehistoric resources, are identified, appropriate measures shall be implemented, such as documentation and conservation, to reduce adverse impacts to the resource.*	Planning	Ongoing	☐ Complete ☐ In progress *Comments:*
Action COS-2b *a.* *b.*	*Require all development, infrastructure, and other ground-disturbing projects to comply with the following conditions in the event of an inadvertent discovery of cultural resources or human remains:* *If construction or grading activities result in the discovery of significant historic or prehistoric archaeological artifacts or unique paleontological resources, all work within 100 feet of the discovery shall cease, the County Planning and Community Development Services Agency shall be notified, the resources shall be examined by a qualified archaeologist, paleontologist, or historian for appropriate protection and preservation measures; and work may only resume when appropriate protections are in place and have been approved by the County Planning and Community Development Services Agency.* *If human remains are discovered during any ground disturbing activity, work shall stop until the County Sheriff and Coroner and County Planning and Community Development Services Agency have been contacted; if the human remains are determined to be of Native American origin, the Native American Heritage Commission (NAHC) and the most likely descendants have been consulted; and work may only resume when appropriate measures have been taken and approved by the County Planning and Community Development Services Agency.*	Public Works Planning	Ongoing	☐ Complete ☐ In progress *Comments:*

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Action COS-2c	*Consistent with State, local, and tribal intergovernmental consultation requirements such as SB 18 and AB 52, the County shall consult as necessary with Native American tribes that may be interested in proposed new development projects and land use policy changes.*	Planning	Ongoing	☐ Complete ☐ In progress *Comments:*
Action COS-2d	*Provide educational resources and public outreach efforts that inform citizens of historical preservation efforts including:* • *School age programs, and on-line exhibits;* • *Collaboration with community groups, and educational institutions to promote local awareness and appreciation of the County's rich history.*	Health and Human Services	4	☐ Complete ☐ In progress *Comments:*
Action COS-3a	*Coordinate with wildlife agencies, the Army Corps of Engineers, and the State Lands Commission during review of development projects, permits and applications.*	Public Works Planning	Ongoing	☐ Complete ☐ In progress *Comments:*
Action COS-3b	*Review development project proposals, infrastructure projects, long-range planning projects, and other projects that may potentially impact special-status species and sensitive resources to determine whether significant adverse impacts will occur. Where adverse impacts are identified, develop appropriate mitigation measures, in conformance with General Plan policies and relevant State and Federal laws, to reduce or avoid impacts to the greatest extent feasible.*	Public Works Planning	Ongoing	☐ Complete ☐ In progress *Comments:*
Action COS-3c	*Where sensitive biological habitats have been identified on or immediately adjacent to a project site, the project shall include appropriate mitigation measures identified by a qualified biologist, which may include, but are not limited to the following:* 1. *Pre-construction surveys for species listed under the State or Federal Endangered Species Acts, or species identified as special-*	Public Works Planning	Ongoing	☐ Complete ☐ In progress *Comments:*

TABLE IM-1

	status by the resource agencies, shall be conducted by a qualified biologist; *2. Construction barrier fencing shall be installed around sensitive resources and areas identified for avoidance or protection; and* *3. Employees working on the project site shall be trained by a qualified biologist to identify and avoid protected species and habitat*			
Action COS-3d	*Make available a list of plants and trees native to the region that are suitable for use in landscaping, consistent with the requirements of California's Model Water Efficient Landscape Ordinance (MWELO). The plant and tree species should be drought tolerant, and consideration should be given to the suitability of the plant and tree species for use as habitat to native animals, birds, and insects.*	Planning Planning	4	☐ Complete ☐ In progress *Comments:*
Action COS-4a	*Continue to review development projects to ensure that all new public and private development complies with the California Code of Regulations (CCR), Title 24 and CALGreen standards as well as the energy efficiency standards established by the General Plan and County Code.*	Planning	Ongoing	☐ Complete ☐ In progress *Comments:*
Action COS-4b	*Provide a conservation page (or similar page) on the County's website that provides links to resource agencies and provides information regarding local and regional conservation and energy upgrade and efficiency programs.*	Planning	4	☐ Complete ☐ In progress *Comments:*
Action COS-5a	*Continue existing, and develop new, diversion strategies (including source reduction, recycling, and composting and yard waste programs) to reduce solid waste disposal volume to meet the State-mandated level.*	Public Works	Ongoing	☐ Complete ☐ In progress *Comments:*
Action COS-5b	*Fully implement the California Integrated Waste Management Act of 1989.*	Public Works	Ongoing	☐ Complete ☐ In progress *Comments:*
Action COS-5c	*Pursue public funding sources, such as grants to reduce fiscal impacts of*	Public Works	Ongoing	☐ Complete

