

# GLENN COUNTY Planning & Community Development Services Agency

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



Mardy Thomas, 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:
- Community Services District:
- Pacific Gas and Electric Company (PG&E)
- Fire Protection District: Kanawha
- 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)
- Dept. 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

- NE Center of the CA Historical Resources Information System
- Railroad:
- Reclamation District:
- Water/Irrigation District:
- Special District:
- Tehama-Colusa Canal Authority
- UC Cooperative Extension Office

DATE: January 30, 2023

PROPOSAL: Site Plan Review 2023-01, Friesen, Storage Shed

PLANNER: Brandon Jennings, Assistant Planner  
[Bjennings@countyofglenn.net](mailto:Bjennings@countyofglenn.net)

APPLICANT/  
LANDOWNER: Devonn M. Friesen  
5529 HWY 162 Willows, CA, 95988  
(530) 330-9535  
[Dmf.rc93@gmail.com](mailto:Dmf.rc93@gmail.com)

PROPOSAL: Site Plan Review 2023-01, Friesen  
Storage structure

An application for a Storage Structure has been received. The exterior dimensions of the structure are 12 ft. by 20 ft., the structure has a peak height of 12 ft. and the structure is 240 square feet overall. The structure will be used to roast coffee with the intent to sell. A Home Occupation Application has been submitted as well and will be included in the application documents.

LOCATION: The project is located south on Highway 162 at 5529 Highway 162, north of County Road 60, west of County Road Bb, east of the Tehama-Colusa Canal, and south of County Road 35, in the unincorporated area of Glenn County, California.

APN: 018-020-044; 15.1± Acres

ZONING: Exclusive Agriculture "AE-40"

GENERAL PLAN: "Intensive Agriculture"

FLOOD ZONE: Flood Zone "X" according to Flood Insurance Rate Map (FIRM) No. 06021C0600D, dated August 5, 2010 issued by the Federal Emergency Management Agency (FEMA). Flood Zone "X" (unshaded) is a flood zone area of minimal flood hazard, with a flood level above the 500-year flood, according to FIRMS. Additionally, "X" flood area is generally protected by levee from 100-year floods.

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 **Monday, February 13, 2023**, 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 Requirements 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.)?

Date Submitted: 1-5-23

**GLENN COUNTY  
PLANNING AND COMMUNITY  
DEVELOPMENT SERVICES AGENCY**  
225 North Tehama Street  
Willows, CA 95988  
(530) 934-6540  
[planning@countyofglenn.net](mailto:planning@countyofglenn.net)

**APPLICATION FOR SITE PLAN REVIEW**

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

1. Applicant(s):

Name: Devonn Michael Friesen

Address: 5529 Hwy 162 Willows, CA 95988

Phone: 530-330-9535 E-Mail dmf.rc93@gmail.com

2. Property Owner(s):

Name: Devonn Michael Friesen

Address: 5529 Hwy 162 Willows, CA 95988

Phone: 530-330-9535 E-Mail dmf.rc93@gmail.com

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

Name: Devonn Michael Friesen

Address: 5529 Hwy 162 Willows, CA 95988

Phone: 530-330-9535 E-Mail dmf.rc93@gmail.com

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

Name: \_\_\_\_\_

Mailing Address: \_\_\_\_\_

residing or working in the vicinity, or injurious to property and improvements in the vicinity.

In order to consider approval of the Site Plan Review, the application should demonstrate that the proposed project would meet all applicable minimum requirements as established in Glenn County Code Title 15, Development Standards, Part 1 Performance Standards, Chapters 15.560 through 15.620. Uses which are not in compliance with all applicable performance standards at the time of zoning clearance shall require a conditional use permit.

According to Section 65943 of the California Government Code, your application shall be reviewed by the County within 30 days from the filing date to determine the completeness of the application. You shall receive written notice if the application is determined to be incomplete. Please note that acceptance of the application as complete is not an indication of approval.

If the application is deemed incomplete for further processing, the applicant may appeal this decision to the Planning Commission by filing a Notice of Appeal with the Planning & Community Development Services Agency within ten (10) days from the date of the written notice (Glenn County Code §15.050.040). The Notice of Appeal shall be submitted in writing and accompanied by appeal fee as listed in the Glenn County Master Fee Schedule.

