

**GLENN COUNTY**  
**Planning & Community Development Services Agency**

225 N Tehama Street  
Willows, CA 95988  
530.934.6540  
[www.countyofglenn.net](http://www.countyofglenn.net)



**Donald Rust, Director**

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Dean Slocum  
4772 Third Ave.  
Orland, CA 95963

**RE:            **SPR 2020-005, Storage Building, Approval Notice****  
                  APN: 037-150-005

March 5, 2020

To whom it may concern,

On February 14, 2020, the Glenn County Planning & Community Development Service Agency received your application for a Site Plan Review. This project is in the “AP-80” (Intensive Agricultural) zoning district and is an allowed use with an approved Site Plan Review.

On March 5, 2020, 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, 225 North Tehama 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  
[janier@countyofglenn.net](mailto:janier@countyofglenn.net)

**GLENN COUNTY**  
**Planning & Community Development Services Agency**

225 N Tehama Street  
Willows, CA 95988  
530.934.6530  
[www.countyofglenn.net](http://www.countyofglenn.net)



Donald Rust, Director

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**STAFF REPORT**

DATE: March 5, 2020  
TO: Donald Rust, Director  
FROM: John Lanier, Assistant Planner  
RE: **Site Plan Review 2020-005, Slocum**  
"AP-80" Agricultural Preserve Zone

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Attachments:

1. Compliance Requirement
2. Agency Comments
3. Request for Review and Application
4. Assessor Parcel Map
5. Site Plan

## **1      PROJECT SUMMARY**

Dean Slocum has applied to construct a 30 foot by 26 foot metal building with two 30 foot by 12 foot awnings for use as agricultural storage. The building will be 12 foot 10 inches tall. The total square footage for the building will be 1500 square feet.

The parcel is zoned “AP-80” Agricultural Preserve Zone (72-acre minimum parcel size) and is designated “Intensive Agriculture” in the Glenn County General Plan. The project site is 4772 Third Avenue, approximately 7 miles northeast of Orland. The property is located north of County Road 8, east of Third Avenue, south of Capay Avenue, and west of First Avenue, in the Capay area of unincorporated Glenn County, California. The Assessor’s Parcel Number (APN) for the 35.00± acre site is 037-150-005.

### **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 comprised of agricultural uses and the proposed project is an allowed 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 accompanying traffic; the area of operation has been used for agriculture and will not be altered from this proposal. The county roads servicing this project 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 “AP-80” Agriculture Preserve Zone, minimum parcel size is 72-acres. The site is in an area of existing agricultural uses and accessory buildings or structures for any uses lawfully permitted is a permitted use in the “AP-80” zone (Glenn County Code Chapter 15.460.020(J)).

### **2.2.1 “AP-80” Agriculture Preserve Zone (Glenn County Code Chapter 15.460):**

#### Permitted Uses (Glenn County Code §15.460.020):

The proposed metal building is a permitted use under Glenn County Code §15.460.020(J).

#### Maximum Building Height (Glenn County Code §15.460.060):

The proposed facility has a peak height of approximately 12 foot 10 inches; which meets the 50 foot maximum height within “AP-80” zoning.

#### Minimum Yard Requirements (Glenn County Code §15.460.080):

The distance to any property line exceeds 100 feet; therefore, minimum yard requirements will be met.

## **2.3 GENERAL PROVISIONS**

#### Flood Zone Designation:

Flood Zone “X” according to Flood Insurance Rate Map (FIRM) No. 06021C0200D, dated August 8, 2010 issued by the Federal Emergency Management Agency (FEMA). Flood Zone “X” (unshaded) consists of areas of minimal risk outside the 1-percent and 0.2-percent annual chance floodplains. No base flood elevations or base flood depths are shown within this zone.

#### 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 Orland Rural Fire Protection District. The fire district was provided the application information regarding the proposal and no comments were received.

#### Environmental Health:

The Glenn County Environmental Health Department was provided the application information and the comments are attached.

Public Works:

Glenn County Public Works Agency 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 that has been attached.

**3 PUBLIC BENEFIT**

There is a public interest in reserving appropriately located areas for agriculture and related activities. This site serves a large agricultural area and contains structures associated with agricultural use; 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 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 following findings are required to approve a site plan review:

### **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 serving the project 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.

**COMPLIANCE REQUIREMENT**

**Site Plan Review 2020-005**

APN: 037-150-005

Storage Building

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.

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: \_\_\_\_\_  
Dean Slocum

Date: \_\_\_\_\_



February 19, 2020

John Lanier  
Glenn County  
777 N Colusa St  
Willows, CA 95988

Ref: Gas and Electric Transmission and Distribution

Dear John Lanier,

Thank you for submitting the 4772 Third Ave 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](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 851 filing 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: <https://www.usanorth811.org/images/pdfs/CA-LAW-2018.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 ( $90^\circ \pm 15^\circ$ ). 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&E'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](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 Environmental Health Department

225 N Tehama St.  
Willows, CA 95988  
Tel: 530.934.6102 Fax: 530.934.6103  
[www.countyofglenn.net](http://www.countyofglenn.net)



DONALD RUST, Director

Date: February 27, 2020

To: John Lanier, Assistant Planner  
Planning & Community Development Services Agency  
(Via Email)

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

Re: Site Plan Review 2020-005, APN 037-150-005, Slocum, (Ag Storage Building)

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 an existing onsite wastewater treatment system (OWTS), replacement area and water well.
2. The proposed Ag Storage Building shall not affect any part of the OWTS, replacement area or water well.

