

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



Roger Sandate
343 South St
Orland CA, 95963

RE: Site Plan Review 2018-017, Humane Farming Association
Approval Notice APN: 018-150-020

July 9, 2018

Mr. Sandate,

On June 7, 2018, the Glenn County Planning & Community Development Service Agency received your application for a Site Plan Review. This project is in the “AP-160” Agriculture Preserve zoning district and is an allowed use with an approved Site Plan Review.

On July 9, 2018, 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,

John Lanier
Assistant Planner
jlanier@countyofglenn.net

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



STAFF REPORT

DATE: July 9, 2018

TO: Donald Rust, Director

FROM: John Lanier, Assistant Planner

RE: **Site Plan Review 2018-017, Humane Farming Association**
"AP-160" Agriculture Preserve 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

The Humane Farming Society has applied to construct a construct agriculture storage building with overall dimensions of 50 feet by 40 feet with a peek height of 16 ft. The proposed structure is for equipment storage.

The property is located along County Road 306 between the community of Elk Creek and the community of Stonyford. Stony Creek runs from north to south adjacent to and through a portion of the property which is located in the unincorporated area of Glenn County, California (APN 018-150-020).

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.

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 “AP-160” Agriculture Preserve Zone. This project is in an area of existing agricultural uses and is a permitted use in the “AP-160” zone (Glenn County Code Chapter 15.460).

The proposed project is consistent with land use in this area. This portion of Glenn County is a combination of Foothill Agricultural, Agricultural Preserve and Recreational zoning designations. A majority of the agricultural lands adjacent to the parcel are covered by California Land Conservation Act (Williamson Act) Contracts. The proposed project is an approved use in the Agricultural Preserve Zone. The proposal will not adversely affect surrounding uses in the area and will not adversely affect the General Plan.

2.2.1 “AP” Agricultural Preserve Zone (Glenn County Code Chapter 15.460)

Purpose (Glenn County Code §15.460.010):

This zoning classification is to be applied to lands which are covered by a California Land Conservation Act (Williamson Act) contract with Glenn County 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 and to protect the general welfare of the agricultural community for encroachments of unrelated agricultural use which, by their nature, would be injurious to the physical and economic well-being of the agricultural community. The proposal is consistent with surrounding land use because the area consists of agricultural uses and existing agricultural related structures. The proposal will not adversely affect surrounding uses in the area and will not adversely affect the General Plan.

Permitted Uses (Glenn County Code §15.460.020):

The site is designated “Intensive Agriculture” in the Glenn County General Plan and is zoned “AP-160” (Agricultural Preserve, 144-acre minimum parcel size). The proposal to construct an agriculture storage building in the “AP” zone (Glenn County and is a permitted use under section §15.460.020(J).

Site Area and Configuration (Glenn County Code §15.460.050):

The minimum parcel size for the “AP-160” zone is 144-acres. The parcel meets the minimum parcel size for this zone and it is adequate in size and shape to accommodate the proposed project (Glenn County Code §15.460.050(D).

Maximum Building Height (Glenn County Code §15.460.060)

The maximum building height in the AP zone is 50 feet for agricultural buildings or structures. The proposal structure has a peak height of 16 feet; therefore will not exceed the maximum height threshold.

Minimum Yard Requirements (Glenn County Code §15.460.080):

The structure will meet all setbacks required for the AP-160 zoning. AP-160 zoning requires thirty foot setbacks for front yard and twenty-five for side and rear yards. The building will meet all setback requirements as depicted in Exhibit A.

2.3 GENERAL PROVISIONS

Flood Zone Designation:

The proposed location of the structure 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 project site lies within Flood Zones “A” and “X” according to Federal Flood Insurance Rate Map Nos. 06021C0550D dated August 5, 2010. Flood Zone “A” is defined as “areas of 100-year flood; base flood elevations and flood hazard factors not determined.” Flood Zone “X” is defined as “areas of minimal flooding”. The applicant will submit a map showing the flood zone boundary and elevations at the project site. A Flood Elevation Certificate will need to be submitted by a licensed land surveyor and filed with the Glenn County Building Inspection Division. All construction and improvements shall comply with the Glenn County Flood Plain Management Ordinance.