The Planning & Community Development Services Agency or any other reviewing agency may, in the course of processing the application, request the applicant to clarify, amplify, correct, or otherwise supplement the information required for the application. According to Section 65944(C), additional information may be requested in order to comply with Divisions 13 of the State of California Public Resources Code.

5. Existing Use of Property: Living quarters
6. Request or Proposal:  
I am requesting approval to run a coffee roasting business from proposed 12' by 20' shed.
7. Address and Location of Project: 5529 Hwy 162 Willows, CA 95988
8. Current Assessor's Parcel Number(s): AE-40
9. Existing Zoning (<http://gis.gcppwa.net/zoning/>): AE
10. Provide any additional information that may be helpful in evaluating your proposal. Example - number of employees, hours of operation, number of truck deliveries/loadings per day:  
No employees, no truck deliveries or loadings besides UPS package deliveries once a week
11. Setback Dimensions (Distance from property line to proposed structure):  
North: 725' ft. South: 480' ft.  
East: 415' ft. West: 120' ft.  
Other Setback/s: \_\_\_\_\_ ft.
12. Provide the following information:  
Size of Assessor Parcel: \_\_\_\_\_ sq.ft. 15.1 acres  
Mean height of structure: \_\_\_\_\_ ft. Peak height of structure: 12' ft.  
Dimensions of proposed including overhangs: 12' ft. x 20' ft.  
Total Square Footage (Existing): \_\_\_\_\_ sq.ft.  
Total Square Footage (Proposed): 240' sq.ft.

**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: Devonn Michael Friesen

Print: Devonn Michael Friesen

Date: 1-5-23

Address: 5529 Hwy 162 Willows, CA 95988

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: Devonn Michael Friesen

Print: Devonn Michael Friesen

Date: 1-5-23

Address: 5529 Hwy 162 Willows, CA 95988

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GLENN COUNTY  
PLANNING AND COMMUNITY DEVELOPMENT SERVICES AGENCY  
777 North Colusa Street  
WILLOWS, CA 95988  
(530) 934-6540  
FAX (530) 934-6533  
[www.countyofglenn.net](http://www.countyofglenn.net)

**APPLICATION FOR HOME OCCUPATION**

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

1. Applicant(s):

Name: Devonn Friesen

Mailing Address: 5529 Hwy 162

Phone:(Business) 530-330-9535 (Home) \_\_\_\_\_

Fax: \_\_\_\_\_ E-mail: dmf.rc93@gmail.com

2. Property Owner(s):

Name: Devonn Friesen

Mailing Address: 5529 Hwy 162

Phone:(Business) 530-330-9535 (Home) \_\_\_\_\_

Fax: \_\_\_\_\_ E-mail: dmf.rc93@gmail.com

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

Name: Devonn Friesen

Mailing Address: 5529 Hwy 162

Phone:(Business) 530-330-9535 (Home) \_\_\_\_\_

Fax: \_\_\_\_\_ E-mail: dmf.rc93@gmail.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: \_\_\_\_\_

Mailing Address: \_\_\_\_\_

5. Request or Proposal:

I am requesting approval to roast coffee with intent  
to sell in proposed 12' by 20' shed.

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

6. Address and Location of Project: 5129 Hwy 162 Willows, CA 95988

7. Current Assessor's Parcel Number(s): AE - 40

8. Existing Zoning: AE

9. Existing Use of Property: Residential dwelling

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

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



**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: Devonn Friesen

Print: Devonn Friesen

Date: 3-29-22

Address: 5529 Hwy 162 Willows, CA 95988

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: Devonn Friesen

Print: Devonn Friesen

Date: 3-29-22

Address: 5529 Hwy 162 Willows, CA 95988



N

Scale 1" = 120'

