GLENN COUNTY
Planning & Community Development Services Agency

P.O. Box 1070 / 777 N. Colusa Street
Willows, CA 95988
530.934.6530 Fax 530.934.6533
www.countyofglenn.net

Donald Rust, Director

Carriere Land LLC,
1640 State Route 45
Glenn, CA 95943

RE: **SPR 2019-008, Carriere, Approval Notice**
APN: 016-030-011

May 2, 2019

To Whom It May Concern,

On April 15, 2019, the Glenn County Planning & Community Development Service Agency received your application for a Site Plan Review. This project is in the "FS-80" (Farmland Security) zoning district and is an allowed use with an approved Site Plan Review.

On May 2, 2019, the Glenn County Planning & Community Development Services Agency approved the Site Plan Review. Included with the Staff Report is a copy of the Conditions of Approval. Please sign the Conditions of Approval where indicated and email or send to Glenn County Planning & Community Development Services Agency, 777 North Colusa Street, Willows, CA 95988.

Please note that this is not a building permit. For information on acquiring a building permit, contact the Glenn County Building Inspection Division at (530) 934-6546.

Sincerely,

Greg Conant
Assistant Planner
gconant@countyofglenn.net

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Donald Rust, Director

STAFF REPORT

DATE: May 2, 2019

TO: Donald Rust, Director

FROM: Greg Conant, Assistant Planner

RE: **Site Plan Review 2019-008, Carriere**
"FS-80" Farmland Security Zone

Attachments:

1. Conditions of Approval
2. Agency Comments
3. Request for Review and Application
4. Assessor Parcel Map
5. Site Plan

1 PROJECT SUMMARY

North Valley Building Systems has applied to construct an agriculture storage building. The proposal has overall dimensions of 120 feet by 160 feet (19,200 square feet) with a peak height of approximately 31 feet.

The site is zoned "FS-80" Farmland Security Zone (72-acre minimum parcel size) and is designated "Intensive Agriculture" in the Glenn County General Plan. The project site is 1640 State Route 45, south of the community of Glenn. The property is located on the east side of State Route 45, south of County Road 52, west of the Sacramento River and north of County Road 54, in the unincorporated area of Glenn County, California. The Assessor's Parcel Number (APN) for the 96.37 ± acre site is 016-030-011.

1.1 RECOMMENDATIONS

Staff recommends that the Director find that this project qualifies as a statutory exemption within section 15268 of the California Environmental Quality Act.

Staff also recommends that the Director approve the Site Plan Review with the Findings as presented in the Staff Report and the Conditions of Approval as attached.

2 ANALYSIS

The proposed project is consistent with the land use in this area. This portion of Glenn County is an agricultural area and the proposed project is a permitted use. A Site Plan Review is required prior to construction to ensure compliance with all the requirements of the Glenn County Code.

This proposal will not have any additional accompanying traffic; the area of operation has been used for agriculture and will not be altered from this proposal. The county roads are reasonably adequate to safely accommodate the proposed project.

2.1 ENVIRONMENTAL DETERMINATION

This project as proposed is not anticipated to introduce potentially significant impacts to the environment.

Site plan reviews are statutorily exempt pursuant to Section 15268, "*Ministerial Projects"*, of the Guidelines of the California Environmental Quality Act (CEQA). Article 18 (Statutory Exemptions), §15268(a) & (c) (Ministerial Projects).

Site plan reviews, outlined in Section 15.130 of the Glenn County Code, are deemed as a ministerial project within Glenn County Title 15, Unified Development Code (Title 15, Division 2, Part 1).

2.2 GENERAL PLAN AND ZONING CONSISTENCY

The site is designated "Intensive Agriculture" in the Glenn County General Plan and is zoned "FS-80" Farmland Security Zone, minimum parcel size is 72-acres. The site is in an area of existing agricultural uses and the processing of agriculture goods is a permitted use in the "FS-80" zone (Glenn County Code Chapter 15.470.020).

2.2.1 "FS" Farmland Security Zone (Glenn County Code Chapter 15.470):

Permitted Uses (Glenn County Code §15.470.020):

The proposed Agriculture Storage structure is a permitted use under Glenn County Code §15.470.020.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;*

Maximum Building Height (Glenn County Code §15.470.060)

The maximum building height in "FS" zone shall be:

> *B. Fifty feet for agricultural buildings or structures;*

The peak height of the structure is approximately 31.00 feet; therefore, it will meet the height requirement.

Minimum Yard Requirements (Glenn County Code §15.470.080):

The proposed front, side, and rear yards exceed 30 feet; therefore, the minimum yard requirements will be met.

2.3 GENERAL PROVISIONS

Flood Zone Designation:

Flood Zone "A" according to Flood Insurance Rate Map (FIRM) No. 06021C0650D, dated August 8, 2010 issued by the Federal Emergency Management Agency (FEMA). Flood Zone "A" (unshaded) consists of areas subject to inundation by the 1-percent-annual-chance flood event generally determined using approximate methodologies. Because detailed hydraulic analyses have not been performed, no Base Flood Elevations (BFEs) or flood depths are shown. Since the project site is within Flood Zone "A" as designated by FEMA, a Flood Elevation Certificate will be required before issuance of a Building Permit in accordance to Glenn County Code § 15.540.

Code Violations:

No records of violations exist on the property; therefore, the proposed building and Site Plan Review are compliant with Glenn County Code §15.130.050.F.

Fire Protection Regulations:

This project lies within the Glenn Codora Fire Protection District. The fire district was provided the application information regarding the proposal and no comments were received.

Pacific Gas and Electric Company:

Pacific Gas and Electric (PG&E) was provided the application information and submitted a letter regarding the proposal (attached).

Public Works:

Glenn County Public Works Agency was provided the application information regarding the proposal and made no comments.

Environmental Health:

The Glenn County Environmental Health Department was provided the application information and has made the following comments:

1. The proposed project parcel has existing onsite wastewater treatment systems, replacement areas and water wells.

2. The proposed Ag Storage Structure is not approved for any sewage or gray water discharge.

3. The proposed Ag Storage Structure shall not affect the onsite wastewater treatment systems, replacement areas or water wells in anyway.

3 PUBLIC BENEFIT

There is a public interest in reserving appropriately located areas for agriculture and related activities. This area is an agricultural area and contains structures associated with agricultural uses; therefore, the proposed project is compatible with the land use.

4 NOTICE TO APPLICANT/AGENT

This site plan review is not a building permit. It is the applicant's responsibility to secure the necessary permits in all affected federal, state, and local agencies and submit copies of such permits to the Planning & Community Development Services Agency.

If upon approval of this site plan review any problem, nuisance, or health hazard arises from the operation allowed by this review, the director shall determine the need to revise or modify the use or require additional conditions of approval.

