

# 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 Dist./CUPA
- Glenn County Assessor
- Glenn County Building Inspector
- Glenn County Engineering & Surveying Div.
- Glenn County Environmental Health Dept.
- Glenn County Sheriff's Department
- Glenn County Board of Supervisors
- Glenn County Planning Commission
- Glenn LAFCO
- Glenn County Health & Human Services

### 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

- Property Vicinity Notice
- Sacramento River National Wildlife Refuge
- City of Orland
- Community Services District:
- Pacific Gas and Electric Company (PG&E)
- Fire Protection District: Orland
- Glenn County Resource Conservation District
- School District: Orland

### 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, Division of Mine Reclamation (DMR)
- 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

- Northeast Center of the CA Historical Resources Information System
- Paskenta Band of Nomlaki Indians
- Grindstone Rancheria of Wintun-Wailaki
- Mechoopda Indian Tribe of Chico Rancheria
- Middletown Rancheria of Pomo Indians California
- Tehama-Colusa Canal Authority
- UC Cooperative Extension Office

DATE: June 23, 2022

PROJECT: **Pre-Application Review  
Conditional Use Permit 2022-001, Wags and Whiskers Pet Rescue**

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

**APPLICANT/**

**LANDOWNERS:** Wags and Whiskers Pet Rescue, Lucy Parks  
2156 Pillsbury Rd. Site Number 155  
Chico, CA 95926

**PROPOSAL:**

**Pre-Application Review**

Conditional Use Permit 2022-001, Wags and Whiskers Pet Rescue

This Pre-Application Review is a proposal to build and operate multiple buildings on the Assessor's Parcel Numbers 046-220-020, 046-220-026, and 046-220-027.

- The main building will house dogs and cats for adoption events in surrounding counties. The building will also serve as a veterinary hospital, administrative office, education room, kitchen, laundry facility, and banquet room. The dimensions of this structure will be 100 feet by 200 feet (20,000 square feet).
- The second building will be 5,000 square feet boarding house for dogs.
- The third building will be 10 feet by 10 feet and used as a whelping facility for dogs.
- Building four is a proposed Barndominium, which will serve as a bed and breakfast facility. The dimensions of this structure will be 70 by 70 feet (4,900 square feet).
- Building five will be utilized as a long-term boarding house for dogs. The dimensions of this structure will be 40 feet by 50 feet.
- Building six will be 1,000 square feet and used as a long-term boarding facility for cats, which cannot be adopted.
- Building seven is 1,000 square feet cattery for nursing kittens.
- Building eight is 5,000 square feet used as employee housing, with a communal kitchen.
- Building nine will be 10,000 square feet and used as a domestic abuse shelter, with youth and pet accommodations.
- Building 10 is proposed as the caretaker's home. The dimension of this structure will be 50 feet by 50 feet, with the overall square footage being 2,500 square feet.
- Building 11 is proposed as a chapel structure, with overall dimensions of 450 square feet.
- Building 12 is proposed as a pet crematorium and pet cemetery and to sell caskets, urns, and mementos. The dimensions of this structure will be 100 feet by 100 feet.

The last structure is proposed on the northeastern property, APN: 046-220-020:

- Building 13 is proposed as a farm to table retail store that will sell olive products and farm grown goods. This structure will have overall dimensions of 5,400 square feet.

Following the Pre-Application Review/Early Consultation, a formal Conditional Use Permit application may be subsequently provided by the applicant.

**APN:** 046-220-020(18.32±acres), 046-220-026 (20.52± acres),  
046-220-027 (20.27± acres)

- LOCATION: The project site is located south of State Highway 32, west of County Road S, north of County Road 16, and east of County Road RR, in the unincorporated area of Glenn County, California.
- ZONING: "AE-40" (Exclusive Agricultural Zone, 36-acre minimum parcel size)
- GENERAL PLAN: "Intensive Agriculture"
- FLOOD ZONE: Flood Zone "X" (unshaded) and "A" according to Flood Insurance Rate Map (FIRM) No. 06021C 0425D, dated August 5, 2010, issued by the Federal Emergency Management Agency (FEMA).

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 **Tuesday, July 5, 2022**, it is assumed that there are no specific comments to be included in the preliminary analysis of the project.

Comments submitted by e-mail are welcomed. 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 Conditions? 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.)?