TABLE IM-1

	continued implementation of recycling programs.			☐ In progress *Comments:*
Action COS-5d	*Continue to implement, and update as necessary, the County Code to regulate issues related to solid waste, including but not limited to Title 7 Health & Safety Chapter 80 Garbage & Refuse Disposal.*	Public Works Planning	3	☐ Complete ☐ In progress *Comments:*
Action COS-5e	*Continue to conduct and promote County disposal events such as the Household Hazardous Waste Collection and Waste Tire Amnesty events, and encourage community groups and organizations to pursue reuse events and activities to prevent reusable items from going into the landfill. Periodically review the effectiveness and participation levels of these events, and adjust as necessary to maximize participation.*	Public Works	Ongoing	☐ Complete ☐ In progress *Comments:*
Action COS-5f	*Continue to provide a Solid Waste & Recycling page (or similar page) on the County website that provides links to resources and provides information regarding local and regional recycling programs, opportunities for reuse of materials, composting strategies, organics recycling, and opportunities for the disposal of hazardous waste.*	Public Works	Ongoing	☐ Complete ☐ In progress *Comments:*
Action COS-5g	*Use amenities such as signs and historical lighting in key public access areas. Consider incorporating public art to reflect historical elements.*	Planning Public Works	4	☐ Complete ☐ In progress *Comments:*
Action COS-6a	*Adopt a Water Efficient Landscaping Ordinance (or the CA – MWELO) for residential, park, recreational, and commercial uses, based on the State model ordinance as amended to address local concerns. The ordinance should address: residential, commercial, industrial and institutional projects that require a permit, plan check, or design review.*	Public Works Planning	3	☐ Complete ☐ In progress *Comments:*
Action COS-6b	*Update the County Code to incorporate standards for new development and infrastructure projects to incorporate Low Impact Development (LID) measures into site designs to reduce pollutants from non-point sources, incorporate LID infrastructure, and encourage greater use of permeable*	Planning Public Works	2	☐ Complete ☐ In progress *Comments:*

TABLE IM-1

	paving surfaces.			
Action COS-6c	*Continue to implement the policies, actions, and Basin Management Objectives (BMOs) contained in the Colusa Subbasin Groundwater Sustainability Plan.*	Public Works	Ongoing	☐ Complete ☐ In progress *Comments:*
Action COS-6d	*Continue to cooperate with and foster regional cooperation with CGA Member Agencies including: County of Colusa, City of Colusa, City of Williams, Colusa County Water District, Glenn-Colusa Irrigation District Princeton-Codora-Glenn Irrigation District and Provident irrigation District, Maxwell Irrigation District and Westside Water District, Reclamation Districts 108 and 479, Colusa Drain Mutual Water Company, Private Pumpers, and other relevant parties involved in groundwater extraction.*	Public Works	Ongoing	☐ Complete ☐ In progress *Comments:*
Action COS-6e	*Continue to review well permit applications for compliance with County Code Title 20 Chapter 80 Water Well Drilling Permits & Standards.*	Environmental Health	Ongoing	☐ Complete ☐ In progress *Comments:*
Action COS-6f	*Continue to require implementation of the County's Grading Ordinance. Review projects to ensure that BMPs are implemented during construction and site grading activities as well as in project design to reduce pollutant runoff into water bodies.*	Public Works	Ongoing	☐ Complete ☐ In progress *Comments:*
Action COS-6g	*Coordinate with the California Department of Fish and Wildlife to identify adversely impacted aquatic habitat within the County and to develop riparian management guidelines to be implemented by development, recreation, and other projects adjacent to rivers, lakes, reservoirs, and streams.*	Planning	Ongoing	☐ Complete ☐ In progress *Comments:*
Action COS-6h	*Continue to identify stormwater and drainage facilities in need of repair and address these needs through the Capital Improvement Project list and process. As feasible seek to incorporate BMPs and LID techniques into repairs*	Public Works	4	☐ Complete ☐ In progress *Comments:*

TABLE IM-1

	and upgrades that promote water quality objectives.			
Action COS-7a	*Continue to utilize County Code (Section 15.840.010 Wells, Natural Gas Standards) to address oil and gas wells production standards.*	Environmental Health	Ongoing	☐ Complete ☐ In progress *Comments:*
Action COS-7b	*Continue to identify and maintain mineral resource maps and evaluate areas within the County Planning Area with potential resource value, including oil, gas, sand, and gravel.*	Planning Environmental Health	4	☐ Complete ☐ In progress *Comments:*
Action COS-7c	*Continue to require conditional use permits for mineral extraction operations in all zones where mineral extraction may occur.*	Planning	Ongoing	☐ Complete ☐ In progress *Comments:*
Community Services & Facilities Element				
Action CSF-1a	*Coordinate with local water agencies to assist in planning for adequate public services to support new residential, commercial, and industrial development in existing community areas where development may be desired.*	Public Works	Ongoing	☐ Complete ☐ In progress *Comments:*
Action CSF -1b	*Encourage the cities of Orland and Willows as well as local water agencies to apply for available State and Federal grants and loans to finance construction of necessary water infrastructure improvements*	Public Works	Ongoing	☐ Complete ☐ In progress *Comments:*
Action CSF-1c	*Coordinate with the cities of Willows and Orland to annex areas of existing or planned urban residential development that are adjacent, or in close proximity, to the City limits, which are not currently served by municipal water*	Planning	Ongoing	☐ Complete ☐ In progress *Comments:*