In addition to the staff report and conditions of approval, the applicant's and his/her technical or project management representative's attention is directed to the attached memoranda from agencies reflecting their comments on reviewing the application. The items noted are a guide to assist in meeting the requirements of applicable government codes. The memoranda may also note any unusual circumstances that need special attention. The items listed are a guide and not intended to be a comprehensive summary of all codified requirements or site-specific requirements

4.1 PERMIT ISSUANCE AND APPEAL PERIOD (GLENN COUNTY CODE §15.130.060)

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 15.050.010. In the case of an appeal being filed, the site plan review permit shall not have any force or effect until a decision is made by the Approving Authority on such an appeal.

Additionally, site plan review permit approvals shall not be valid until the permittee has agreed in writing to each term and condition thereof.

5 FINDINGS

As described and found in this report, and in accordance with Glenn County Code Section 15.130.050, *the Approving Authority shall only approve or conditionally approve a site plan review permit if all of the following findings are made:*

Finding 1
The proposed use is a permitted and allowed use in the zoning district.
Finding 2
The site for the project is adequate in size, shape, location, and physical characteristics to accommodate the proposed project.
Finding 3
There are adequate public or private services, including but not limited to fire protection, water supply, sewage disposal, and storm drainage.
Finding 4
The project is in conformance with the applicable provisions and policies of Title 15 of the Glenn County Code and the Glenn County General Plan.
Finding 5
The county roads are reasonably adequate to safely accommodate the proposed project.
Finding 6
After searching county records, no violation of the Glenn County Code currently exists on the property.

<u>CONDITIONS OF APPROVAL</u>

Site Plan Review 2019-008

APN: 016-030-011

Agriculture Storage

1. That the area of operation shall be confined to those areas as shown on the site plan being identified as Exhibit "A" as submitted and on file at the Glenn County Planning & Community Development Services Agency.

<u>Acknowledgment:</u>

I hereby declare that I have read the foregoing conditions that they are in fact the conditions that were imposed upon the granting of this permit, and that I agree to abide fully by said conditions. Additionally, I have read the staff report and I am aware of codified county, state, and/or federal standards and regulation that shall be met with the granting of this permit.

Signed: _____ Date: _____
William Carriere – Landowner

Signed: _____ Date: _____
Bret Wood – NVBS, Applicant

Glenn County Environmental Health

247 N Villa Avenue, Willows, CA 95988
(530) 934-6102 • Fax: (530) 934-6103

Date: April 25, 2019

To: Greg Conant, Assistant Planner
Planning & Community Development Services Agency
(Via Email)

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

Re: Site Plan Review 2019-008, APN 016-030-011, Carriere (Ag Storage Structure)

We have reviewed the application information for the project noted above and recommend it be found complete for further processing. We have the following comments/requirements:

1. The proposed project parcel has existing onsite wastewater treatment systems, replacement areas and water wells.
2. The proposed Ag Storage Structure is not approved for any sewage or gray water discharge.
3. The proposed Ag Storage Structure shall not affect the onsite wastewater treatment systems, replacement areas or water wells in anyway.

Please contact Environmental Health at 530-934-6102 with any questions on this matter.

Conditions of Approval

Site Plan Review

No. 2019-008

Carriere

No comments

By:
Michael Biggs
Engineering Technician III
4/24/19

Pacific Gas and Electric Company

Plan Review Team
Land Management

PGEPlanReview@pge.com

6111 Bollinger Canyon Road 3370A
San Ramon, CA 94583

April 16, 2019

Greg Conant
Glenn County Planning
777 N Colusa St
Willows, CA 95988

Ref: Gas and Electric Transmission and Distribution

Dear Mr. Conant,

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

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

Below is additional information for your review:

1. This plan review process does not replace the application process for PG&E gas or electric service your project may require. For these requests, please continue to work with PG&E Service Planning: https://www.pge.com/en_US/business/services/building-and-renovation/overview/overview.page.

2. If the project being submitted is part of a larger project, please include the entire scope of your project, and not just a portion of it. PG&E's facilities are to be incorporated within any CEQA document. PG&E needs to verify that the CEQA document will identify any required future PG&E services.

3. An engineering deposit may be required to review plans for a project depending on the size, scope, and location of the project and as it relates to any rearrangement or new installation of PG&E facilities.

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

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

Sincerely,

Plan Review Team
Land Management

Attachment 1 – Gas Facilities

There could be gas transmission pipelines in this area which would be considered critical facilities for PG&E and a high priority subsurface installation under California law. Care must be taken to ensure safety and accessibility. So, please ensure that if PG&E approves work near gas transmission pipelines it is done in adherence with the below stipulations. Additionally, the following link provides additional information regarding legal requirements under California excavation laws: http://usanorth811.org/wp-content/uploads/2017/05/CA-LAW-English.pdf

1. Standby Inspection: A PG&E Gas Transmission Standby Inspector must be present during any demolition or construction activity that comes within 10 feet of the gas pipeline. This includes all grading, trenching, substructure depth verifications (potholes), asphalt or concrete demolition/removal, removal of trees, signs, light poles, etc. This inspection can be coordinated through the Underground Service Alert (USA) service at 811. A minimum notice of 48 hours is required. Ensure the USA markings and notifications are maintained throughout the duration of your work.

2. Access: At any time, PG&E may need to access, excavate, and perform work on the gas pipeline. Any construction equipment, materials, or spoils may need to be removed upon notice. Any temporary construction fencing installed within PG&E's easement would also need to be capable of being removed at any time upon notice. Any plans to cut temporary slopes exceeding a 1:4 grade within 10 feet of a gas transmission pipeline need to be approved by PG&E Pipeline Services in writing PRIOR to performing the work.

3. Wheel Loads: To prevent damage to the buried gas pipeline, there are weight limits that must be enforced whenever any equipment gets within 10 feet of traversing the pipe.

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

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

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

4. Grading: PG&E requires a minimum of 36 inches of cover over gas pipelines (or existing grade if less) and a maximum of 7 feet of cover at all locations. The graded surface cannot exceed a cross slope of 1:4.

5. Excavating: Any digging within 2 feet of a gas pipeline must be dug by hand. Note that while the minimum clearance is only 12 inches, any excavation work within 24 inches of the edge of a pipeline must be done with hand tools. So to avoid having to dig a trench entirely with hand tools, the edge of the trench must be over 24 inches away. (Doing the math for a 24 inch wide trench being dug along a 36 inch pipeline, the centerline of the trench would need to be at least 54 inches [24/2 + 24 + 36/2 = 54] away, or be entirely dug by hand.)

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

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

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

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

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

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

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

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

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

11. Cathodic Protection: PG&E pipelines are protected from corrosion with an "Impressed Current" cathodic protection system. Any proposed facilities, such as metal conduit, pipes,

service lines, ground rods, anodes, wires, etc. that might affect the pipeline cathodic protection system must be reviewed and approved by PG&E Corrosion Engineering.