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

**GLENN COUNTY  
PLANNING AND COMMUNITY  
DEVELOPMENT SERVICES AGENCY**

255 Tehama Street  
Willows, CA 95988  
(530) 934-6540

[planning@countyofglenn.net](mailto:planning@countyofglenn.net)

*Pre*

**APPLICATION FOR CONDITIONAL USE PERMIT**

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

1. Applicant(s):

Name: Wags and Whiskers Pet Rescue by Lucy Parks  
Address: 2156 Pillsbury Rd #155 Chico 95926  
Phone: (949) 394-4001 E-Mail: Lucyparks21@gmail.com  
*Executive Director*

2. Property Owner(s):

*In Escrow*  
Name: Current Owner Ernest Salinas  
Address: \_\_\_\_\_  
Phone: (415) 608-3040 E-Mail \_\_\_\_\_

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

Name: Morgan Leggett  
Address: \_\_\_\_\_  
Phone: (530) 328-7419 E-Mail: moleggett28@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: Lucy Parks  
Mailing Address: Lucyparks21@gmail.com

5. Existing Use of Property: Intensive Agriculture

6. Request or Proposal:  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

7. Address and Location of Project: \_\_\_\_\_

8. Current Assessor's Parcel Number(s): 046-220-020, 046-220-026, 046-220-227

9. Existing Zoning (<http://gis.gcppwa.net/zoning/>): AE-40

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:*  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

11. Setback Dimensions (Distance from property line to proposed structure):

North: \_\_\_\_\_ ft.                      South: \_\_\_\_\_ ft.

East: \_\_\_\_\_ ft.                      West: \_\_\_\_\_ ft.

Other Setback/s: \_\_\_\_\_ ft.

12. Provide the following information:

Size of Assessor Parcel: \_\_\_\_\_ sq.ft.                      59.11 acres

Mean height of structure: \_\_\_\_\_ ft.                      Peak height of structure: \_\_\_\_\_ ft.

Dimensions of proposed including overhangs: \_\_\_\_\_ ft. x \_\_\_\_\_ ft.

Total Square Footage (Existing): \_\_\_\_\_ sq.ft.

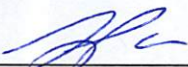
Total Square Footage (Proposed): \_\_\_\_\_ sq.ft.

**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:  Wags and Whiskers Pet Rescue

Print: Lucia Parks

Date: 4-25-22


Address: 2156 Pillsbury Rd #155 Chico, CA.  
95926

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): In Escrow

Signed: 

Print: Lucia Parks

Date: 4-25-22

Address: 2156 Pillsbury Rd #155 Chico CA.  
95926

April 25, 2022

Glenn County Planning & Community Development Services Agency  
225 North Tehama St.  
Willows, Ca. 95988

To All Concerned:

Willows Wags and Whiskers is a dog and cat rescue that was started in Glenn County in 2015, with a foster based program to help keep dogs and cats from being euthanized at the shelter. As we started to grow, we opened a storefront in Chico, to house and adopt out pets. Since then, we started a mobil veterinary unit and now a brick and mortar hospital. Since July 2015, we have saved and re-homed over 12,000 pets. Our next goal is to build a facility that can give these pets a better environment while they wait for their new homes and for those that aren't fortunate enough to do so, a great place to live out their lives. In addition, we will be providing several new jobs, and helping battered women and their pets, get a new start on life.

1. Our main building will house dogs and cats that will go to adoption events in surrounding counties, as well as being open for adoptions. This facility will have a veterinary hospital, to serve the rescue needs, as well as the community. The building will also house administrative offices, education, kitchens, laundry facilities, a banquet room, for bingo and fundraising.
2. To make this a successful venture, our plan is to add a unique boarding experience, as there is a shortage of boarding facilities in, not only Glenn County, but the surrounding areas as well. There will be a pool for Dock Diving, which is a popular sport that would bring people from outside the community that would utilize hotels, restaurants and stores in the surrounding communities. This facility will house dogs, cats, and other legal pets.
3. Whelping Kennels for mom with pups that come from kill shelters. Shelters euthanize them because they can't keep them for that amount of time.
4. In order to help the community and our facility, we intend to build a 4,900sq. ft. Barndominium that would act as a Bed and Breakfast for people wanting to visit overnight and for summer campers to stay that will be participating in our summer educational programs.
5. This area would be for long term housing for dogs that people create a trust for them to live out their lives, when the owner passes away.
6. Same as #5 for cats.
7. A Cattery for nursing moms
8. We wish to build worker housing for employees that find it too far to drive to our facility or that don't have the means to find affordable housing close enough.
9. One of the most common calls we receive, is from women in abusive situations that need to relinquish their pets because they have nowhere to go, that will take pets. These women will not only take care of animals, but will be taught skills they can take out into the world, with them. Skills, such as dog training, grooming, restaurant management, office, computer skills and more.
10. Caretaker home