TABLE IM-1

	and wastewater services.			
Action CSF -1d	*Continue to utilize the Glenn County Water Quality Program (implemented through the Department of Environmental Health) for the enforcement of standards and codes regarding the construction and destruction of water wells, monitoring wells, exploratory soil borings and other special use wells.*	Environmental Health	Ongoing	☐ Complete ☐ In progress *Comments:*
Action CSF-2a	*Continue to utilize and enforce the Glenn County Administrative Code for sewage disposal and on-site septic system requirements, including requirements for septic application, site evaluation, soil conditions, percolation testing, verification and monitoring and other site requirements and conditions.*	Environmental Health	Ongoing	☐ Complete ☐ In progress *Comments:*
Action CSF-2b	*Amend the County Administrative Code (Title 15 Chapter 15.660) to include septic and leach field setbacks from natural waterways. This setback should be a minimum 100 feet from perennial and intermittent streams, seasonal water bodies and natural bodies of standing water. Exceptions may be made if the project involves the repair of an existing system or the system is properly engineered and approved by the Department of Environmental Health.*	Environmental Health Planning	2	☐ Complete ☐ In progress *Comments:*
Action CSF-2c	*Monitor ongoing changes and updates to State regulations for septic systems developed by the State Regional Water Quality Control Board, as required by AB 885, and periodically update the County Code to reflect applicable changes in regulations.*	Environmental Health	Ongoing	☐ Complete ☐ In progress *Comments:*
Action CSF-2d	*Require new development to provide for and fund a fair share of the costs for adequate sewer distribution, including line extensions, easements, and plant expansions.*	Planning	Ongoing	☐ Complete ☐ In progress *Comments:*

TABLE IM-1

Action CSF-2e	*Explore the viability of future uses of recycled water, including irrigation, dust control, soil compaction, recharge ponds, and fire protection.*	Public Works	4	☐ Complete ☐ In progress *Comments:*
Action CSF-3a	*Continue to review development projects and other activities that result in grading or land alterations to areas greater than one acre to identify potential stormwater and drainage impacts. Projects should analyze their drainage and stormwater conveyance impacts and either demonstrate that the existing infrastructure can accommodate increased stormwater flows, or make the necessary improvements to mitigate potential impacts.*	Public Works Planning	Ongoing	☐ Complete ☐ In progress *Comments:*
Action CSF-3b	*Identify stormwater drainage infrastructure that is in need of repair and address these needs through the Capital Improvement Projects Fund as feasible.*	Public Works	4	☐ Complete ☐ In progress *Comments:*
Action CSF-3c	*Continue to implement the requirements established by the State Water Resource Control Board's (SWRCB) National Pollutant Discharge Elimination System (NPDES) General Permit requirements including the requirements to prepare a Stormwater Pollution Prevention Plan (SWPPP) during construction activities and grading projects that disturb more than 1 acre of land area.*	Public Works Planning	Ongoing	☐ Complete ☐ In progress *Comments:*
Action CSF-3d	*Work cooperatively with local, State, and Federal agencies to comply with water quality regulations, reduce pollutants in runoff, and protect and enhance water resources throughout Glenn County.*	Environmental Health Planning Public Works	Ongoing	☐ Complete ☐ In progress *Comments:*
Action CSF-4a	*Implement and enforce the provisions of the County's Source Reduction and Recycling Program and update the program as necessary to meet or exceed the State waste diversion requirements.*	Public Works Environmental Health	Ongoing	☐ Complete ☐ In progress *Comments:*