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

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

Attachment 2 – Electric Facilities

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

1. Buildings and Other Structures: No buildings or other structures including the foot print and eave of any buildings, swimming pools, wells or similar structures will be permitted within fee strip(s) and/or easement(s) areas. PG&E's transmission easement shall be designated on subdivision/parcel maps as "**RESTRICTED USE AREA – NO BUILDING."**

2. Grading: Cuts, trenches or excavations may not be made within 25 feet of our towers. Developers must submit grading plans and site development plans (including geotechnical reports if applicable), signed and dated, for PG&E's review. PG&E engineers must review grade changes in the vicinity of our towers. No fills will be allowed which would impair ground-to-conductor clearances. Towers shall not be left on mounds without adequate road access to base of tower or structure.

3. Fences: Walls, fences, and other structures must be installed at locations that do not affect the safe operation of PG&'s facilities. Heavy equipment access to our facilities must be maintained at all times. Metal fences are to be grounded to PG&E specifications. No wall, fence or other like structure is to be installed within 10 feet of tower footings and unrestricted access must be maintained from a tower structure to the nearest street. Walls, fences and other structures proposed along or within the fee strip(s) and/or easement(s) will require PG&E review; submit plans to PG&E Centralized Review Team for review and comment.

4. Landscaping: Vegetation may be allowed; subject to review of plans. On overhead electric transmission fee strip(s) and/or easement(s), trees and shrubs are limited to those varieties that do not exceed 15 feet in height at maturity. PG&E must have access to its facilities at all times, including access by heavy equipment. No planting is to occur within the footprint of the tower legs. Greenbelts are encouraged.

5. Reservoirs, Sumps, Drainage Basins, and Ponds: Prohibited within PG&E's fee strip(s) and/or easement(s) for electric transmission lines.

6. Automobile Parking: Short term parking of movable passenger vehicles and light trucks (pickups, vans, etc.) is allowed. The lighting within these parking areas will need to be reviewed by PG&E; approval will be on a case by case basis. Heavy equipment access to PG&E facilities is to be maintained at all times. Parking is to clear PG&E structures by at least 10 feet. Protection of PG&E facilities from vehicular traffic is to be provided at developer's expense AND to PG&E specifications. Blocked-up vehicles are not allowed. Carports, canopies, or awnings are not allowed.

7. Storage of Flammable, Explosive or Corrosive Materials: There shall be no storage of fuel or combustibles and no fueling of vehicles within PG&E's easement. No trash bins or incinerators are allowed.

8. Streets and Roads: Access to facilities must be maintained at all times. Street lights may be allowed in the fee strip(s) and/or easement(s) but in all cases must be reviewed by PG&E for

proper clearance. Roads and utilities should cross the transmission easement as nearly at right angles as possible. Road intersections will not be allowed within the transmission easement.

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

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

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

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

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

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

GLENN COUNTY
Planning & Community Development Services Agency

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

Donald Rust, Director

REQUEST FOR REVIEW

COUNTY DEPARTMENTS/DISTRICTS

- ☒ Glenn County Agricultural Commissioner
- ☒ Glenn County Air Pollution Control District/CUPA
- ☒ Glenn County Assessor
- ☒ Glenn County Building Inspector
- ☒ Glenn County Engineering & Surveying Division
- ☒ Glenn County Environmental Health Department
- ☒ Glenn County Sheriff's Department
- ☐ Glenn County Board of Supervisors
- ☐ Glenn County Counsel
- ☐ Glenn County Planning Commission
- ☐ Glenn LAFCO

FEDERAL AGENCIES

- ☐ U.S. Army Corps of Engineers
- ☐ U.S. Fish and Wildlife Service
- ☐ U.S. Department of Agriculture
- ☐ U.S. Bureau of Reclamation - Willows

STATE AGENCIES

- ☐ Central Valley Flood Protection Board
- ☐ Central Valley Regional Water Quality Control Board (RWQCB)
- ☐ State Water Resources Control Board – Division of Drinking Water
- ☐ Department of Alcoholic Beverage Control (ABC)
- ☐ Department of Conservation, Division of Land Resource Protection
- ☐ Department of Conservation, Office of Mine Reclamation (OMR)
- ☐ Department of Conservation, Division of Oil, Gas, and Geothermal Resources
- ☐ Department of Fish and Wildlife
- ☐ Department of Food and Agriculture
- ☐ Department of Forestry and Fire Protection (Cal Fire)
- ☐ Department of Housing and Community Development (HCD)
- ☐ Department of Public Health
- ☐ Department of Toxic Substances Control (DTSC)
- ☐ Department of Transportation (Caltrans)
- ☐ Department of Water Resources (DWR)
- ☐ Office of the State Fire Marshall
- ☐ CalRecycle

OTHER

- ☐ Western Area Power Administration
- ☐ Sacramento River National Wildlife Refuge
- ☐ City of Willows
- ☐ Community Services District:
- ☒ Pacific Gas and Electric Company (PG&E)
- ☒ Fire Protection District: Glenn Codora
- ☐ Glenn County Resource Conservation District
- ☐ School District: Willows
- ☐ Northeast Center of the California Historical Resources Information System
- ☐ Railroad:
- ☐ Reclamation District:
- ☐ Water/Irrigation District:
- ☐ Special District:
- ☐ Tehama-Colusa Canal Authority
- ☐ UC Cooperative Extension Office

DATE: April 15, 2019

PROJECT: Site Plan Review 2019-008
Carriere, Agriculture Storage

PLANNER: Greg Conant, Assistant Planner; gconant@countyofglenn.net

APPLICANT:	North Valley Building Systems #30 Seville Ct Chico, CA 95926
LANDOWNER:	Carriere Land LLC 1640 Highway 45 Glenn, CA 95943
ENGINEER:	Summit Structural Design 383 Rio Lido Ave Suite 200 Chico, CA 95926
PROPOSAL:	Site Plan Review 2019-008 Carriere, Agriculture Storage North Valley Building Systems has applied to construct an agriculture storage building. The proposal has overall dimensions of 120 feet by 160 feet (19,200 square feet) with a peak height of approximately 31 feet.
LOCATION:	The project site is 1640 State Route 45 south of the community of Glenn. The property is located on the east side of State Route 45, south of County Road 52, west of the Sacramento River and north of County Road 54, in the unincorporated area of Glenn County, California.
APN:	016-030-011 (96.37± acres)
ZONING:	"FS-80" Farmland Security Zone (72-acre, minimum parcel size)
GENERAL PLAN:	"Intensive Agriculture"
FLOOD ZONE:	Flood Zone "A" according to Flood Insurance Rate Map (FIRM) No. 06021C0650D, dated August 8, 2010 issued by the Federal Emergency Management Agency (FEMA). Flood Zone "A" (unshaded) consists of areas subject to inundation by the 1-percent-annual-chance flood event generally determined using approximate methodologies. Because detailed hydraulic analyses have not been performed, no Base Flood Elevations (BFEs) or flood depths are shown.

The Glenn County Planning Division is requesting comments on this proposal for determination of completeness, potential constraints, and/or proposed conditions of approval. If comments are not received by **Tuesday, April 30, 2019,** it is assumed that there are no specific comments to be included in the analysis of the project. Comments submitted by e-mail are acceptable. Thank you for considering this matter.