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

# GLENN COUNTY

## Planning & Community Development Services Agency

777 N. Colusa Street  
Willows, CA 95988  
530.934.6540 Fax 530.934.6533  
[www.countyofglenn.net](http://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

#### 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: Orland Rural
- Glenn County Resource Conservation District
- School District:

#### 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

DATE: February 19, 2020

PROJECT: Site Plan Review 2020-005  
Slocum, Storage Building

PLANNER: John Lanier, Assistant Planner; [janier@countyofglenn.net](mailto:janier@countyofglenn.net)

APPLICANT/  
LANDOWNER: Dean Slocum  
4772 Third Ave.  
Orland, CA 95963

PROPOSAL: Site Plan Review 2020-005  
Slocum, Storage Building

Dean Slocum has applied to construct a 30 foot by 26 foot metal building with two 30 foot by 12 foot awnings for use as agricultural storage. The building will be 12 foot 10 inches tall. The total square footage for the building will be 1500 square feet.

LOCATION: The project site is 4772 Third Avenue, approximately 7 miles northeast of Orland. The property is located north of County Road 8, east of Third Avenue, south of Capay Avenue, and west of First Avenue, in the Capay area of unincorporated Glenn County, California.

APN: 037-150-005 (35.00± acres)

ZONING: “AP-80” Agricultural Preserve Zone (72-acre, minimum parcel size)

GENERAL PLAN: “Intensive Agriculture”

FLOOD ZONE: Flood Zone “X” according to Flood Insurance Rate Map (FIRM) No. 06021C0200D, dated August 5, 2010 issued by the Federal Emergency Management Agency (FEMA). Flood Zone “X” (unshaded) consists of areas of minimal risk outside the 1-percent and 0.2-percent annual chance floodplains. No base flood elevations or base flood depths are shown within this zone.

The Glenn County Planning Division is requesting comments on this proposal for determination of completeness, potential constraints, and/or proposed Compliance Requirement. If comments are not received by **Wednesday, March 4, 2020**, 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 Compliance Requirement for this project and justification for each Requirement? When should each Compliance Requirement 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 2020-005

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](mailto: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: Dean Slocum  
Address: 4772 3rd Ave  
Phone: (Business) 865-5869 (Home) /  
Fax: / E-mail: /

2. Property Owner(s):

Name: Dean & Cathy Slocum  
Address: 4772 3rd Ave  
Phone: (Business) 865-5869 (Home) /  
Fax: / E-mail: /

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

Name: \_\_\_\_\_  
Mailing Address: \_\_\_\_\_  
Phone: (Business) \_\_\_\_\_ (Home) \_\_\_\_\_  
Fax: \_\_\_\_\_ E-mail: \_\_\_\_\_

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: Dean Slocum

Mailing Address: 4772 3rd Ave Orland CA

5. Request or Proposal:

Machinery Building - storage

6. Address and Location of Project: 4772 3rd Ave

7. Current Assessor's Parcel Number(s): 037-150-005-000

8. Existing Zoning: Ag  
Zoning Map <http://gis.gcppwa.net/zoning/>

9. Existing Use of Property: Ag

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

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

11. Provide the following building information:

Height of structure: ~~20~~ 12'

Dimensions Including Overhangs: 30 ' x 50 ' ; 1500 ft<sup>2</sup>

Proposed Use: store farm eq.

**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: Dean Sloun

Print: Dean Sloun

Date: 2-14-2020

Address: 4772 3rd Ave Odland CA

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: Dean Sloun Cathy Sloun

Print: Dean Sloun Cathy Sloun

Date: 2-14-2020

Address: 4772 3rd Ave Odland CA 95963

Lindsey Ave

3rd Ave

Plot Plan

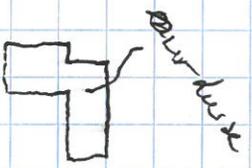
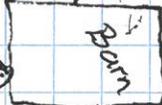
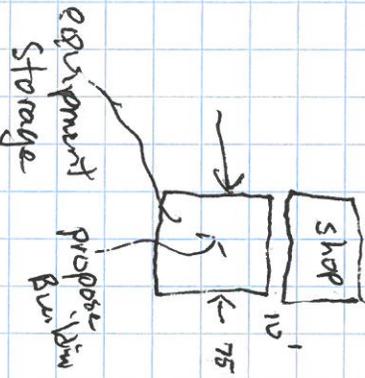
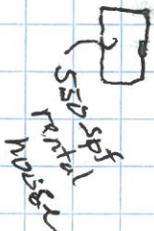
800'

35 acres

500'

1000'

300'



neighbors fence

N/S