Code Violations:

No 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 Elk Creek Fire Protection District. The fire district was provided the application information regarding the proposal and no comments were received.

Public Works

The Glenn County Public Works Agency was provided the application information regarding the proposal and did not have any comments regarding this project.

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 use; therefore, the proposed project is compatible with the land uses.

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 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.

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.

5 FINDINGS

According to 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.

CONDITIONS OF APPROVAL

Site Plan Review 2018-017

APN: 018-150-020

To construct a barn with overall dimensions of 50 ft. by 40 ft. with a height of 16 ft. in the “AP-160” (Intensive Agricultural) zoning district.

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.
2. All existing and future construction shall require a building permit issued by the Glenn County Building Division.

Acknowledgment:

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: _____

Roger Sandate,
Sanco Steel Erector
Applicant

Date: _____



COUNTY OF GLENN

HEALTH & HUMAN SERVICES AGENCY

Christine Zoppi
Director

Erin Valdez
Deputy Director
Administration

Amy Lindsey
Deputy Director
Behavioral Health

Bill Wathen
Deputy Director
Social Services

Grinnell Norton
Deputy Director Public Health
Director of Nursing

Vacant
Deputy Director
Community Action

Glenn County Environmental Health
247 N. Villa Ave.
Willows, CA 95988
(530) 934-6102
Fax: (530) 934-6103

July 9th, 2018

To: John Lanier, Assistant Planner
Glenn County Planning & Public Works Agency
(Via email)

From: Andrew A. Petyo, REHS

Re: Site Plan Review #2018-017, Humane Farming Association.
APN 018-150-020

We have reviewed the project information noted above and recommend it found complete for further processing.

If you have any further question please contact Environmental Health.

Conditions of Approval

Site Plan Review

No. 2018-017

Humane Farming Association

No comments

By:
Michael Biggs
Engineering Technician III
6/25/18



June 27, 2018

John Lanier
Glenn County-Planning
777 N. Colusa Street
Willows, CA 95988

Re: Site Plan Review 2018-017- Humane Farming Association

Dear Mr. Lanier:

Thank you for giving us the opportunity to review your plans. The proposed Site Plan Review 2018-017- Humane Farming Association dated June 6, 2018 does not appear to interfere with any existing PG&E facilities or easement rights; therefore, we have no comments at this time.

Please note that this is our preliminary review and reserve the right for future review as needed. If there are subsequent modifications made to your design, we ask that you resubmit your plans to the email address listed below.

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

If you have any questions regarding our response, please contact the PG&E Plan Review Team at (877) 259-8314 or pgeplanreview@pge.com.

Sincerely,

PG&E Plan Review Team
Land Management

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



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

OTHER

- ☐ AT&T
- ☐ California Water Service Co. (Chico)
- ☐ California Association of RC&D
- ☐ City of Willows
- ☐ Comcast Cable (Chico Office)
- ☐ Community Services District:
- ☐ Drainage District:
- ☐ Enterprise Rancheria of Maidu Indians
- ☒ Fire Protection District: Elk Creek
- ☐ Glenn County Resource Conservation District
- ☐ Grindstone Rancheria of Wintun-Wailaki

STATE AGENCIES

- ☐ Central Valley Flood Protection Board
- ☐ Central Valley Regional Water Quality Control Board (RWQCB)
- ☐ CHP – Willows Office (GPA's, ZC's, and TSM's)
- ☐ 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
- ☐ Public Utilities Commission

- ☐ Northeast Center of the California Historical Resources Information System
- ☒ Pacific Gas and Electric Company (PG&E)
- ☐ Paskenta Band of Nomlaki Indians
- ☐ Railroad:
- ☐ Reclamation District:
- ☒ School District: Stony Creek Joint Unified School District
- ☐ Special District:
- ☐ Tehama-Colusa Canal Authority
- ☐ UC Cooperative Extension Office
- ☐ Water/Irrigation District:

DATE: June 20, 2018

PROJECT: **Site Plan Review 2018-017, Humane Farming Association
Agriculture Storage**