AGENCY COMMENTS:

Please consider the following:

1. Is the information in the application complete enough to analyze impacts and conclude review?

2. Comments may include project-specific code requirements unique to the project. Cite code section and document (i.e. General Plan, Subdivision Map Act, etc.).

3. What are the recommended Conditions of Approval for this project and justification for each Condition? When should each Condition be accomplished (i.e. prior to any construction at the site, prior to recording the parcel map, filing the Final Map, or issuance of a Certificate of Occupancy, etc.)?

SPR_____

GLENN COUNTY
PLANNING AND COMMUNITY
DEVELOPMENT SERVICES AGENCY
777 North Colusa Street
WILLOWS, CA 95988
(530) 934-6540
FAX (530) 934-6533
Planning@countyofglenn.net

APPLICATION FOR SITE PLAN REVIEW (AGRICULTURAL)

NOTE: FAILURE TO ANSWER APPLICABLE QUESTIONS AND REQUIRED ATTACHMENTS COULD DELAY THE PROCESSING OF YOUR APPLICATION.

1. Applicant(s):

Name: North Valley Building Systems

Address: #30 Seville Ct

Phone: (Business) 530-345-7296 (Home) _____

Fax: 530-345-2399 E-mail: bret@northvalleybuilding.com

2. Property Owner(s):

Name: Carriere Land LLC, Bill Carriere

Address: 1640 Highway 45 Glenn, CA 95943

Phone: (Business) 530-934-8200 (Home) _____

Fax: _____ E-mail: wcarriere@carrierefarms.com

3. Engineer/Person who Prepared Site Plan (if applicable):

Name: Summit Structural Design

Mailing Address: 383 Rio Lindo Ave, Suite 200 Chico, CA 95926

Phone: (Business) 530-592-4407 (Home) _____

Fax: _____ E-mail: andy@summitchico.com

4. Name and address of property owner's duly authorized agent (if applicable) who is to be furnished with notice of hearing (Section 65091 California Government Code).

please cc N.V.B.S
#30 Seville ct.
Chico, CA 95943

Name: Bill Carriere

Mailing Address: 1640 Highway 45 Glenn, CA 95943

5. Request or Proposal:

Construct 120' x 160' x 26' eve pre engineered metal building to store walnuts in 4' x 4' wood bins.

6. Address and Location of Project: 1640 Highway 45 Glenn, CA 95943

7. Current Assessor's Parcel Number(s): 016-030-011

8. Existing Zoning: FS-80
Zoning Map http://gis.gcppwa.net/zoning/

9. Existing Use of Property: Walnut Orchards, hulling and shelling with accessory office

10. Provide any additional information that may be helpful in evaluating your proposal:

Proposed metal building is of like construction of all other structures on site. Proposed location is currently being used by agricultural operation for the storage of wood bins and agricultural equipment

11. Provide the following building information:

Height of structure: 31'

Dimensions Including Overhangs: 120' ' x 160' ', 19,200 ft^2

Proposed Use: agricultural, storage of walnuts

DECLARATION UNDER PENALTY OF PERJURY

(Must be signed by Applicant(s) and Property Owner(s))
(Additional sheets may be necessary)

The Applicant(s) and/or Property Owner(s), by signing this application, shall be deemed to have agreed to defend, indemnify, release and hold harmless the County, its agents, officers, attorneys, employees, boards and commissions from any claim, action or proceeding brought against the foregoing individuals or entities, the purpose of which is to attack, set aside, void or null the approval of this development entitlement or approval or certification of the environmental document which accompanies it, or to obtain damages relating to such action(s). This indemnification agreement shall include, but not be limited to, damages, costs expenses, attorney fees or expert witness fees that may be asserted by any person or entity, including the applicant, arising out of or in connection with the approval of the entitlement whether or not there is concurrent passive or active negligence on the part of the County.

Applicant(s):

Signed: Bret J Wood

Print: Bret Wood

Date: 4/10/19

Address: #30 Seville Ct. Chico, CA 95928

I am (We are) the owner(s) of property involved in this application and I (We) have completed this application and all other documents required.

I am (We are) the owner(s) of the property involved in this application and I (We) acknowledge the preparation and submission of this application.

I (We) declare under penalty of perjury that the foregoing is true and correct.

Property Owner(s):

Signed: [illegible]

Print: William D. Carriere Manager Carriere Land LLC

Date: 4-11-19

Address: 1640 Hwy 45 Glenn, CA 95943

Carriere Land, LLC
1640 State Hwy 45
Glenn, CA 95943

April 15, 2019

Glenn County Planning & Public Works
Planning Department
777 N. Colusa Street
Willows, CA 95988

Re: Site Plan Review
APN: 016-030-011

To Whom It May Concern,

Please accept this letter of intent for our proposed building that will be constructed on our parcel listed above. The 120' x 160' x 26' eave pre-engineered metal building will be used for the storage of walnut storage bins necessary for our existing farming and walnut shelling operation. The proposed building will match all other existing buildings on site and will be constructed in an area that already has been developed and used for the current walnut farming and shelling operations.

If you have any questions or need additional information you can reach me at (530) 934-8200.

Respectfully,

William D. Carriere
Manager - Carriere Land, LLC

RECORDING REQUESTED BY
AND WHEN RECORDED MAIL TO:
ELTON R. GARNER, JR.
Attorney at Law
P.O. Box 908
Willows, California 95988

CIOS ENCLOSED

2012-3777

Recorded at the request of:
ATTORNEY

09/06/2012 02:18 PM
Fee: $22.00 Pgs: 4

OFFICIAL RECORDS
Sheryl Thur, Clerk-Recorder
Glenn County, CA

MAIL TAX STATEMENTS TO:
Carriere Land, LLC
c/o Carriere Brothers
1640 State Hwy 45
Glenn, California 95943

QUITCLAIM DEED

The undersigned grantor(s) declare(s):
Documentary transfer tax is $ -0-
( ) computed on full value of property conveyed, or
( ) computed on full value less value of liens and encumbrances remaining at time of sale.
(x) Unincorporated area: ( ) City of Willows, and

AILEEN R. CARRIERE, as Trustee of the HERBERT A. CARRIERE TRUST and AILEEN R. CARRIERE, as Trustee of the AILEEN R. CARRIERE TRUST, hereby REMISES, RELEASES AND QUITCLAIMS to CARRIERE LAND, LLC, all her interest in that certain real property located in the County of Glenn, State of California, and more particularly described in Exhibit "A" attached hereto and made a part hereof by this reference.

Dated: January 1, 2012.