11. A chapel for people to spend quiet time and place to reflect.
12. Currently there aren't any pet cemeteries where people can visit their loved family pets that have crossed over the rainbow. The Pet Cemetery would provide for a place that people can come visit, and participate in memorial activists. We plan to sell caskets, urns and mementos.
13. Since this property is an olive orchard, our goal is to provide a market to sell olive products and farm grown foods. A farm to table concept with locally grown produce, nuts, meats and other edible items from, as well as a restaurant and cooking classes. The entrance would be from S street so it wouldn't impact traffic.

#### Number of jobs created

1. 25
2. 8
3. 2
4. 4
5. 4
6. 2
7. 2
8. 2
9. 2
10. 0
11. 0
12. 2
13. 6

Total jobs created 64








These number of jobs are permanent, but in addition, there will be several jobs during construction, all the temp employees will need to eat, buy gas, stay in hotels if they come from out of town.

We are looking at an overall project that will not only help the community, but the rescue, as well. Since the rescue survives on donations and the ever changing generosity of the public, due to the economy, it is essential that all aspects of this project are approved.

Thank you for your time and consideration,

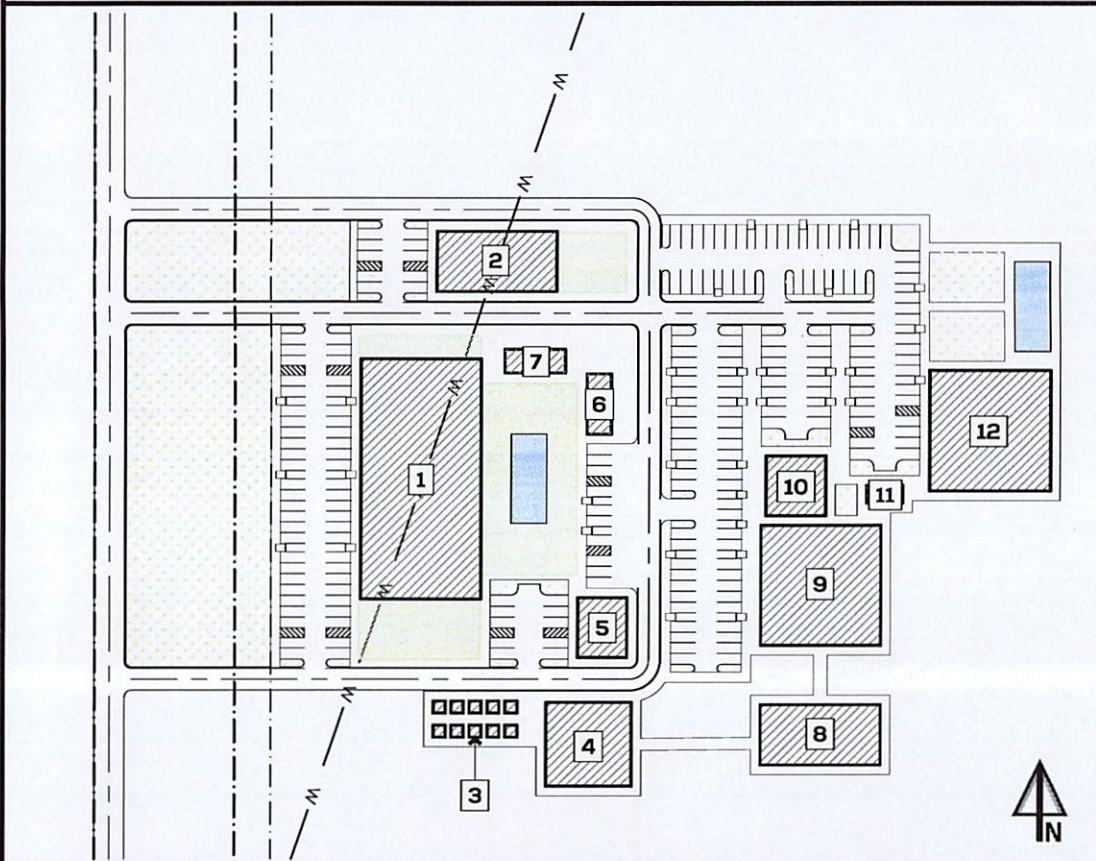
Lucy Parks  
Executive Director  
Willows Wags and Whiskers.



