COUNTY OF GLENN
AGENDA ITEM TRANSMITTAL

MEETING DATE: Tuesday, April 5, 2016

Submiting Department(s):
Planning & Public Works Agency

Contact: Di Aulabaugh, Deputy Director
Phone: (530) 934-6530

BRIEF SUBJECT/ISSUE DESCRIPTION:
General Plan Amendment 2015-002 and Zone Change 2015-002. One parcel totaling 5.24± acres amending the current land use from "General Agriculture" to "Service Commercial" and change the zoning from "AE-20" (Exclusive Agricultural Zone, 17-acre minimum) to "SC" (Service Commercial District).

AGENDA PLACEMENT
APPOINTMENT – Appearances by: (Specify Name & Title)
Mardy Thomas, Principal Planner
Casey Murray, Assistant Planner

Required 15 Minutes

☐ Business – No ☐ Consent
☐ Correspondence ☐ Reports & Notices

AFFECTED DEPARTMENT(S)
☐ Receive Concurrency

ATTACHMENTS
☐ Board Report ☐ Letter
☐ Minute Order ☐ Contract
☐ Transfer ☐ Grant App.
☐ Resolution ☐ Ordinance
☐ Proclamation ☐ Policy Update
☐ Ordinance ☐ Code Update
☐ Other ☐ Staff Report

LEGAL/PERSONNEL/FISCAL
☒ County Counsel ☐ Personnel
☐ Finance

CLERK INSTRUCTIONS
☒ Return Minute Order ☐ Return Certified Copy Of:
☐ Other:
Please submit certified copies of the signed documents to the Planning Division.

PUBLIC HEARINGS & COMMITTEE VACANCIES
☐ State ☐ Federal

Public Hearings:
☒ Published ☐ Affidavit on File w/Clerk
☒ Affected Parties Notified

Committees:
☒ Vacancy Posted ☐ Application Attached

LEGISLATION
Bill#:
☐ Latest Version of Bill ☐ Draft Letter Attached
☐ List of Supporters/Opposers ☐ Statement of Relevance to County Interests
☐ Description Attached

FUNDING SOURCE/IMPACT
☐ General Fund Impact ☐ Other:
☐ Budgeted ☐ Transfer Attached
☐ 4/5ths Vote Required ☐ Contingency Request

CONTRACTS, LEASES & AGREEMENTS
☐ New ☐ Renewal
☐ Amendment ☐ Insurance Certificate
☐ Contract Report

Date of Original Contract:
Contract No.:
Fiscal Year:

RECOMMENDED ACTION/MOTION:
The Glenn County Planning Commission has recommended that the Board of Supervisors:
(1) Grant a Negative Declaration for General Plan Amendment 2015-002 and Zone Change 2015-002;
(2) Adopt the corresponding Resolution "Resolution Making Determinations, Reasons, and Findings for Amending the General Plan of Glenn County and Adopting General Plan Amendment 2015-002";
(3) Introduce, to subsequently approve and adopt, by title only and waive further reading, "An Ordinance Rezoning a Certain Portion of the County from "AE-20" (Exclusive Agricultural Zone, 17-acre minimum parcel size) to "SC" (Service Commercial District)."

Reviewed By (if applicable):

Di Aulabaugh, Deputy Director

Matthew J. Gomes, Deputy Director

Department of Finance
BOARD REPORT

EXECUTIVE SUMMARY:
The project consists of a General Plan Amendment and Zone Change on one parcel totaling 5.24± acres to amend the current land use designation from “General Agriculture” to “Service Commercial” and change the zoning from “AE-20” (Exclusive Agricultural Zone, 17-acre minimum parcel size) to “SC” (Service Commercial District).

The property is located on the east side of County Road N, west of the Tehama-Colusa Canal and County Road O, north of State Highway 32, south of County Road 12, east of the City of Orland, in the unincorporated area of Glenn County, California.

The project site is mostly vacant and is used for grazing. If the proposal is approved, the applicant intends on developing the site with a welding shop. The welding shop will require an application for a Site Plan Review and would be reviewed at that time. This project will integrate seamlessly with the adjacent Service Commercial land use designations and “SC” zoning on the south and east side of the project site.

RECOMMENDATION(S):
1. **Environmental Determination:**
   Grant a Negative Declaration for General Plan Amendment 2015-002 and Zone Change 2015-002.

2. **General Plan Amendment 2015-002:**
   Adopt the Resolution “Resolution Making Determinations, Reasons, and Findings for Amending the General Plan of Glenn County and Adopting General Plan Amendment 2015-002”.