TABLE IM-1

Action CSF-4b	*Distribute public education materials regarding the proper handling and disposal of household hazardous waste, opportunities for recycling and composting, and resources for solid waste disposal available to County residents and businesses.*	Public Works Environmental Health	4	☐ Complete ☐ In progress *Comments:*
Action CSF-4c	*Coordinate with the Glenn County Health Department to pursue available grants from agencies such as CalRecyle to fund cleanup efforts.*	Public Works	Ongoing	☐ Complete ☐ In progress *Comments:*
Action CSF-4d	*As part of the development review for projects that would generate significant volumes of solid waste within the county, require that these projects demonstrate adequate capacity for the haul and disposal of solid waste to serve the additional demand prior to project approval.*	Public Works Environmental Health Planning	Ongoing	☐ Complete ☐ In progress *Comments:*
Action CSF-5a	*Continue to participate in mutual aid agreements with State and federal firefighting and law enforcement agencies.*	Sheriff	Ongoing	☐ Complete ☐ In progress *Comments:*
Action CSF-5b	*Continue to enforce the California Building Code and the California Fire Code to ensure that all construction implements fire-safe techniques, including fire resistant materials, where required.*	Planning Public Works	Ongoing	☐ Complete ☐ In progress *Comments:*
Action CSF-5c	*As part of the development review process for new projects, the County will refer applications to the local-serving Fire District, and Sheriff's Department for determination of the project's potential impacts on fire protection and law enforcement services.*	Planning	Ongoing	☐ Complete ☐ In progress *Comments:*

TABLE IM-1

Action CSF-5d	*Maintain a public outreach campaign to generate interest in volunteer fire department opportunities.*	County Administrator	Ongoing	☐ Complete ☐ In progress *Comments:*
Action CSF-5e	*Work with Fire Districts to explore the development of a fire impact fee program to ensure development projects pay their fair share of the costs of new or expanded services necessary to serve the new development projects.*	County Administrator	Ongoing	☐ Complete ☐ In progress *Comments:*
Action CSF-6a	*Consider adoption of a parks and recreation ordinance that would apply to new residential development. The ordinance should establish a parkland dedication requirement based on five acres of parkland per 1,000 residents. The program would require dedication of parkland and/or payment of in lieu fees, consistent with the requirements of the Quimby Act, based upon the residential density, park land cost, and other factors. If an in-lieu fee program is established, the fees should either be distributed to the applicable park district or agency (contingent on the district's or agency's use of these funds towards new parks or park expansions that serve the residents of the unincorporated area) or used by the County to provide facilities that serve the local and regional needs of County residents. Public land dedicated and/or fees collected pursuant to the Quimby Act may only be used for the purpose of developing new or rehabilitating existing park or recreational facilities.*	Planning	2	☐ Complete ☐ In progress *Comments:*
Action CSF-6b	*New development shall be required to construct on-site or off-site parks, or pay in-lieu park fees to mitigate park impacts to ensure the existing levels of services is maintained, but not to exceed five acres per 1,000 persons. Impact fee calculations and dedication requirements should be based on the existing level of service.*	Planning	Ongoing	☐ Complete ☐ In progress *Comments:*
Action CSF-6c	*Pursue all forms of possible funding, including Federal and State funding, private contributions, gifts and endowments, bond measures, and special districts, to assist in the acquisition, development and programming of park and recreation facilities.*	Public Works Planning	Ongoing	☐ Complete ☐ In progress *Comments:*

TABLE IM-1

Action CSF-7a	*As part of the development review process, consult with school districts in the County to ensure that adequate school sites are provided and that affected schools will have adequate capacity to serve new development.*	Planning	Ongoing	☐ Complete ☐ In progress *Comments:*
Action CSF-7b	*Require new development to pay its fair share of the cost of new or expanded community services and facilities that are necessary to serve the new development project.*	Planning	Ongoing	☐ Complete ☐ In progress *Comments:*
Action CSF-7c	*Maintain and update the development fee program to ensure the impact fee system will defray the cost of developing public services and facilities.*	Public Works Planning	Ongoing	☐ Complete ☐ In progress *Comments:*
Safety				
Action SA-1a	*Require adherence to the requirements of the California Code of Regulations (CCR), Title 24 during the plan check review process.*	Planning	Ongoing	☐ Complete ☐ In progress *Comments:*
Action SA-1b	*Periodically review the structural integrity of all existing County-owned critical facilities and, if any facilities are found unsatisfactory, take steps to ensure structural integrity and safety.*	Public Works	Ongoing	☐ Complete ☐ In progress *Comments:*
Action SA-1c	*Continue to maintain and provide an inventory of all natural hazards, including active faults, Alquist-Priolo Special Study Zones, floodplains, hazardous soil conditions, and dam failure inundation areas.*	Planning	Ongoing	☐ Complete ☐ In progress *Comments:*
Action SA-1d	*Require the submission of geologic and soils reports for all new developments. The geologic risk areas that are determined from these studies shall have*	Planning	Ongoing	☐ Complete