---	PROPERTY LINE	---	EXISTING FLOOD PLAIN BOUNDARY		EXISTING FEMA FLOOD PLAIN		PROPOSED POOL
---	MINIMUM BUFFER YARD (SETBACK)	---	NEW PRIVATE EASMENT		EXISTING RESIDENTIAL BUILDING		PROPOSED LANDSCAPE
---	ROADWAY		EXISTING GRAVEL DRIVEWAY		PROPOSED NEW STRUCTURE		PROPOSED PICNIC AREA
---	ROAD CENTERLINE						
---	CONCRETE						
---	EXISTING PRIVATE EASEMENT						
---	EXISTING WELL						
---	EXISTING SEPTIC						



**LEGEND**



**ENLARGED PLOT PLAN**

- 1** 100'-0" X 200'-0" (20,000 S.F.) VET HOSPITAL - ADMINISTRATION - ADOPTION
- 2** 100'-0" X 50'-0" (5,000 S.F.) TRAINING AND BOARDING FACILITY
- 3** (10) 10'-0" X 10'-0" (100 S.F.) DOG KENNELS
- 4** 70'-0" X 70'-0" (4,900 S.F.) BED AND BREAKFAST
- 5** 40'-0" X 50'-0" (2,000 S.F.) DOG SANCTUARY
- 6** 20'-0" X 50'-0" (1,000 S.F.) CAT SANCTUARY
- 7** 20'-0" X 50'-0" (1,000 S.F.) CAT NURSERY
- 8** 100'-0" X 50'-0" (5,000 S.F.) WORKER HOUSING - COMMON KITCHEN
- 9** 100'-0" X 100'-0" (10,000 S.F.) BATTERED WOMEN'S HOUSING WITH CHILDREN AND PET ACCOMMODATIONS
- 10** 50'-0" X 50'-0" (2,500 S.F.) CARE TAKER HOME
- 11** 30'-0" X 15'-0" (450 S.F.) CHAPEL
- 12** 100'-0" X 100'-0" (10,000 S.F.) ANIMAL CREMATORIUM AND PET CEMETERY
- 13** 60'-0" X 90'-0" (5,400 S.F.) FARM TO TABLE RETAIL OF OLIVE PRODUCTS - SEE SHEET 'A3'