4. **Zone Change 2015-002:**
   Introduce, to subsequently approve and adopt, by title only and waive further reading, “An Ordinance Rezoning a Certain Portion of the County from “AE-20” (Exclusive Agricultural Zone, 17-acre minimum parcel size) to “SC” (Service Commercial District)”.

HISTORY AND BACKGROUND:
On Wednesday, March 16, 2016, the Glenn County Planning Commission unanimously voted to make the above recommendations to the Board of Supervisors.

FISCAL/PERSONNEL IMPACT(S):
Not Applicable.

ANALYSIS/DISCUSSION:
See the attached Planning Commission Staff Report.
BOARD REPORT ATTACHMENTS

ATTACHMENTS:

1. Resolution for General Plan Amendment 2015-002
2. Ordinance for Zone Change 2015-002
3. Planning Commission Resolution 2016-003 from the March 16, 2016 meeting
4. March 16, 2016 Planning Commission Staff Report and attachments
BOARD OF SUPERVISORS
COUNTY OF GLENN, STATE OF CALIFORNIA

RESOLUTION NO. 2016- ______________

RESOLUTION MAKING DETERMINATIONS, REASONS, AND FINDINGS
FOR AMENDING THE GENERAL PLAN OF GLENN COUNTY AND
ADOPTING GENERAL PLAN AMENDMENT 2015-002

General Plan Amendment from “General Agriculture” to “Service Commercial” for Assessor Parcel Number: 046-150-027

WHEREAS, the General Plan is a comprehensive, long-term plan for growth and development in Glenn County; and

WHEREAS, noticed public hearings were held by the Planning Commission on Wednesday, March 16, 2016 and by the Board of Supervisors on Tuesday, April 5, 2016 on the Amendment to the General Plan as shown on the attached map as Exhibit “A”; and

WHEREAS, pursuant to Section 65090 of the California Government Code, notice of these hearings was given by one publication for each hearing in a newspaper of general circulation in the County of Glenn; and

WHEREAS, the Board of Supervisors after considering all the evidence, both written and oral, presented at said public hearing, did find that there was sufficient information to enable it to make a decision.

NOW, THEREFORE, BE IT RESOLVED that the Board of Supervisors of the County of Glenn, State of California, hereby adopt General Plan Amendment 2015-002 with the following Findings:

Finding 1 (Growth and Development)

The proposed General Plan Amendment can be considered consistent with the growth and development objectives of the General Plan because this proposal is consistent with the existing surrounding uses. The area consists of service commercial, rural residential, and agricultural uses. The project will integrate seamlessly with the adjacent Service Commercial land use designations and “SC” zoning on the south and east side of the project site.

Finding 2 (Housing)

The proposed General Plan Amendment does not affect the provision of adequate housing.
Finding 3 (Agricultural Land)

The proposed General Plan Amendment can be considered consistent with the conservation of agricultural land. The proposed commercial development will provide the local farming community with goods and services and will be compatible with the existing land use pattern of the area. As discussed in Section II (Agriculture and Forest Resources) of the Initial Study, the project will not have a significant impact on agricultural land. This proposal will conserve, protect and preserve intensive agricultural land elsewhere in the unincorporated area while providing additional land for service commercial uses that is not zoned or used for intensive agricultural uses.

Finding 4 (Adequate Public Services and Facilities)

The proposed General Plan Amendment can be considered consistent with the General Plan because adequate public services and facilities exist to serve the project site. As discussed in Section XIV (Public Services) of the Initial Study, the project will not have a significant impact on public services such as fire, police, schools, and parks.

Finding 5 (Economic Development)

The proposed General Plan Amendment would benefit the economy of Glenn County because future commercial development would provide for employment opportunities. New commercial development will provide goods and services which will enhance the economy.

Finding 6 (Circulation)

The proposed General Plan Amendment is consistent with the Circulation Element of the General Plan. Adequate access to the project site will continue to be served by County roads.

Finding 7 (Open Space/Conservation)

The General Plan Amendment does not involve loss of open space or conservation areas. This proposal can be considered consistent with the General Plan vision of protecting, preserving and providing for open space and resource conservation. The project site consists of a vacant lot within an area utilized by commercial and agriculture/residential uses. Future commercial development at the site will not affect existing open spaces or conservation areas.

Finding 8 (Water)

The proposed General Plan Amendment can be considered consistent with the General Plan in protecting water quality. The proposal would not exceed the existing water
supply. Impacts on hydrology and water quality are further discussed within the Initial Study.