TABLE IM-1

	standards established and recommendations shall be incorporated into development.			☐ In progress *Comments:*
Action SA-1e	*Monitor withdrawal of groundwater and gas, maintain land elevation records, and regulate overdraft to prevent subsidence.*	Public Works	Ongoing	☐ Complete ☐ In progress *Comments:*
Action SA-2a	*As part of the development review process require new development projects to prepare hydraulic and storm drainage studies as necessary to define the net increase in storm water run-off resulting from construction and require mitigation to reduce impacts. Drainage and grading plans shall identify best management practices (BMP) protections and include standards established and recommended by the County that shall be incorporated into development.*	Planning Public Works	Ongoing	☐ Complete ☐ In progress *Comments:*
Action SA-2b	*Require property owners and farmers to demonstrate that significant land alterations and site grading will not result in offsite flooding or changes in drainage patterns that would lead to offsite flooding, such as increases in runoff volume or velocity. Grading projects that affect five or more acres shall be required to obtain a land leveling permit from the Department of Public Works.*	Planning Public Works	Ongoing	☐ Complete ☐ In progress *Comments:*
Action SA-2c	*Continue to participate in the National Flood Insurance Program (NFIP), and consider future participation in the NFIP Community Rating System (CRS).*	Public Works	Ongoing	☐ Complete ☐ In progress *Comments:*
Action SA-2d	*Continue to review projects in flood hazard areas to ensure compliance with the Glenn County Code.*	Planning	Ongoing	☐ Complete ☐ In progress *Comments:*
Action SA-2e	*Periodically review the conditions of bridges, culverts, canals and other flood control and stormwater conveyance infrastructure, and when feasible include necessary improvements within the Capital Improvement Program (CIP) to*	Public Works	Ongoing	☐ Complete ☐ In progress *Comments:*

TABLE IM-1

	increase safety and the adequate conveyance of stormwater.			
Action SA-2f	*Periodically Review Glenn County Code, and revise as necessary to ensure that development standards are consistent with the requirements of State and Federal law.*	Planning	Ongoing	☐ Complete ☐ In progress *Comments:*
Action SA-2g	*Coordinate with the local reclamation districts, state and federal agencies to improve levee systems*	Public Works	4	☐ Complete ☐ In progress *Comments:*
Action SA-2h	*Address emergency evacuation and disaster preparedness in the event of dam failure as part of the emergency response planning efforts identified in Actions SA 1-A and SA 1-B.*	Planning Public Works	4	☐ Complete ☐ In progress *Comments:*
Action SA-2h	*Educate property owners and farms on the potential for changes to property drainage infrastructure and grading to increase localized flooding risks and the impacts this may cause, including damage to county infrastructure and facilities.*	Public Works Planning	Ongoing	☐ Complete ☐ In progress *Comments:*
Action SA-3a	*Continue to implement the Local Hazard Mitigation Plan (LHMP) for Glenn County.*	Public Works Planning	Ongoing	☐ Complete ☐ In progress *Comments:*
Action SA-3b	*Conduct periodic emergency response training exercises and or participate in other area exercises to ensure that key members, local leaders, and emergency response personnel are adequately trained and prepared for emergency situations. Critical facilities within the county should also be annually assessed to ensure they are properly supplied.*	Sheriff Public Works	Ongoing	☐ Complete ☐ In progress *Comments:*

TABLE IM-1

Action SA-3c	*Encourage residents, County staff, and community leaders to participate in disaster training programs, and develop educational programs that will increase public awareness of fire safety and emergency response planning.*	Sheriff Public Works	Ongoing	☐ Complete ☐ In progress *Comments:*
Action SA-3d	*Provide signage at public buildings and critical facilities that contain Automated External Defibrillators (AEDs).*	General Services	2	☐ Complete ☐ In progress *Comments:*
Action SA-3e	*Develop and annually update an emergency contact list and emergency response information on the County's website. The information should include emergency access routes, available emergency resources, and contact information for emergency responders.*	Sheriff	Annual	☐ Complete ☐ In progress *Comments:*
Action SA-3f	*Coordinate with the Glenn County Disaster Council and the Director of Emergency Services to update the Emergency Response Plan and LHMP periodically, as needed to meet existing and projected future emergency services needs throughout Glenn County.*	Sheriff Public Works	Ongoing	☐ Complete ☐ In progress *Comments:*
Action SA-3g	*As part of the development review process, consult with the local fire department/district or CAL FIRE in order to ensure that the project provides adequate emergency access.*	Planning	Ongoing	☐ Complete ☐ In progress *Comments:*
Action SA-3h	*As part of the development review process adopt findings when approving discretionary projects and permits that the project adequately provides for and/ or does not impede emergency response.*	Planning	Ongoing	☐ Complete ☐ In progress *Comments:*
Action SA-3i	*Periodically review and update procedures for local implementation of the County Emergency Operations Plan (EOP).*	Sheriff Public Works	Ongoing	☐ Complete ☐ In progress *Comments:*
Action SA-3j	*Seek funding from State, Federal, and other sources to assist in emergency*	Sheriff	Ongoing	☐ Complete