PLANNER: John Lanier, Assistant Planner

APN: 018-150-020

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



REQUEST FOR REVIEW

DATE: June 20, 2018

PROJECT: **Site Plan Review 2018-017, Humane Farming Association**

PLANNER: John Lanier, Assistant Planner

APPLICANT Sanco Steel Erector
Attn: Roger Sandate
343 South St
Orland, CA 95963

LANDOWNER Humane Farming Society
PO Box 3577
San Rafael, CA 94912

ENGINEER: Streamline Engineering
Attn: Jeff Richelieu
60 Independence Cir
Chico, CA 95973

PROPOSAL: **Site Plan Review 2018-017, Humane Farming Association**
Agriculture Storage
The Humane Farming Association has applied to construct an agriculture storage building with overall dimensions of 40 feet by 50 feet with a peak height of approximately 16 feet.

LOCATION: The property is located along County Road 306, between the community of Elk Creek and Stonyford, south of Stony Gorge Reservoir and east of the Mendocino National Forest in the unincorporated area of Glenn County, California.

APN: 018-150-020 (7.9± acres)

ZONING: “AP-160” (Agricultural Preserve Zone, one hundred forty-four (144) acre minimum parcel size)

GENERAL PLAN: “Foothill Agriculture/Forestry”

FLOOD ZONE: Flood Zones “A” and “X” according to Flood Insurance Rate Map (FIRM) No. 06021C0750D, dated August 5, 2010 issued by the Federal Emergency Management Agency (FEMA). Flood Zone “A” is one of the Special Flood Hazard Areas (SFHAs) inundation by the 1% annual chance flood event. No base flood elevations or base flood depths are shown within this zone. Flood Zone “X” is defined as “areas of minimal flooding”.

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 **Wednesday, June 28, 2018**, 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: Roger Sandate
Address: 343 South St Oakland CA
Phone: (Business) 530-865-8444 (Home) 530-518-163
Fax: 865-5617 E-mail: SandateSteel@yahoo.com

2. Property Owner(s):

Name: Human Farms Assn.
Address: 1390 Countr Rd. 306
Phone: (Business) 518-7977 (Home) Same
Fax: 865-5617 E-mail: dy1a@HFa.org

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

Name: StreamLine engineering
Mailing Address: Chico CA
Phone: (Business) 892-1100 (Home) —
Fax: — E-mail: Jeff@StreamLineEngineering.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).