HERBERT A. CARRIERE TRUST

By: Aileen R. Carriere
AILEEN R. CARRIERE, as Trustee

AILEEN R. CARRIERE TRUST

By: Aileen R. Carriere
AILEEN R. CARRIERE, as Trustee

MAIL TAX STATEMENTS AS DIRECTED ABOVE

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California }

County of Glenn }

On August 15 2012, before me, Yvonne A. Mayberry, Notary Public,
DATE NAME, TITLE OF OFFICER

personally appeared **AILEEN R. CARRIERE**

who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her authorized capacity, and that by her signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Yvonne A. Mayberry

YVONNE A. MAYBERRY
COMM. NO. 1979054
NOTARY PUBLIC - CALIFORNIA
GLENN COUNTY
MY COMMISSION EXPIRES
JUNE 17, 2016

(Seal)

Capacity Claimed by Signer

- ☐ INDIVIDUAL(S)
- ☐ CORPORATE OFFICER(S)

TITLE(S)

- ☐ PARTNER(S) ☐ LIMITED ☐ GENERAL
- ☐ ATTORNEY-IN-FACT
- ✔ TRUSTEE(S)
- ☐ SUBSCRIBING WITNESS
- ☐ GUARDIAN/CONSERVATOR
- ☐ OTHER: _____

Type of Document: QuitClaim Deed

Signer is Representing:
NAME OF PERSON(S) OR ENTITY(IS)

HERBERT A. CARRIERE TRUST
and
AILEEN R. CARRIERE TRUST

EXHIBIT "A"

Parcel I:

All that certain land situate, lying and being in the County of Glenn, State of California, described as follows:

Portions of the Rancho known as the Larkin's Children's Ranch being more particularly described by the survey and map thereof of the Glenn Ranch made by H.B. Shackelford, a licensed surveyor, in May and June, 1900 (said map being recorded in the office of the Glenn County Recorder, August 23, 1900) as follows:

The North half of the South half of section 67, together with right of way from the Southwest corner thereof, 40 feet wide due West to the Jacinto and Princeton Road, said right of way to be 20 feet in width each side of the line dividing the South half from the North with half of the Southeast quarter of Section 68.

Also all that portion of the North half of the Southeast quarter of Section 68 lying East of the Princeton and Jacinto Road, subject to a right of way along the South side 20 feet wide.

Also a portion of Section 67 described as follows: Beginning at a stake 20 chains South of the quarter Section corner of Sections 67 and 68, said stake marking the Southwest corner of Hanson and Hanson's Tract; running thence East 12.83 chains to a stake in the center of levee to the point of commencement of the 31 acre tract; thence East along the South line of Hanson and Hanson 31.67 chains to a stake on the West bank of the Sacramento River; thence Southerly along said West bank of Sacramento River to a stake which is 10 chains South of Hanson and Hanson's South line; thence West 30.33 chains to a stake in the center of the aforesaid levee; thence Northerly along the center of said levee to the place of beginning.

Together with all of the grantor's right, title and interest, if any, in and to all accreted land that is not located within the metes and bounds description of the hereinabove described real property that lies between the East boundary line of said real property and the presently existing West Bank of the Sacramento River.
APN: 016-030-011-0 and 016-030-029-0

Parcel II:

All that certain land situate, lying and being in the County of Glenn, State of California, described as follows:

Being a portion of the Rancho known as the Larkin's Children's Rancho, said tract being more particularly described by the survey and map of the Glenn Ranch made by H.B. Shackelford, a licensed surveyor in May and June, 1900 (said map or plat being recorded in the office of the Recorder of the County of Glenn, on August 23, 1900) and being more particularly described as follows, to wit:

EXHIBIT "A" (continued)

BEGINNING at a point 660 feet South of quarter section corner on the line between Sections 73 and 74 of said Glenn Ranch Survey, thence West 864.6 feet; thence South 478.5 feet, thence East 864.6 feet to section line; thence directly East in Section 74, 2193 feet to the West bank of the Sacramento River; thence North 29° 16' West 412.0 feet along the West bank of the said River; thence North 2' 16" West 118.5 feet along said West bank of said river to a point due East of the place of beginning, thence West 1985 feet to said place of beginning.

Together with a right of way 40 feet wide from the Northwest corner of said lands due North off of the West end of lands sold P.F. Estes and along the West side of land sold Charles Beck to the main levee of the Sacramento River; thence down said levee to a point where right of way heretofore granted Charles Beck and other, leaves said levee, thence due West 12.50 chains to the Princeton and Jacinto Public Road. A Strip of land 40 feet wide off the West side of said premises herein described is subject to a right of way for roads.

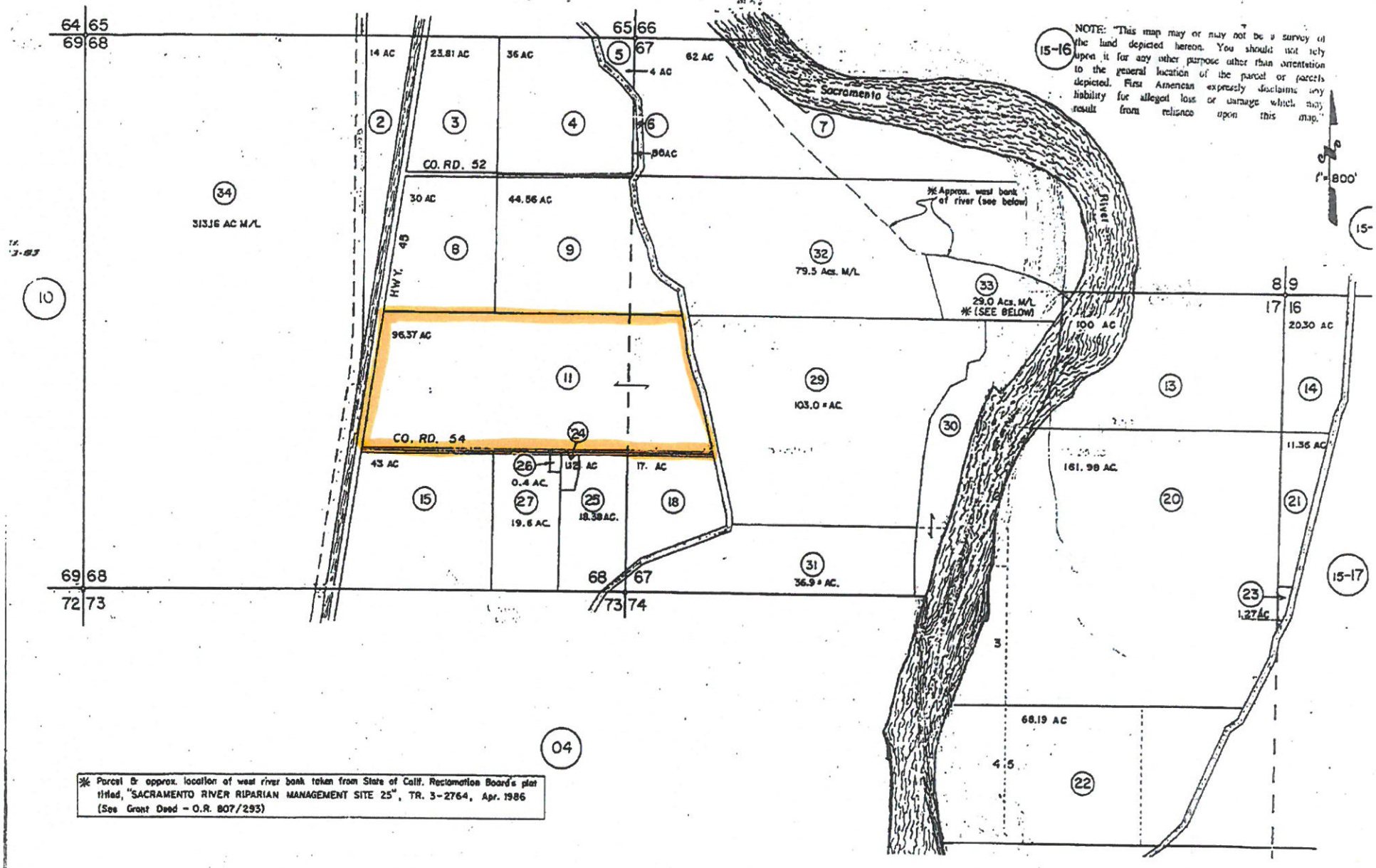
EXCEPTING THEREFROM a portion of Section 73 of the Glenn Ranch Survey described as follows: Beginning at a point 1138.5 feet South and 350.8 feet West of the Northeast corner of the Southeast quarter of Section 73 of the Glenn Ranch Survey, said point being on the South boundary of the land deeded by H.H. Hanson et us to Wm. R. Lane by Deed recorded October 24, 1925 in Book 92 of Deeds, page 398, thence North 194.67 feet to an iron pipe; thence West 144.9 feet to an iron pipe, thence South 194.67 feet to an iron pipe, thence East 144.9 feet, more or less to an iron pipe marking the place of beginning.
APN: 016-040-016-0