TABLE IM-1

	management planning, including community education and outreach describing public procedures and evacuation routes in the event of an emergency or natural disaster.	Public Works		☐ In progress *Comments:*
Action SA-4a	*Coordinate with the Glenn County Air Pollution Control District as the Certified Unified Program Agency (CUPA) to ensure that businesses that handle hazardous materials at or above threshold quantities must prepare and electronically submit a Hazardous Materials Management Plan (HMMP). The HMMP shall include business owner/operator identification, hazardous materials inventory, a site map, emergency response plan, and training program.*	Planning	Ongoing	☐ Complete ☐ In progress *Comments:*
Action SA-4b	*Provide educational opportunities for generators of small quantity, household and agriculture waste products regarding their responsibilities for waste reduction and proper and safe hazardous waste management and disposal.*	Environmental Health	4	☐ Complete ☐ In progress *Comments:*
Action SA-4c	*Provide information about drop-off programs for the local disposal of household hazardous waste offered Glenn County. The availability of the programs should be widely publicized throughout the community.*	Environmental Health	Ongoing	☐ Complete ☐ In progress *Comments:*
Action SA-4d	*The County will refer all permits for new projects or major additions to existing uses located on sites identified by the State as having or containing likely hazardous substances or materials to the Glenn County Air Pollution Control District to ensure compliance with applicable State and local regulations. If warranted, identify and require measures to ensure the exposure to hazardous materials from historical uses has been mitigated to acceptable levels consistent with EPA and/or DTSC standards.*	Planning	Ongoing	☐ Complete ☐ In progress *Comments:*
Action SA-4e	*Continue to work cooperatively with the Fire Districts and the Glenn County Air Pollution Control District to ensure local personnel is properly trained and certified (HAZWOPER, etc.) in the specialized identification, handling and cleanup procedures that are required for radioactive, toxic, and hazardous substance spills.*	Public Works	Ongoing	☐ Complete ☐ In progress *Comments:*
Action SA-5a	*As part of the development review process, new development and expansion proposals near the Orland and Willows Airports, and public and private*	Planning	Ongoing	☐ Complete

TABLE IM-1

	airstrips shall be: • *Reviewed for consistency with setbacks, land use restrictions, and height as determined by the Federal Aviation Administration (FAA) and the County Airport Land Use Commission;* • *Provided to the Airport Land Use Commission for review.*			☐ In progress *Comments:*
Action SA-5b	*As part of future planning efforts, the Department of Planning & Community Development Services shall review and provide input into updates to the Comprehensive Airport Land Use Plans to ensure that new development within Airport Safety Zones is compatible with existing airport operations, and that any changes or improvements to the airport facility or operations are compatible with land uses within this zone.*	Planning	Ongoing	☐ Complete ☐ In progress *Comments:*
Action SA-6a	*Review, and revise if necessary, the Glenn County Development Standards to require fire protection methods, including fuels management, adequate water supply, and road and driveway standards for new development and expansion projects in areas of high and very high Fire Hazard Severity Zones that meet or exceed the requirements established by the State Fire Safe Regulations. Fire protection methods may consist of the establishment of "defensible space" around structures, using fire resistant ground cover, building with fire-resistant roofing materials, fuel load reductions, visible home and street addressing and signage, and other appropriate measures.*	Planning Public Works	2	☐ Complete ☐ In progress *Comments:*
Action SA-6b	*Consult with the applicable fire protection district/agency during the review of development applications for projects within high and very high Fire Hazard Severity Zones.*	Planning	Ongoing	☐ Complete ☐ In progress *Comments:*
Action SA-6c	*Implement State recommendations for fire prevention in Fire Hazard Severity Zones.*	Planning Public Works	4	☐ Complete ☐ In progress *Comments:*
Action SA-6d	*Create public outreach and awareness programs to reach at-risk populations,*	Planning	4	☐ Complete