Name: Human Farm Association

Mailing Address: 1390 County Rd 306

5. Request or Proposal: APN 018-150-020

New 50' x 40' x 16' Ag-Storage metal Building

6. Address and Location of Project: 1390 County Rd. 306

7. Current Assessor's Parcel Number(s): APN 018-150-020

8. Existing Zoning: _____

9. Existing Use of Property: Ag

10. Provide any additional information that may be helpful in evaluating your proposal: Open Ag Field with No

Building Near by

11. Please provide the following building information:

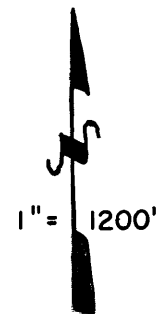
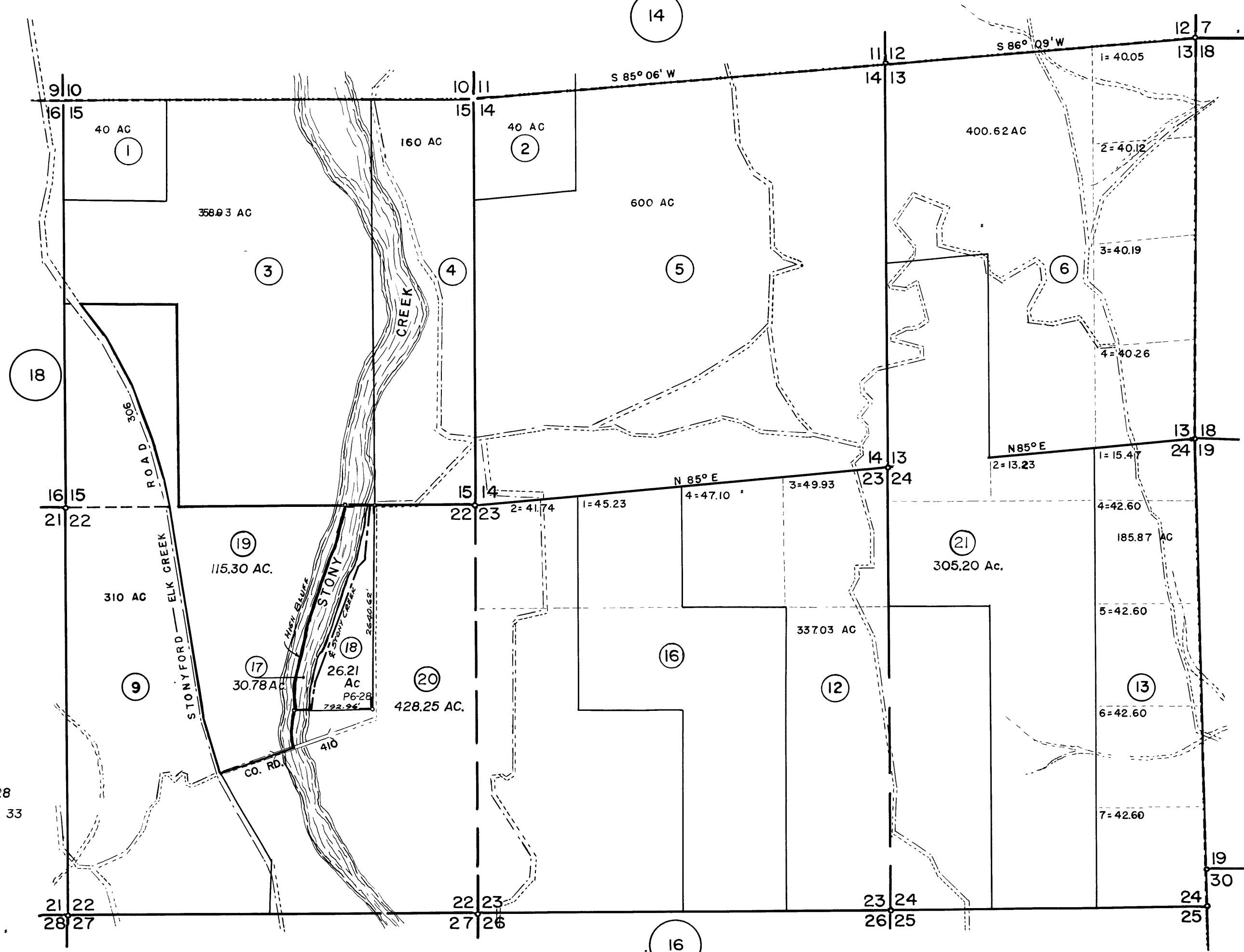
Height of structure: 16'