PASSED AND ADOPTED by the Board of Supervisors of the County of Glenn at a regular meeting thereof held on ______________________, 2016, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

COUNTY OF GLENN:

____________________
LEIGH W. MC DANIEL, Chair
Board of Supervisors
Glenn County, California

ATTEST:

____________________
DI AULABAUGH, Clerk of the Board,
Board of Supervisors, Glenn County, California

APPROVED AS TO FORM:

____________________
HUSTON T. CARLYLE, JR., County Counsel
Glenn County, California
BOARD OF SUPERVISORS
COUNTY OF GLENN, STATE OF CALIFORNIA

ORDINANCE NO. ______________

AN ORDINANCE REZONING A CERTAIN PORTION OF THE COUNTY

Zone Change 2015-002: from “AE-20” (Exclusive Agricultural Zone, 17-acre minimum parcel size) to “SC” (Service Commercial District) for Assessor Parcel Number: 046-150-027

THE BOARD OF SUPERVISORS OF THE COUNTY OF GLENN, STATE OF CALIFORNIA, ORDAINS AS FOLLOWS:

Section 1. The Board of Supervisors finds and determines that substantial evidence does not exist that the action taken hereunder might cause a significant effect on the environment. The Board of Supervisors also finds and determines that the rezoning of the land described herein is consistent with all Elements of the Glenn County General Plan and that a Negative Declaration has been adopted with Findings.

Section 2. Pursuant to Section 15.290.020 of the Glenn County Code, the Zoning Maps are hereby amended by changing the zones and zone boundaries as shown in Exhibit “A” as attached and with the following Findings:

Finding 1 The proposed Zone Change will promote and protect the public health, safety, peace, morals, comfort, convenience and general welfare because the zoning requirements allowed under the proposed Zone Change will be subject to all local and state regulations including, but not limited to, Air Pollution Control District regulations, Public Works Department regulations, Health Department regulations, and Building Department regulations. The proposal meets the purpose of the Unified Development Code.

Finding 2 The proposed Zone Change will implement the Glenn County General Plan. The proposed Zone Change will be compatible with the land use pattern of the area. The proposed Zone Change is in conformance with the Elements of the General Plan.

Finding 3 The proposed Zone Change will protect the social and economic stability of residential, commercial, industrial, resource production, and recreational activities within the County through the orderly, planned use of real property.
Section 3. All ordinances or parts of ordinances in conflict herewith are hereby repealed to the extent of such conflict and no further.

Section 4. This ordinance shall take effect on ________________________, and before the expiration of fifteen (15) days after its passage, it shall be published at least once in a newspaper of general circulation in the County of Glenn.

THE FOREGOING ORDINANCE was introduced at a regular meeting of the Glenn County Board of Supervisors on ________________________, and adopted by the following vote on ________________________:

AYES:

NOES:

ABSENT:

ABSTAIN:

COUNTY OF GLENN:

____________________________
LEIGH W. MC DANIEL, Chair
Board of Supervisors
Glenn County, California

ATTEST:

____________________________
DI AULABAUGH, Clerk of the Board,
Board of Supervisors, Glenn County, California

APPROVED AS TO FORM:

____________________________
HUSTON T. CARLYLE, JR., County Counsel
Glenn County, California
EXHIBIT "A"
General Plan Amendment 2015-002 and Zone Change 2015-002

Existing General Plan and Zoning

PROJECT SITE
APN 046-150-027

Proposed General Plan and Zoning

PROJECT SITE
APN 046-150-027

Legend:
- General Agriculture / AE-20 (Exclusive Agricultural Zone, 17-acre minimum)
- Single Family Residential / R-1 (Single Family Residential Zone)
- Rural Residential / RE-5 (Rural Residential Estate Zone, 4.25-acre minimum)
- Community Commercial / CC (Community Commercial District)
- Service Commercial / SC (Service Commercial District)
- Project Site

PLANNING COMMISSION  
COUNTY OF GLENN, STATE OF CALIFORNIA  

RESOLUTION NO. 2016-003  

RESOLUTION MAKING FINDINGS AND RECOMMENDING APPROVAL OF GENERAL PLAN AMENDMENT 2015-002 AND ZONE CHANGE 2015-002 TO THE GLENN COUNTY BOARD OF SUPERVISORS  

WHEREAS, on Wednesday, March 16, 2016, pursuant to the Glenn County Code, a public hearing was held to amend the Land Use Element of the Glenn County General Plan and to amend the Glenn County Zoning Maps as described in Exhibit “A” attached hereto and incorporated herein; and  

WHEREAS, the Glenn County Planning & Public Works Agency has reviewed the proposed General Plan Amendment 2015-002 and Zone Change 2015-002 and placed the matter as an item for review on the agenda of the Planning Commission on Wednesday, March 16, 2016; and  

WHEREAS, pursuant to Section 65090 of the California Government Code, notice was given of a public hearing by publication in a newspaper of general circulation in the County of Glenn; and  

WHEREAS, the Planning Commission after considering all the evidence, both written and oral, presented at said public hearing, did find that there was sufficient information available to enable them to make a fair and impartial decision.  