RESERVING FROM ALL PROPERTY DESCRIBED IN THIS EXHIBIT "A" ANY AND ALL OIL, GAS, MINERALS, AND OTHER HYDROCARBON SUBSTANCES TOGETHER WITH THE RIGHT TO REMOVE THE SAME.

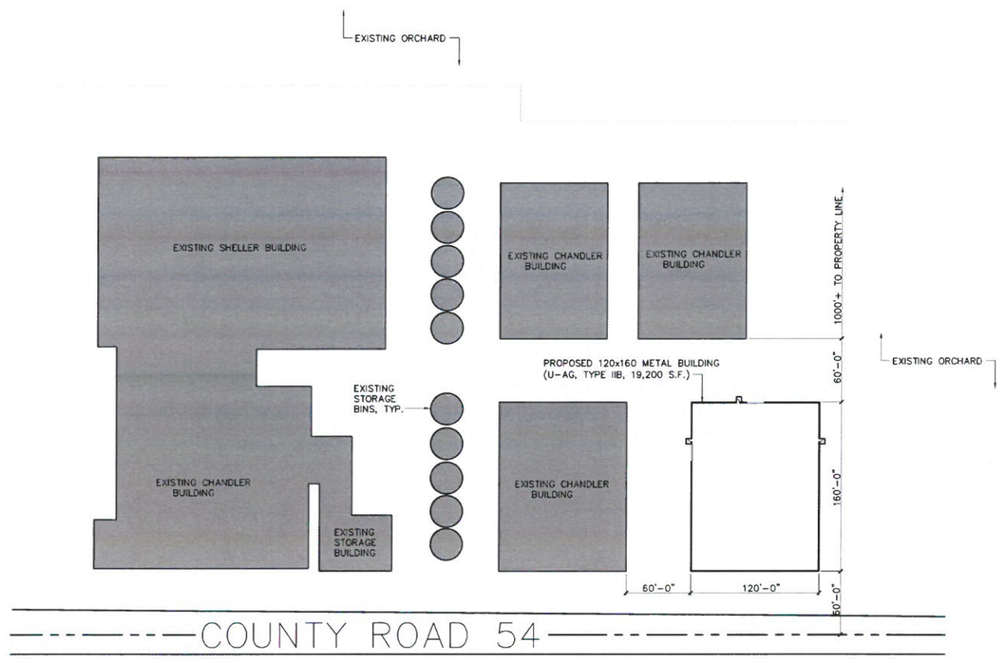
G.R.S. 02 T19N R1W T.C.A. 15-03

NOTE: "This map may or may not be a survey of the land depicted hereon. You should not rely upon it for any other purpose other than orientation to the general location of the parcel or parcels depicted. First American expressly disclaims any liability for alleged loss or damage which may result from reliance upon this map."

1"=800'



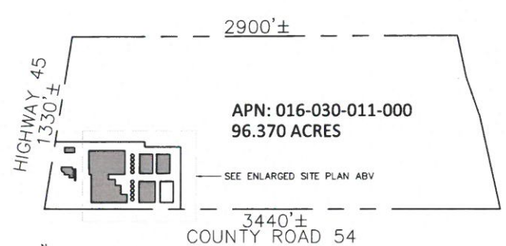
Parcel 8: approx. location of west river bank taken from State of Calif. Reclamation Board's plat titled, "SACRAMENTO RIVER RIPARIAN MANAGEMENT SITE 25", TR. 3-2764, Apr. 1986 (See Grant Deed - O.R. 807/293)



ENLARGED SITE PLAN

SCALE: 1" = 60'

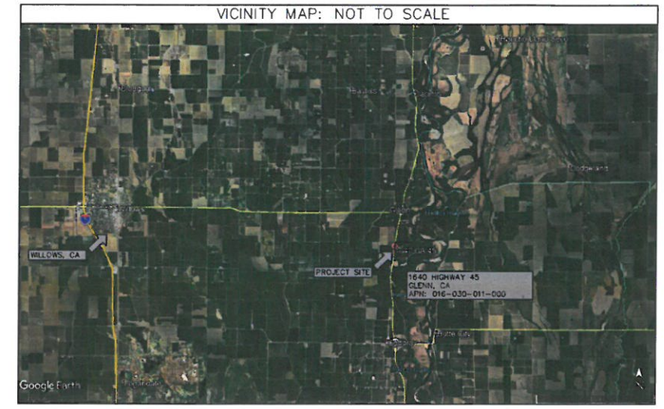
NOTE: ENGINEER OF RECORD HAS NOT VISITED THE PROPOSED CONSTRUCTION SITE. DIMENSIONS AND LAYOUT OF EXISTING BUILDINGS AND SITE HAS BEEN DEDUCED FROM INFORMATION PROVIDED BY THE CONTRACTOR. CONTRACTOR MUST FIELD VERIFY PLANS AND ALL DIMENSIONS PRIOR TO CONSTRUCTION AND IMMEDIATELY REPORT ANY DISCREPANCIES TO SUMMIT STRUCTURAL DESIGN.