TABLE IM-1

	promote the development and awareness of evacuation routes, and to promote the development of "defensible space" around structures using areas free of fuel loads, fire resistant landscaping and fire-resistant building materials. Any new development within State Responsibility Areas or VHFHSZs shall be required to implement fuel modification efforts to reduce flammable materials around structures, homes, and subdivisions consistent with California Code, Public Resources Code - PRC § 4291.			☐ In progress *Comments:*
Action SA-6e	*Periodically review and update key emergency and fire protection plans in Glenn County, including but not limited to the Glenn County Multi-Jurisdiction Hazard Mitigation Plan (MJHMP) and the Glenn County Community Wildfire Protection Plan (CWPP). Future updates to these plans shall consider new growth and policy direction facilitated by this General Plan, and shall meet all applicable State requirements and incorporate industry best practices for fuel reduction and management, fire breaks, fire safety, emergency evacuation, and post-fire recovery.*	Public Works Planning	3	☐ Complete ☐ In progress *Comments:*
Action SA-6f	*Identify areas within Glenn County that are not adequately served by multiple evacuation routes which can be used during a fire or other natural disaster. Develop specific plans to address SB 99 Evacuation-Constrained Parcels, and improve the capacity, safety, and viability of evacuation routes to serve high-risk areas of the County, including areas located within High and Very High Fire Hazard Zones.*	Public Works Planning	4	☐ Complete ☐ In progress *Comments:*
Action SA 6g	*As part of any future updates to the MJHMP and the CWPP, identify existing development that does not meet or exceed the State Responsibility Area (SRA) Fire Safe Regulations, or the applicable Glenn County Development Code and/or Fire Safe Ordinance Requirements. Develop plans to bring these properties into compliance in order to mitigate fire risks. Mitigation plans may include, but are not limited to, improvement of emergency evacuation routes, defensible space and home hardening, and removal/abatement of vegetative hazards.*	Planning Public Works	4	☐ Complete ☐ In progress *Comments:*

TABLE IM-1

Action SA-6h	*Consistent with Policy SA 6-4, require new development projects to prepare and implement wildland fire protection plans that meets all applicable State requirements.*	Planning	Ongoing	☐ Complete ☐ In progress *Comments:*
Action SA-6i	*Utilize the most current adopted Fire Hazard Severity Zone (FHSZ) maps from the Office of the State Fire Marshal (OSFM). Available at: https://osfm.fire.ca.gov.*	Planning	Ongoing	☐ Complete ☐ In progress *Comments:*
Action SA-6j	*As part of the development review process, for all new development projects within fire hazard areas consult with the local fire department/district in order to ensure that the project has adequate fire protection including: the ability to service new development, emergency access (ingress, egress), evacuation routes, fire flow, water supply, defensible space pursuant to Public Resources Code Section 4291 and other regulations if applicable, fuel modification, fire-safe measures, and vegetation clearance including for public and private roads. All residential development projects within fire hazard areas shall be evaluated at that time to see if they have at least two emergency evacuation routes. It is noted that Glenn County has not established emergency evacuation routes; for the purposes of this analysis, outbound roads from an area are anticipated to provide the potential for evacuation, recognizing that Glenn County has a broad range of road types, from rural roads to highways.*	Planning	Ongoing	☐ Complete ☐ In progress *Comments:*
Action SA-6k	*As part of the next update to the MJHMP, participate in the update process and ensure that the MJHMP update identifies evacuation routes and their capacity, safety, and viability under a range of emergency scenarios. Improvements should be included on County improvements plans and RTP project lists as appropriate.*	Planning	Ongoing	☐ Complete ☐ In progress *Comments:*
Action SA-6l	*Coordinate with Caltrans to implement vegetation clearance maintenance along State transportation corridors.*	Planning	Ongoing	☐ Complete ☐ In progress *Comments:*
Action SA-6m	*Coordinate with local, state, and federal agencies to update emergency, evacuation, hazard mitigation plans, and the Unit Strategic Fire Plan as necessary, to support inter-agency preparedness coordination, and establish and maintain mutual aid agreements where feasible. In the event of a*	Planning	Ongoing	☐ Complete ☐ In progress *Comments:*

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	significant wildfire, the Glenn County Office of Emergency Services shall coordinate with relevant federal, state, and local agencies, including but not limited to the USDA, USFS, CAL FIRE, and the Community Fire Districts to establish and implement, as feasible, a risk assessment and monitoring program.			
Action SA-6n	*Implement the policies and actions included within the Community Services and Facilities Element (Under Goal CSF-5) that support the review of projects to maintain adequate and efficient fire protection service levels throughout the community.*	Planning	Ongoing	☐ Complete ☐ In progress *Comments:*
Action SA-7a	*Periodically assess and monitor the effects of climate change and the associated levels of risk in order to adapt to changing climate conditions.*	Planning	4	☐ Complete ☐ In progress *Comments:*
Action SA-7b	*Collaborate with utility providers to ensure that infrastructure and resource management plans account for anticipated climate change impacts*	Public Works	Ongoing	☐ Complete ☐ In progress *Comments:*
Action SA-7c	*Identify roadways subject to flooding which may impede emergency ingress and egress, and identify alternative evacuation routes for high-risk areas.*	Public Works	2	☐ Complete ☐ In progress *Comments:*
Action SA-7d	*Coordinate with Caltrans to implement flood control improvements along key transportation corridors in order to reduce roadway flooding impacts*	Public Works	Ongoing	☐ Complete ☐ In progress *Comments:*
Noise				
Action N-1a	*Require that new development projects are reviewed for compliance with Glenn County Code and the noise requirements established in this element, including the standards established in Tables N-1 and N-2, prior to project approval.*	Planning	Ongoing	☐ Complete ☐ In progress *Comments:*