NOW, THEREFORE, BE IT RESOLVED that the Glenn County Planning Commission does hereby make the following findings and recommends approval of General Plan Amendment 2015-002 and Zone Change 2015-002 to the Glenn County Board of Supervisors:  

Findings for Negative Declaration  

The Initial Study prepared for the project documents reasons to support the following findings. The following findings shall be made prior to recommending approval of a negative declaration.  

Finding 1 (Aesthetics)  

The project will not have a significant impact on aesthetics because there are no scenic vistas or scenic resources in the area. The adopted standards for lighting and construction will minimize impacts from future development. The project is compatible with existing uses in the area. Impacts are considered less than significant.
Finding 2 (Agricultural and Forest Resources)

The project will not have a significant impact on agriculture or forest resources. Agricultural activities within the vicinity will not be adversely impacted by this project. There are no forest resources located within the vicinity of the project. Impacts are considered less than significant.

Finding 3 (Air Quality)

The project will not have a significant impact on air quality because the project will not violate air quality standards or contribute substantially to an existing air quality violation. Federal, state, and local standards and codes reduce any potential impacts to less than significant. Impacts are considered less than significant.

Finding 4 (Biological Resources)

The project will not have a significant impact on biological resources. The sensitive habitats or natural communities as defined by the Department of Fish and Wildlife or the U.S. Fish and Wildlife Service will not be adversely impacted by this project. Impacts are considered less than significant.

Finding 5 (Cultural Resources)

The project will not have significant impact on cultural resources. Historically, the project site has experienced extensive agricultural uses, which have repeatedly disturbed the project surface and soils to varying depths. State laws are in place in case of accidental discoveries made during future ground disturbing activities. Impacts are considered less than significant.

Finding 6 (Geology and Soils)

The project will not have a significant impact on geology and soils because geologic hazards in the area are minimal and the building codes will require new construction to meet standards for soil conditions. New on-site sewage disposal systems will be required to meet the standards set forth in the Glenn County Code and by the Glenn County Environmental Health Department. Impacts are considered less than significant.

Finding 7 (Greenhouse Gas Emissions)

The project will not have a significant impact on global climate change as a result of greenhouse gas emissions. The project is not in conflict with existing guidelines or standards. The project will not conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases. The project will not create significant changes in GHG emissions. Impacts are considered less than significant.
Finding 8 (Hazards and Hazardous Materials)

Hazards and hazardous materials will not have a significant impact on the environment as a result of the proposed project. The project will not interfere with an adopted emergency response plan nor expose people to risk of loss, injury, or death. Impacts are considered less than significant.

Finding 9 (Hydrology/Water Quality)

The project will not have a significant impact on hydrology and water quality because the project will not significantly alter the drainage pattern of the area. The project will not significantly interfere with groundwater recharge in the area. The project will not substantially deplete groundwater supplies or expose people or structures to a significant risk of loss, injury, or death involving flooding. The project will not violate water quality standards or waste discharge requirements. Impacts are considered less than significant.

Finding 10 (Land Use and Planning)

The project will not have a significant impact on land use and planning because the project would not physically divide an established community. The project site will meet the size and density requirements of the General Plan and Title 15 of the Glenn County Code. The project is consistent with the proposed Glenn County General Plan land use designation of “Service Commercial”. The project will not conflict with an existing habitat conservation plan or natural community conservation plan. No impacts are anticipated.

Finding 11 (Mineral Resources)

The project will not have a significant impact on mineral resources. The project would not have a significant impact on aggregate or natural gas resources. Impacts are considered less than significant.

Finding 12 (Noise)

The project will not have a significant impact on people residing or working in the area from excessive noise levels. Noise generating activities are required to meet the established standards prescribed by the County Code. The project site is not within an airport land use plan and not in the vicinity of a private airstrip which would expose people in the area to unacceptable noise levels. Impacts are considered less than significant.
Finding 13 (Population and Housing)

The project will not have a significant impact on population and housing because the project will not displace people or housing. This project would not induce substantial population growth directly or indirectly. Impacts are considered less than significant.

