

Conditional Use Permit 2022-002

Stillwater Ranch

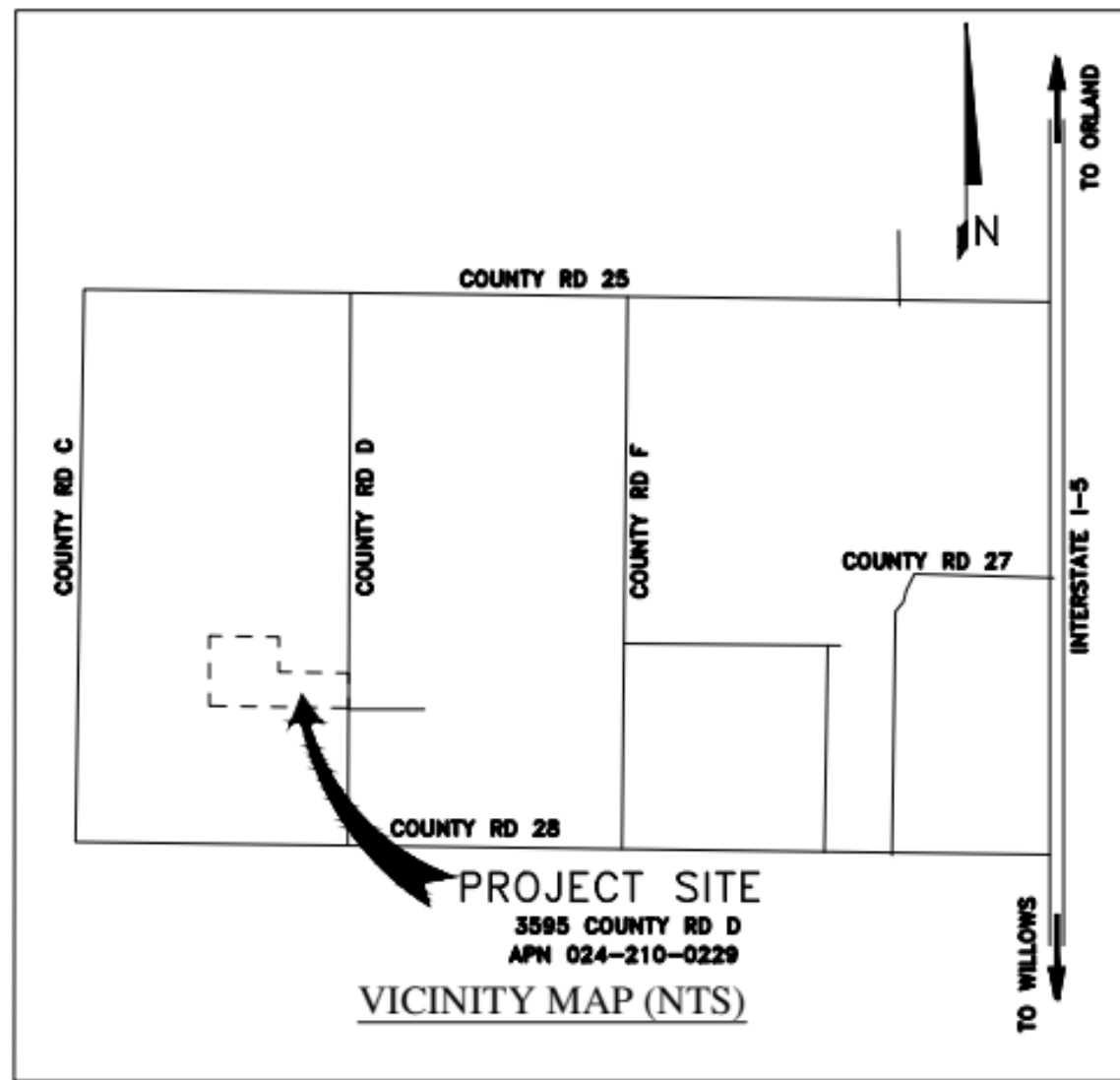
Tuesday, July 18, 2023

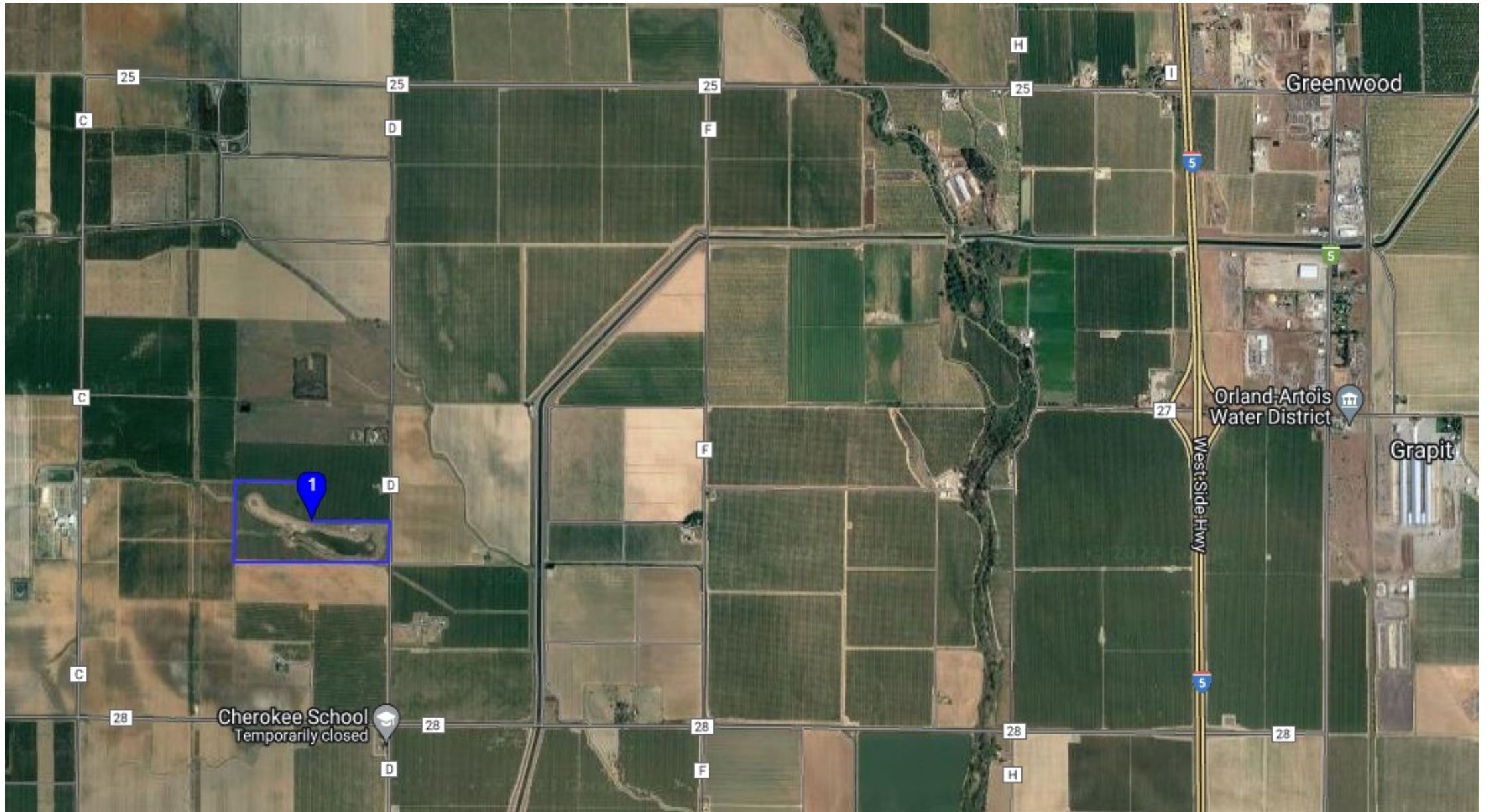
Board of Supervisors Chambers

Conditional Use Permit 2022-002

Stillwater Ranch

- Stillwater Ranch (Forrest and Melissa Jinks) applied for Conditional Use Permit 2022- 002, in order to operate a wedding and retreat facility.
- The proposal includes the permitting for a combination wedding and retreat facility for an attendance of up to 500 guests, with existing agricultural use.
- This proposal includes fourteen (14 ft. x 16 ft.) sleeping cabins, which will be utilized during weddings or retreats for overnight stays.
- This proposal also includes a wedding/community barn, which is proposed to be 7,200 sq. ft.; this structure will house a 2,400 sq. ft. kitchen and laundry facility.
- The project is located at 3595 County Road D, south of County Road 25, and north of County Road 28.
- The Assessor's Parcel Number for the 59.67± acres site is: 024-210-022.
- The General Plan land use designation is "Intensive Agriculture" and the zoning designation is "AE-40" (Exclusive Agriculture Zone).







SURVEY CONTROL			
Point #	Northing	Easting	Elevation
CP1	10000.00	10000.00	1000.00
CP2	9854.25	11261.14	994.25
CP3	9308.27	11274.57	991.55
CP4	9390.30	8679.78	1010.57
CP5	10685.03	8697.27	1007.30