OVERALL SITE PLAN

NOT TO SCALE

VICINITY MAP: NOT TO SCALE



SCOPE OF PROJECT

CONSTRUCT A 120'-0" x 160'-0" PRE-ENGINEERED METAL BUILDING FOR STORAGE OF BINS USED IN ON-SITE AGRICULTURAL OPERATIONS

CODE ANALYSIS

GOVERNING CODES: 2016 CBC
2016 CEC
2016 CPC
2016 CMC
2016 CFC
2016 CALIF. HEALTH & SAFETY CODE AND AMENDMENTS
2016 CALIF. BUILDING ENERGY EFFICIENCY STANDARDS
2016 CALIF. BUILDING CODE CHAPTER 11
2016 CAL GREEN

OCCUPANCY GROUP: U-AG (STORAGE OF BINS USED IN ON-SITE AGRICULTURAL OPERATIONS)
OCCUPANCY SEPARATION: NONE

ALLOWABLE HEIGHT AND BUILDING AREAS (TABLE C102.1)
ALLOWABLE AREA: UNLIMITED AREA BASED ON BUILDING BEING SURROUNDED AND ADJOINED BY PUBLIC WAYS OR YARDS NOT LESS THAN 60'-0" IN WIDTH
ACTUAL FLOOR AREA: 19,200 S.F. TOTAL
ALLOWABLE STORY/HEIGHT: 2/55'
ACTUAL STORY/HEIGHT: 1/26'-0"

CONSTRUCTION TYPE: TYPE IIB

FIRE-RESISTANCE RATINGS: NONE
EXTERIOR WALL SEPARATION: NONE

RATED CONSTRUCTION: CHAPTER 7

PROJECTIONS: NON-RATED (SECTION 704.2)

OPENINGS: NO LIMIT (SECTION 705.8.1, EXCEPTION 2)

AUTOMATIC SPRINKLER: NONE

NUMBER OF EXIT REQ'D: 1

SPECIAL INSPECTION REQUIREMENTS:
- HIGH STRENGTH BOLTING OF METAL BUILDING ABOVE

PROJECT DIRECTORY

OWNER:
CARRIERE FAMILY FARMS
1640 HIGHWAY 45
GLENN, CA

PROJECT ENGINEER:
SUMMIT STRUCTURAL DESIGN
383 RIO LINDO AVE
CHICO, CA 95926
(530) 592-4407

GENERAL CONTRACTOR:
NORTH VALLEY BUILDING SYSTEMS, INC.
BRET WOOD - PROJECT MANAGER
30 SEVILLE COURT
CHICO, CA 95928
(530) 345-7296

120' x 160' x 26'-0" METAL BUILDING

DRAWING INDEX

A1.....SITE PLAN/CODE ANALYSIS
A2.....FLOOR PLAN/ELEVATIONS/SECTION
S1.....BUILDING FOUNDATION
CG1-CG2.....CAL GREEN

STRUCTURAL DESIGN

DESIGN LOADS FOR NEW BUILDINGS PER BUTLER BUILDING SYSTEMS

A) THE STRUCTURE HAS BEEN DESIGNED FOR THE FOLLOWING CRITERIA PER CBC CHAPTER 16, DIVISIONS I, II, III, AND IV U.N.O.:

B) SEISMIC:
SEISMIC IMPORTANCE FACTOR: 1
MAPPED SPECTAL RESPONSE ACCELERATIONS: Ss = 0.6970, S1 = 0.3050
SEISMIC SITE CLASS: D
SPECTRAL RESPONSE COEFFICIENTS: SDS = 0.5773, SD1 = 0.3640
SEISMIC DESIGN CATEGORY: D
BASIC SEISMIC FORCE-RESISTING SYSTEM: ORDINARY STEEL MOMENT FRAMES AND ORDINARY STEEL CONCENTRICALLY BRACED FRAMES
SEISMIC BASE SHEAR: SEE ATTACHED CALCULATIONS BY BUTLER BUILDING SYSTEMS
RESPONSE MODIFICATION FACTOR: R(ORDINARY STEEL MOMENT FRAME) = 3.5
R(ORDINARY STEEL CONC. BRACED FRAME) = 3.25
ANALYSIS PROCEDURE USED: SEE ATTACHED CALCULATIONS BY BUTLER BUILDING SYSTEMS

C) WIND:
WIND SPEED: 110 MPH
WIND EXPOSURE: C
BASIC WIND PRESSURE: 24.69 PSF

D) GRAVITY LOADS:
LIVE LOADS:
ROOF.....20 PSF

FOUNDATION STRUCTURAL DESIGN PER SHEET S1 AND ATTACHED STRUCTURAL CALCULATIONS BY SUMMIT STRUCTURAL DESIGN.

DRAFT

REGISTERED PROFESSIONAL ENGINEER
ANDREW C. JOHNSON
No. C 69188
Exp. 6/30/20
CIVIL
STATE OF CALIFORNIA

SUMMIT STRUCTURAL DESIGN
383 Rio Lindo Ave.
Suite 200
Chico, CA 95926
P. 530.592.4407
SummitChico.com

NVBS
NORTH VALLEY BUILDING SYSTEMS

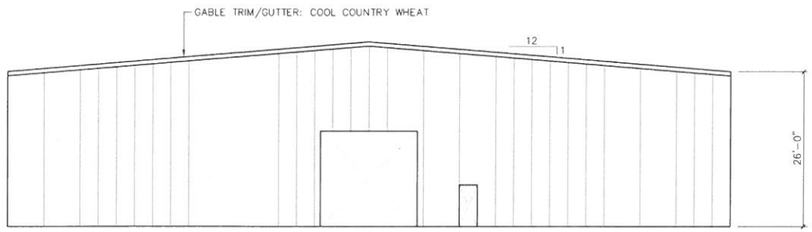
SITE PLAN/CODE ANALYSIS

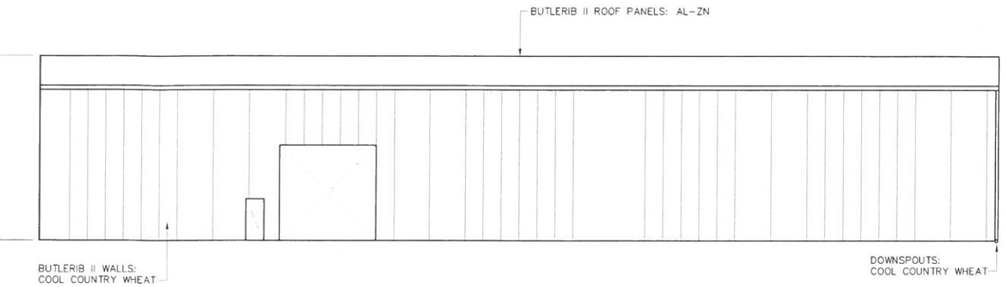
120x160 METAL BUILDING FOR CARRIERE FAMILY FARMS
1640 HIGHWAY 45, GLENN, CA

FOUNDATION ENGINEERING APPLIES TO: _____ DATED __/__/__

REVISIONS:

DATE:	04/10/19
SCALE:	1" = 60'
DRAWN BY:	ACJ
JOB NUMBER:	19-176
SHEET:	A1



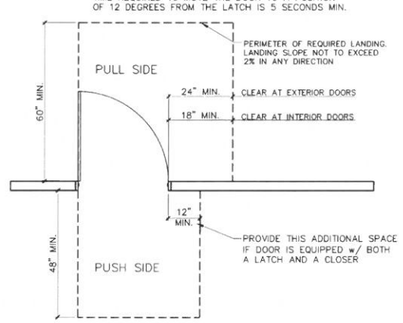


ENDWALL ELEVATION (OTHER SIDE SIMILAR)

NO SCALE

ACCESSIBLE NOTES:

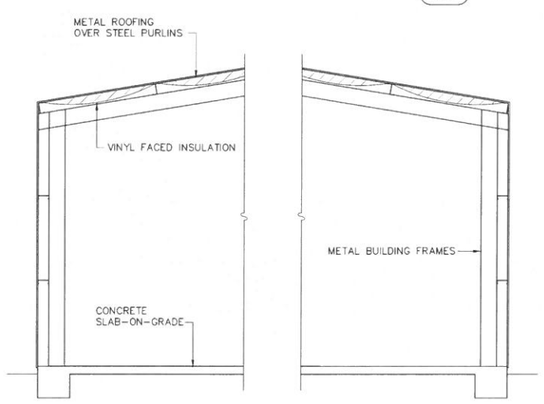
1. ALL DOORS SHALL BE EQUIPPED w/ EITHER PUSH/PULL OR LEVER HANDLED LOCKSETS.
2. ALL PERMANENT SIGNAGE SHALL ALSO HAVE RAISED LETTER AND BRAILLE SIGNAGE ADJACENT TO THE DOOR.
3. MAXIMUM FORCE REQUIRED FOR PUSHING OR PULLING HINGED DOORS SHALL BE 5 POUNDS, TYP.
4. ALL DOORS WITH CLOSERS SHALL BE ADJUSTED SO THAT FROM AN OPEN POSITION OF 90 DEGREES, THE TIME REQUIRED TO MOVE THE DOOR TO A POSITION OF 12 DEGREES FROM THE LATCH IS 5 SECONDS MIN.



TYPICAL DOOR LANDING CLEARANCES

NO SCALE

1 / A2



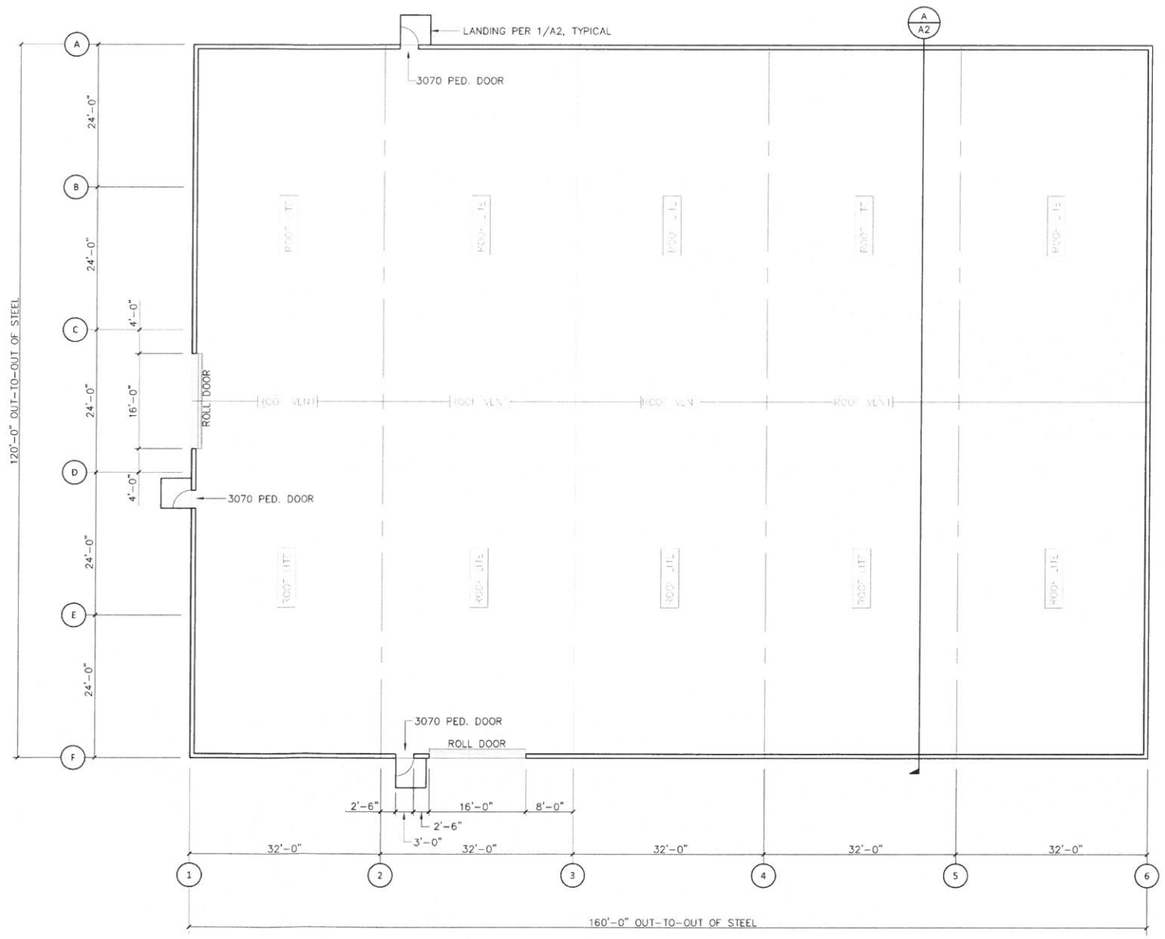
BUILDING SECTION

NO SCALE

A / A2

SIDEWALL ELEVATION (OTHER SIDE SIMILAR)

NO SCALE



FLOOR PLAN

SCALE: 3/32" = 1'-0"

REGISTERED PROFESSIONAL ENGINEER
ANDREW C. JOHANSEN
No. C 69188
Exp. 6/30/20
CIVIL
STATE OF CALIFORNIA

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NVBS
NORTH VALLEY BUILDING SYSTEMS

FLOOR PLAN/ELEVATIONS/SECTION

120x160 METAL BUILDING FOR CARRIERE FAMILY FARMS
1640 HIGHWAY 45, GLENN, CA

FOUNDATION ENGINEERING APPLIES TO: _____ - _____ - _____ DATED __/__/__

REVISIONS:

DATE:	04/10/19
SCALE:	3/32" = 1'-0"
DRAWN BY:	ACJ
JOB NUMBER:	19-176
SHEET:	A2