**KEYNOTES**

**LUCY PARKS  
4368 COUNTY  
ROAD RAILROAD  
ORLAND, CA  
95963**

**046-220-026  
046-220-027  
&  
046-220-020**

DRAWING SCALE	1" = 100'
DRAWING SCALE	M:GRAVANCE
STATUS DATE	2022.05.17

**ENLARGED  
PLOT PLAN**

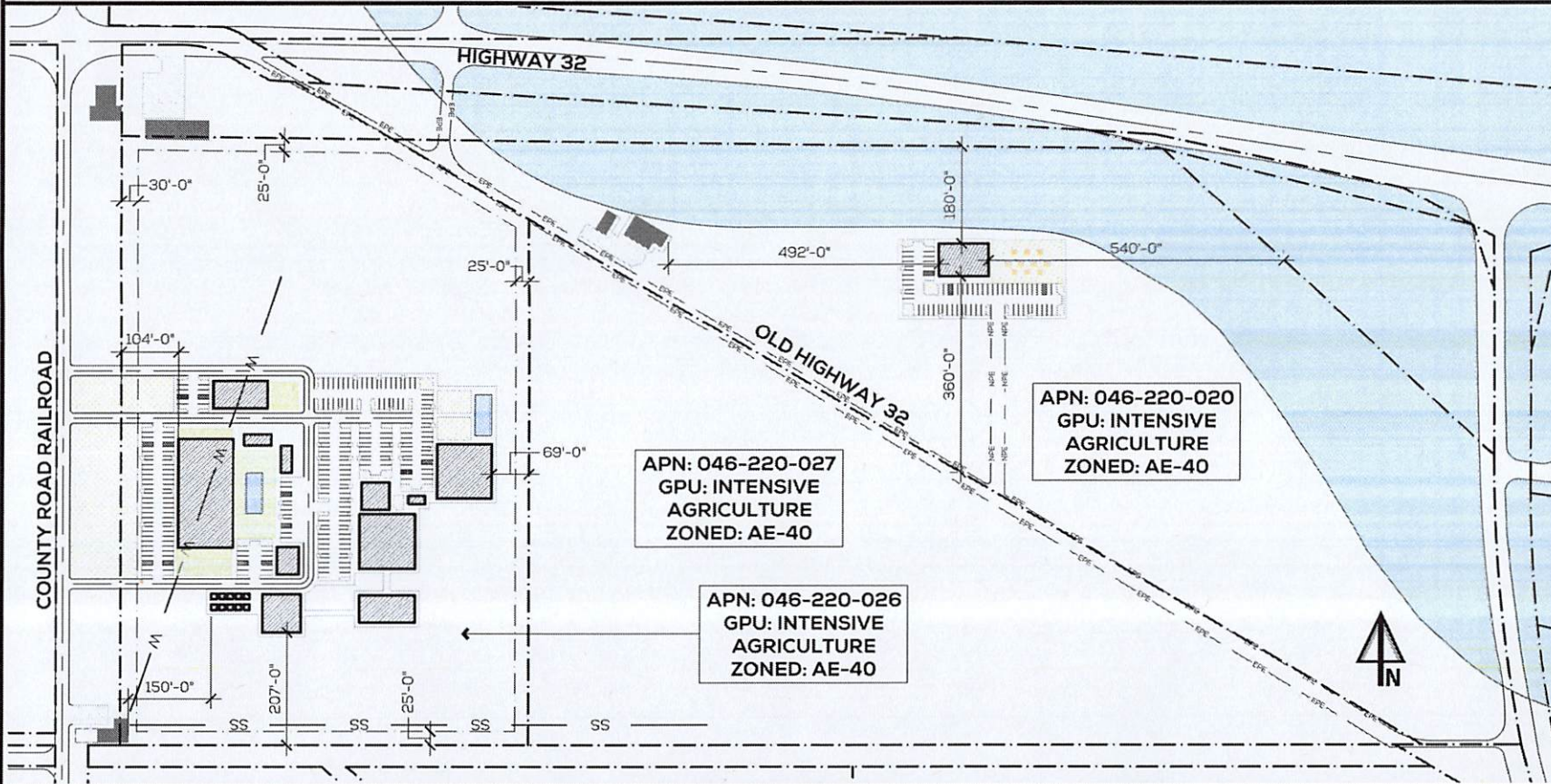
**A2**



- |  |                               |  |                               |  |                               |  |                        |
|--|-------------------------------|--|-------------------------------|--|-------------------------------|--|------------------------|
|  | PROPERTY LINE                 |  | EXISTING FLOOD PLAIN BOUNDARY |  | EXISTING FEMA FLOOD PLAIN     |  | PROPOSED POOL          |
|  | MINIMUM BUFFER YARD (SETBACK) |  | NEW PRIVATE EASMENT           |  | EXISTING RESIDENTIAL BUILDING |  | PROPOSED NEW STRUCTURE |
|  | ROADWAY                       |  | EXISTING PRIVATE EASEMENT     |  | EXISTING GRAVEL DRIVEWAY      |  | PROPOSED DOG RUN       |
|  | ROAD CENTERLINE               |  | EXISTING WELL                 |  | EXISTING SEPTIC               |  | PROPOSED PICNIC AREA   |
|  | CONCRETE                      |  |                               |  |                               |  |                        |
|  | EXISTING PRIVATE EASEMENT     |  |                               |  |                               |  |                        |
|  | W                             |  |                               |  |                               |  |                        |
|  | SS                            |  |                               |  |                               |  |                        |



LEGEND



OVERALL PLOT PLAN

LUCY PARKS  
4368 COUNTY ROAD RAILROAD  
ORLAND, CA 95963

046-220-026  
046-220-027  
&  
046-220-020

DRAWING SCALE	1" = 200'
DRAWING SCALE	M GRAVANCE
STATUS DATE	2022.05.17

OVERALL PLOT PLAN

A1