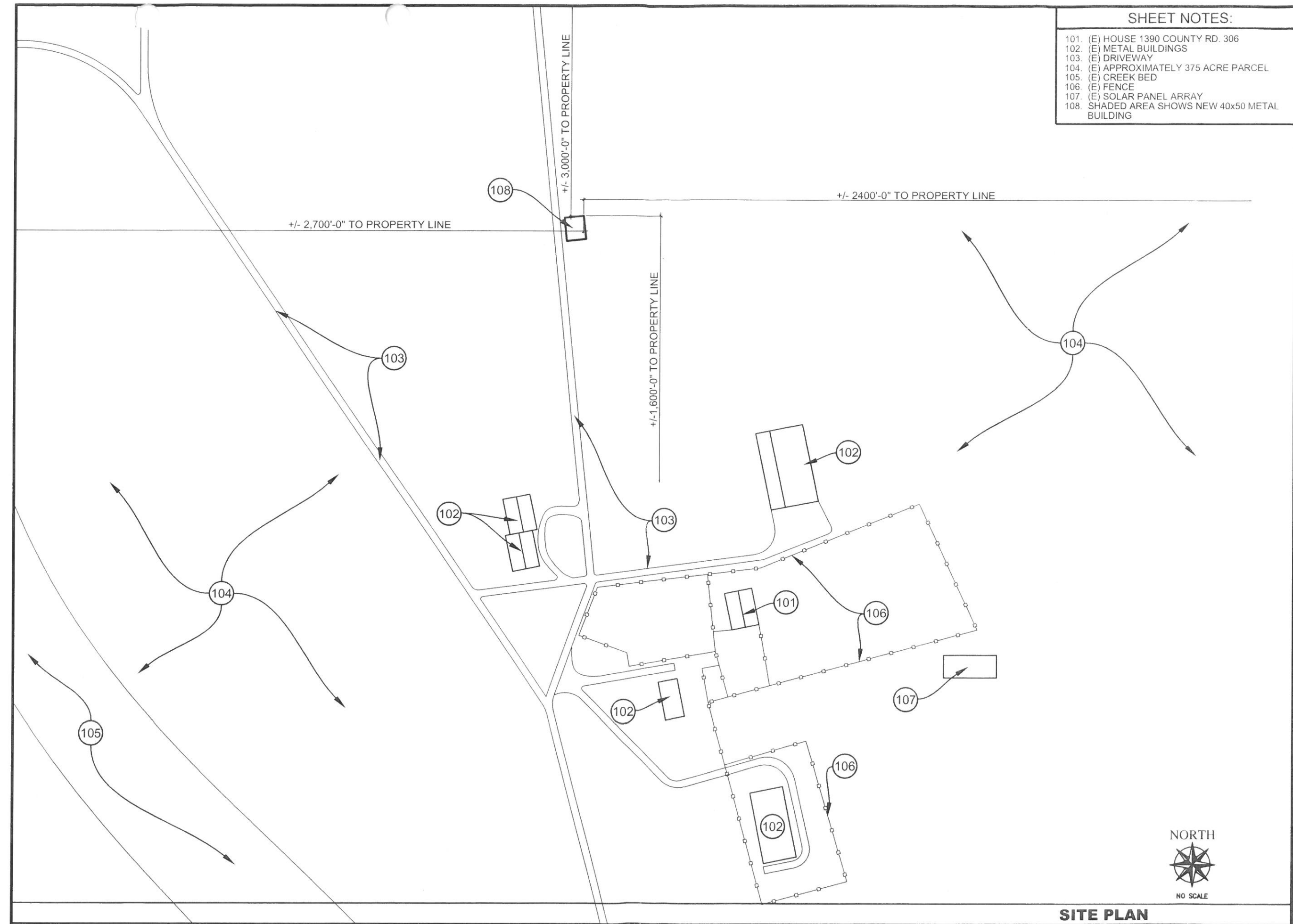
Dimensions Including Overhangs: 50' x 40', 16' ft²

Proposed Use: Ag-Storage

REV.
1-24-95

P.M. Bk. 6, Pg. 28
M.S. Bk. 12, Pg. 33





- SHEET NOTES:**
- 101. (E) HOUSE 1390 COUNTY RD. 306
 - 102. (E) METAL BUILDINGS
 - 103. (E) DRIVEWAY
 - 104. (E) APPROXIMATELY 375 ACRE PARCEL
 - 105. (E) CREEK BED
 - 106. (E) FENCE
 - 107. (E) SOLAR PANEL ARRAY
 - 108. SHADED AREA SHOWS NEW 40x50 METAL BUILDING

SUBMITTAL SET

Streamline ENGINEERING

60 INDEPENDENCE CIRCLE
SUITE 201
CHICO, CALIFORNIA 95973
PHONE: (530)892-1100
FAX: (530)892-1101
WWW.STREAMLINECHICO.COM
COMMERCIAL
RESIDENTIAL
STRUCTURAL
MECHANICAL
ELECTRICAL
ADA COMPLIANCE

Humane Framing Association
1390 County Rd. 306
ELK CREEK, CALIFORNIA
APN 018-150-020

EXCLUSIVE PROPERTY OF STREAMLINE ENGINEERING
THIS SHEET SHALL NOT BE REPRODUCED WITHOUT WRITTEN PERMISSION.

REVISIONS	

DESIGN: JMR
CHECKED: JMF
DATE: 6/6/2016
SCALE: N.T.S.
JOB NO. 29

SHEET NO.
SP-1