AE-40

SS29 HWY 162

Willows, CA

1.5 Acres

Service pole  
Garden shed

sewer

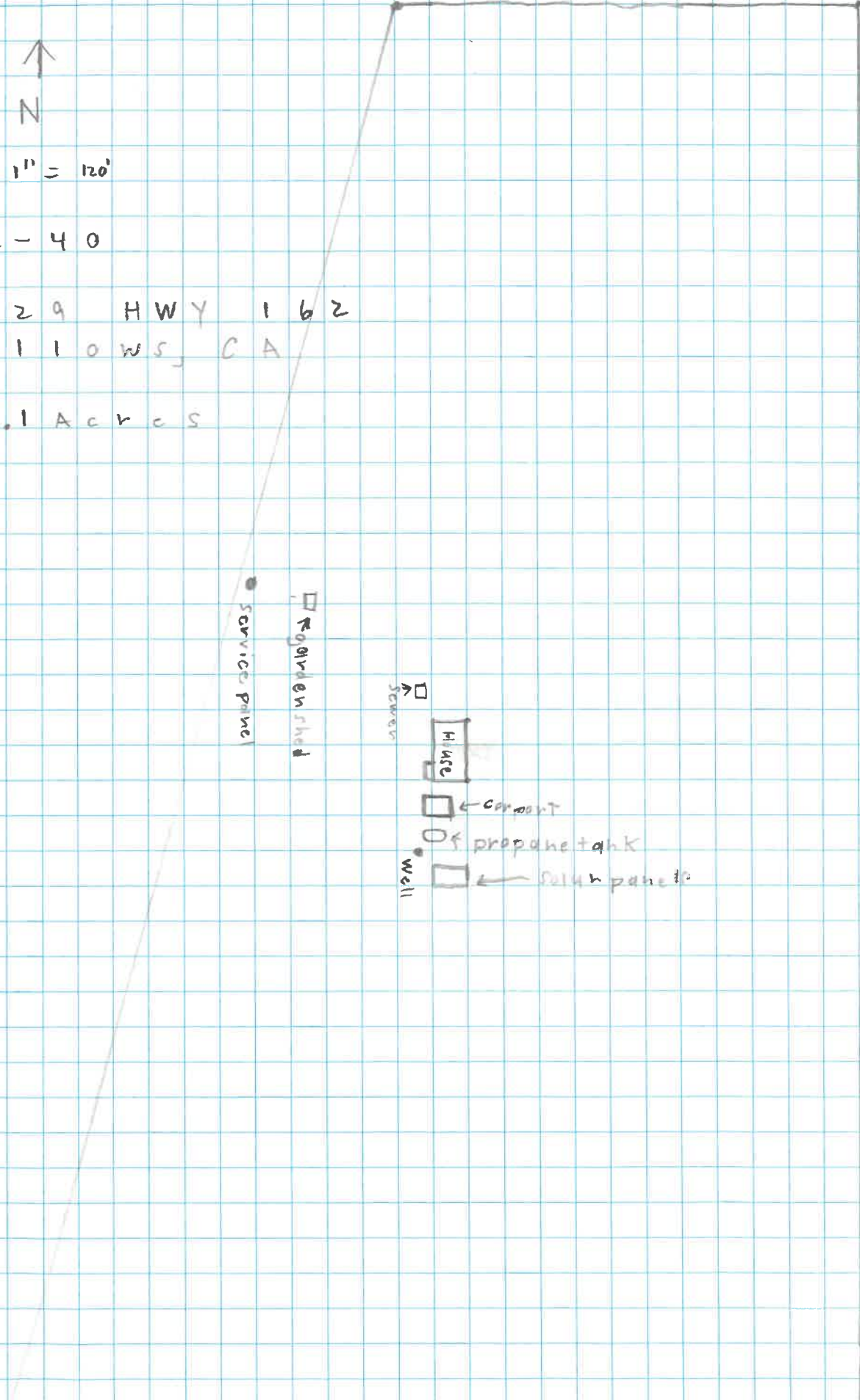
House

carport

propane tank

well

full panel



151 ACRES AE-40

5529 HWY 1621  
WILLOWS, CA

↑  
N

Scale 1" = 20'

To property line  
151'

Septic

Electrical service

Deck

House

To

Electrical Service

205'  
To property line

Porch

Sunport

Water line

24'  
60'

Proposed tank

Water Well

To property line  
150'

Proposed  
Cable  
Routing shed

Proposed  
Electrical

Solar  
Panels