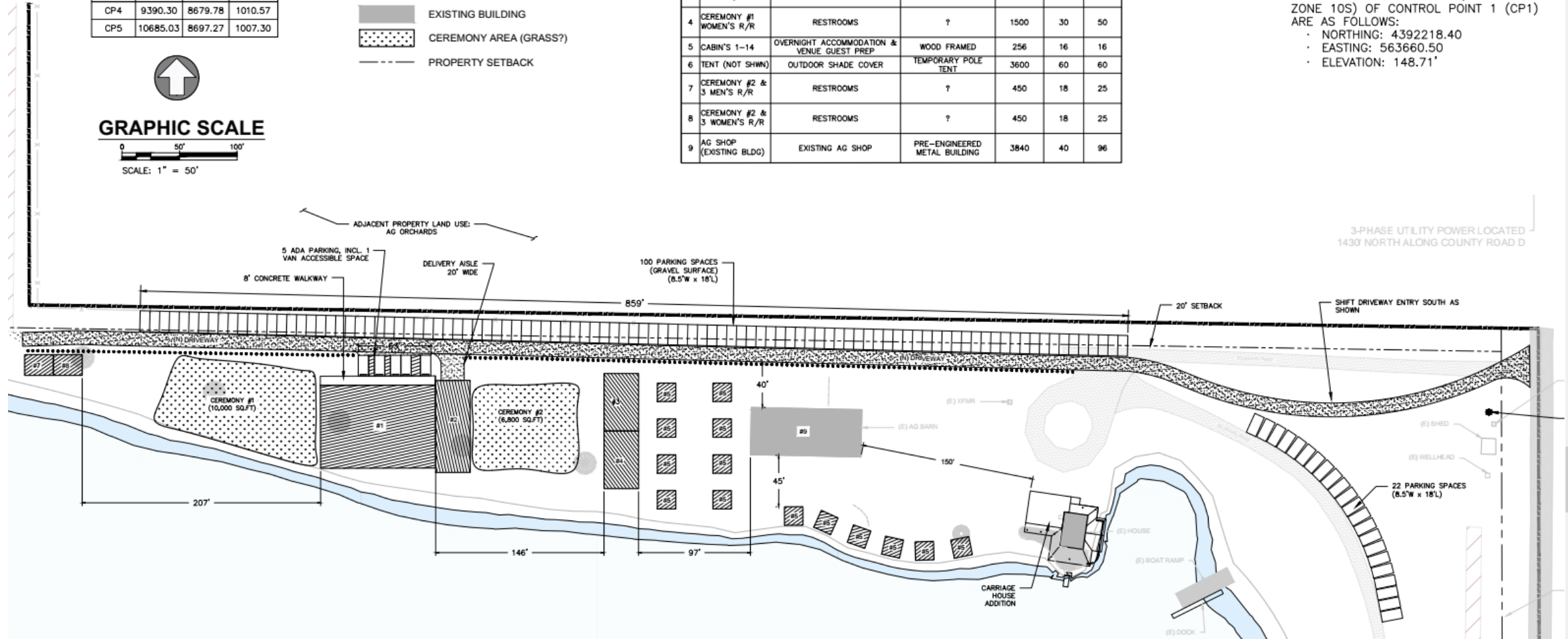
LEGEND

-  NEW BUILDING
-  NEW DRIVEWAY
-  RELOCATED EXISTING BUILDING
-  EXISTING BUILDING
-  CEREMONY AREA (GRASS?)
-  PROPERTY SETBACK

PROPOSED BUILDINGS						
#	BUILDING	DESCRIPTION	CONSTRUCTION TYPE	AREA (SQ.FT)	WIDTH (FT)	LENGTH (FT)
1	WEDDING BARN	EVENT DINING WITH ATTACHED COMMERCIAL KITCHEN	TIMBER FRAMED?	7200	72	100
2	KITCHEN	ATTACHED TO WEDDING BARN VENUE	?	2400	30	80
3	CEREMONY #1 MEN'S R/R	RESTROOMS	?	1500	30	50
4	CEREMONY #1 WOMEN'S R/R	RESTROOMS	?	1500	30	50
5	CABIN'S 1-14	OVERNIGHT ACCOMMODATION & VENUE GUEST PREP	WOOD FRAMED	256	16	16
6	TENT (NOT SHWN)	OUTDOOR SHADE COVER	TEMPORARY POLE TENT	3600	60	60
7	CEREMONY #2 & 3 MEN'S R/R	RESTROOMS	?	450	18	25
8	CEREMONY #2 & 3 WOMEN'S R/R	RESTROOMS	?	450	18	25
9	AG SHOP (EXISTING BLDG)	EXISTING AG SHOP	PRE-ENGINEERED METAL BUILDING	3840	40	96

GENERAL NOTES

- SURVEY PERFORMED ON 7 & 8 JUNE 2022 USING RTK GPS. LOCAL COORDINATE SYSTEM ESTABLISHED AT CP1. NO PROPERTY CORNERS WERE ESTABLISHED DURING THIS SURVEY.
- REAL WORLD COORDINATES (WGS84 UTM ZONE 10S) OF CONTROL POINT 1 (CP1) ARE AS FOLLOWS:
 - NORTHING: 4392218.40
 - EASTING: 563660.50
 - ELEVATION: 148.71'





Notifications and Reviews

- August 10, 2022, to August 26, 2022:
 - Pre-Application Request for Review was distributed to solicit agency and vicinity comments.
- December 8, 2022, to December 21, 2022:
 - Application submittal notification was sent to the vicinity, local agencies, and an Early Consultation via the Office of Planning and Research, State Clearinghouse was conducted.
- May 22, 2023, to June 20, 2023:
 - Public Notice for the Public Hearing was sent to the vicinity, agencies, and to the Office of Planning and Research, State Clearinghouse.
- June 26, 2023,
 - Notice of Determination was filed with Glenn County Clerk and the State Clearinghouse.