Finding 14 (Public Services)

The project will not have a significant impact on public services. The services of fire protection, police protection, schools, parks, and other public facilities are sufficient to accommodate the proposed project. Impacts are considered less than significant.

Finding 15 (Recreation)

The project will not have a significant impact on recreation because it would not substantially increase the use of existing recreational facilities nor does the project include such facilities. Impacts are considered less than significant.

Finding 16 (Transportation/Traffic)

The project will not have a significant impact on transportation/circulation because it will not significantly increase traffic volumes on existing roads. The project will not change air traffic patterns. There is adequate access to the project site. Access roads will provide adequate emergency access to the project site. Alternative transportation plans will not be impacted. Impacts are considered less than significant.

Finding 17 (Utilities and Service Systems)

The project will not have a significant impact on utilities and service systems. The project can adequately be served by existing utilities and service systems. Impacts are considered less than significant.

Finding 18 (Mandatory Findings of Significance)

There is no substantial evidence in light of the whole record that the project may have a significant impact on the environment either cumulatively or individually. Impacts are considered less than significant.

Findings for General Plan Amendment

Finding 1 (Growth and Development)

The proposed General Plan Amendment can be considered consistent with the growth and development objectives of the General Plan because this proposal is consistent with the existing surrounding uses. The area consists of service commercial, rural residential, and
agricultural uses. The project will integrate seamlessly with the adjacent Service Commercial land use designations and “SC” zoning on the south and east side of the project site.

Finding 2 (Housing)

The proposed General Plan Amendment does not affect the provision of adequate housing.

Finding 3 (Agricultural Land)

The proposed General Plan Amendment can be considered consistent with the conservation of agricultural land. The proposed commercial development will provide the local farming community with goods and services and will be compatible with the existing land use pattern of the area. As discussed in Section II (Agriculture and Forest Resources) of the Initial Study, the project will not have a significant impact on agricultural land. This proposal will conserve, protect and preserve intensive agricultural land elsewhere in the unincorporated area while providing additional land for service commercial uses that is not zoned or used for intensive agricultural uses.

Finding 4 (Adequate Public Services and Facilities)

The proposed General Plan Amendment can be considered consistent with the General Plan because adequate public services and facilities exist to serve the project site. As discussed in Section XIV (Public Services) of the Initial Study, the project will not have a significant impact on public services such as fire, police, schools, and parks.

Finding 5 (Economic Development)

The proposed General Plan Amendment would benefit the economy of Glenn County because future commercial development would provide for employment opportunities. New commercial development will provide goods and services which will enhance the economy.

Finding 6 (Circulation)

The proposed General Plan Amendment is consistent with the Circulation Element of the General Plan. Adequate access to the project site will continue to be served by County roads.

Finding 7 (Open Space/Conservation)

The General Plan Amendment does not involve loss of open space or conservation areas. This proposal can be considered consistent with the General Plan vision of protecting, preserving and providing for open space and resource conservation. The project site
consists of a vacant lot within an area utilized by commercial and agriculture/residential uses. Future commercial development at the site will not affect existing open spaces or conservation areas.

**Finding 8 (Water)**

The proposed General Plan Amendment can be considered consistent with the General Plan in protecting water quality. The proposal would not exceed the existing water supply. Impacts on hydrology and water quality are further discussed within the Initial Study.

**Findings for Zone Change**

**Finding 1**

The proposed Zone Change will promote and protect the public health, safety, peace, morals, comfort, convenience and general welfare because the zoning requirements allowed under the proposed Zone Change will be subject to all local and state regulations including, but not limited to, Air Pollution Control District regulations, Public Works Department regulations, Health Department regulations, and Building Department regulations. The proposal meets the purpose of the Unified Development Code.

**Finding 2**

The proposed Zone Change will implement the Glenn County General Plan. The proposed Zone Change will be compatible with the land use pattern of the area. The proposed Zone Change is in conformance with the Elements of the General Plan.

**Finding 3**

The proposed Zone Change will protect the social and economic stability of residential, commercial, industrial, resource production, and recreational activities within the County through the orderly, planned use of real property.
PASSED AND ADOPTED by the Planning Commission of the County of Glenn at a regular meeting thereof held on March 16, 2016, by the following vote:

AYES: Commissioners Irvin, Costa, Amaro, and Carriere (Chair)

NOES: None

ABSENT: Commissioner Cawthra

ABSTAIN: None

COUNTY OF GLENN:

William Carriere, Chairman
Planning Commission
Glenn County, California

ATTEST:

Di Aulabaugh, Deputy Director
Planning & Public Works Agency
Glenn County, California