TABLE IM-1

Action N-1b	*Continue to implement the County's Right-To-Farm Ordinance requirements to ensure and support agricultural operations continue to be viable and successful.*	Planning	Ongoing	☐ Complete ☐ In progress *Comments:*
Action N-1c	*Continue to enforce the State Noise Insulation Standards (Title 24, California Code of Regulations and Chapter 35 of the Uniform Building Code).*	Planning Building	Ongoing	☐ Complete ☐ In progress *Comments:*
Action N-1d	*During the environmental review process, determine if proposed construction will constitute a significant impact on nearby sensitive receptors and, if necessary, require mitigation measures in addition to the standard best practice controls. Suggested best practices for control of construction noise include:* ▪ *Noise-generating construction activities, including truck traffic coming to and from the construction site for any purpose, shall be limited to between the hours of 7:00 am and 7:00 pm. Construction staging areas shall be established at locations that will create the greatest distance between the construction-related noise sources and noise-sensitive receptors nearest the project site during all project construction activities, to the extent feasible.* ▪ *Neighbors located adjacent to the construction site shall be notified of the construction schedule in writing.* ▪ *The construction contractor shall designate a "noise disturbance coordinator" who will be responsible for responding to any local complaints about construction noise. The disturbance coordinator shall be responsible for determining the cause of the noise complaint (e.g., starting too early, poor muffler, etc.) and instituting reasonable measures as warranted to correct the problem. A telephone number for the disturbance coordinator shall be conspicuously posted at the construction site.*	Planning Building	Ongoing	☐ Complete ☐ In progress *Comments:*

TABLE IM-1

	▪ *At all times during project grading and construction, stationary noise-generating equipment shall be located as far as practicable from sensitive receptors and placed so that emitted noise is directed away from residences.* ▪ *Unnecessary idling of internal combustion engines shall be prohibited for a duration of longer than five minutes.* ▪ *Construction staging areas shall be established at locations that will create the greatest distance between the construction-related noise sources and noise-sensitive receptors nearest the project site during all project construction activities, to the extent feasible.* ▪ *Neighbors located adjacent to the construction site shall be notified of the construction schedule in writing.* ▪ *The construction contractor shall designate a "noise disturbance coordinator" who will be responsible for responding to any local complaints about construction noise. The disturbance coordinator shall be responsible for determining the cause of the noise complaint (e.g., starting too early, poor muffler, etc.) and instituting reasonable measures as warranted to correct the problem. A telephone number for the disturbance coordinator shall be conspicuously posted at the construction site.*			
Action N-1e	*Periodically review noise complaints for emerging trends in the community noise environment. Update the Glenn County Code, as necessary, to address emerging trends*	Planning	Ongoing	☐ Complete ☐ In progress *Comments:*
Action N-1f	*Review new development and long-term planning projects, including the Zoning Code Update, for conformity with the County's Noise land use criteria, as identified in the Orland and Willows Airport Land Use Plans (ALUP).*	Planning	Ongoing	☐ Complete ☐ In progress *Comments:*

TABLE IM-1

Action N-1g	*Collaborate with Caltrans, the California Public Utilities Commission and railroad operators to improve at-grade railroad crossings and, as feasible, seek quiet crossings in and/or near communities and developed areas to reduce the necessity for train horn/whistle blasting.*	Public Works	4	☐ Complete ☐ In progress *Comments:*
Action N-1h	*As feasible, plan for and maintain designated truck travel routes to minimize impacts on noise sensitive land uses.*	Public Works	Ongoing	☐ Complete ☐ In progress *Comments:*
Action N-1i	*As part of the project review and approval process, review new developments within 100 feet of rail lines to ensure that vibration experienced by residents and sensitive uses would not exceed the Federal Transit Administration guidelines.*	Planning	Ongoing	☐ Complete ☐ In progress *Comments:*
Implementation				
Action I-1a	*On an annual basis review implementation of the General Plan as required by State law, review implementation and timing of measures based on this implementation plan, and identify revisions to the General Plan that should be made to address the requirements of State law and emerging trends and conditions.*	Planning	Annual	☐ Complete ☐ In progress *Comments:*
Action I-1b	*Review and update the Municipal Code, as well as master plans for land uses, services and infrastructure as necessary to ensure consistency with the General Plan.*	Planning	Ongoing	☐ Complete ☐ In progress *Comments:*