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3 documents in project

Type	Lead/Public Agency	Received	Title
NOD	Glenn County	6/26/2023	Conditional Use Permit 2022-002, Stillwater Ranch
MND	Glenn County	5/19/2023	Conditional Use Permit 2022-002, Stillwater Ranch
CON	Glenn County	12/8/2022	Conditional Use Permit 2022-002, Stillwater Ranch, Wedding and Retreat Facility

Conditional Use Permit 2022-002, Stillwater Ranch

- The proposed wedding and retreat facility is a permitted use with an approved conditional use permit within the “AE-40” zone; Glenn County Code §15.33.040. T. Hunting clubs and facilities including spaces for recreational vehicles, horse racing establishments, golf courses, sporting clay courses, rodeos, spectator events and other similar uses.
- On June 21, 2023, during a noticed Public Hearing the Glenn County Planning Commission found that:
 - the Conditional Use Permit 2022-002 will not have a significant adverse effect on the environment because the codified county standards, Conditions of Approval, and Mitigation Measures.
 - and approved Conditional Use Permit 2022-002, Stillwater Ranch.

MITIGATION MONITORING PROGRAM AND CONDITIONS OF APPROVAL

• **PRIOR TO GROUND DISTURBANCE OR CONSTRUCTION:**

1. Mitigation Measure H & WQ-1 (Hydrology & Water Quality)

- Prior to site disturbance, the Applicant shall provide Glenn County Planning Division a copy of an approved site grading plan (or exemption therefrom) from Glenn County Public Works Agency.

2. Mitigation Measure H & WQ-2 (Hydrology & Water Quality)

- Prior to site disturbance, the Applicant shall provide Glenn County Planning Division a copy of an approved section 404 permit and section 401 water quality certification (or written exemption therefrom) from Central Valley Regional Water Quality Control Board.

3. Mitigation Measure H & WQ-3 (Hydrology & Water Quality)

- Prior to site disturbance, the Applicant shall provide Glenn County Planning Division a copy of an approved Report of Waste Discharge and filing fee (or written exemption therefrom) from Central Valley Regional Water Quality Control Board.

MITIGATION MONITORING PROGRAM AND CONDITIONS OF APPROVAL

• **PRIOR TO GROUND DISTURBANCE OR CONSTRUCTION:**

4. Mitigation Measure H & WQ-4 (Hydrology & Water Quality)

- Prior to site disturbance, the Applicant shall provide Glenn County Planning Division a copy of a Construction General Permit (or written exemption thereof) from Central Valley Regional Water Quality Control Board.

5. Condition of Approval (Glenn County Building Division):

- All construction shall require a building permit issued by the Glenn County Building Division.

6. Condition of Approval (Glenn County Planning Division):

- Prior to receiving a Building Permit (Zone Clearance) and operations, the Applicant/Landowner shall submit a copy of a recorded (by Glenn County Recorder's office) Agriculture Statement of Acknowledgement.

- **DURING CONSTRUCTION/EXCAVATION ACTIVITIES**

- 7. Mitigation Measure CR-1 (Cultural Resources):

- If subsurface deposits believed to be cultural or human in origin are discovered during construction, all work must halt within a 100-foot radius of the discovery. A qualified professional archaeologist, meeting the Secretary of the Interior's Professional Qualification Standards for prehistoric and historic archaeologist, shall be retained to evaluate the significance of the find, and shall have the authority to modify the no-work radius as appropriate, using professional judgment. The following notifications shall apply, depending on the nature of the find:

- 8. Mitigation Measure TCR -1 (Tribal Cultural Recourses):

- In the event that any prehistoric or historic subsurface cultural (including Tribal) resources are discovered during ground disturbing activities, all work within 100 feet of the resources shall be halted and the applicant/operator shall consult with the County and a qualified archaeologist (as approved by the County) and corresponding tribal representative to assess the significance of the find per CEQA Guidelines Section 15064.5.

- 9. Condition of Approval (Glenn County Public Works):

- That the applicant shall construct off-street parking in accordance with the requirements of Title 15.610 of the Glenn County Code.

- 10. Condition of Approval (Glenn County Public Works):

- The driveway entrance(s) shall be paved in accordance with Glenn County Standard S- 19 for Private Driveway.

PRIOR TO THE EVENT VENUE STARTING OPERATIONS:

11. Condition of Approval (Glenn County Public Works):

- The applicant shall submit to the Public Works Agency – Engineering Division a drainage/hydrology review and report, prepared by a registered civil engineer that provides an investigate and design adequate drainage facilities to intercept and conduct the off-site - on site drainage flows around and through the site in a manner which will not adversely affect adjacent or downstream properties.

12. Condition of Approval (Glenn County Public Works):

- The applicant shall submit engineered road improvement plans for County Road D to the Public Works Agency – Engineering Division showing the driveway entrance, drainage, signage, pavement markings and other proposed road improvements.

13. Condition of Approval (Glenn County Public Works):

- The applicant shall obtain an Encroachment Permit from the Public Works Agency – Engineering Division prior to constructing the proposed road improvements.

14. Condition of Approval (Glenn County Public Works):

- The applicant shall design and construct off-street parking to accommodate all customers, employees, guests and visitors.

ON GOING:

15. Condition of Approval (Glenn County Building Division):

- All setbacks to the property lines for existing and proposed structures shall be maintained according to the California Building Code.

16. Condition of Approval (Glenn County Building Department):

- All existing structures shall comply with the original permitted use, any change of use shall be approved through the permitting process to assure code compliance.

17. Condition of Approval (Glenn County Environmental Health)

- All wastewater shall be discharged to an onsite wastewater treatment system (OWTS). All OWTS shall be permitted and approved by the Environmental Health Department (EHD). If existing OWTS are proposed for parts of the project, the OWTS shall be evaluated by EHD to determine if it is adequately sized to handle the proposed daily flows and if it meets OWTS regulations. Existing OWTS may require upgrading or replacement to meet current county regulations.

18. Condition of Approval (Glenn County Environmental Health)

- Water wells used to supply water to the proposed facility shall be permitted and regulated by EHD and/or the State Water Resources Control Board (SWRCB), Division of Drinking Water. Contact EHD to determine the appropriate regulatory tier for the water system.

ON GOING:

19. Condition of Approval (Glenn County Environmental Health)

- The facility/premises shall not serve more than 24 persons (patrons and employees), more than 59 days out of the year until receiving all required approvals from the Division of Drinking Water (or written exemption therefrom), the applicant shall provide evidence of compliance with SB1263 to the Glenn County Planning Division.

20. Condition of Approval (Glenn County Environmental Health)

- The proposed food facility will require a plan review and permitting through EHD.

21. Condition of Approval (Glenn County Environmental Health)

- All Garbage, rubbish, and refuse created, produced, or accumulated at the property shall be removed by a permitted waste hauler or taken to a permitted facility at least once per week. All garbage, rubbish, and refuse shall be stored in leak-proof containers with tightfitting lids.

22. Condition of Approval (Glenn County Public Works):

- That no parking or queuing of vehicles associated with this development shall be allowed on County Road D at any time.

ON GOING:

23. Condition of Approval (Transportation):

- That the project applicant shall promote (via website, printed directions, etc.) the Route 1 (per Traffic Letter) and the use of County Road 28 as the preferred route from I-5 to the Project site.

24. Condition of Approval (Transportation):

- The applicant shall designate an area on the site for overflow parking during peak events (weddings with 300 or more attendees) that are anticipated to occur a minimal number of times per year.

25. Condition of Approval (Glenn County Planning Division):

- No more than twenty-five (25) events per calendar year, a single day event may be held, including no more than 500 attendees (including staff) and no more than 167 vehicles. At said events, any amplified audio and live entertainment shall be concluded by 10:30 P.M.

26. Condition of Approval (Glenn County Planning Division):

- That the areas of operation and uses shall be confined to as listed in these Mitigation Measures and Conditions of Approval, and delineated as on file with the Glenn County Planning & Community Development Services Agency.