

May 29, 2002

To: Sutter County Planning Commission

Re: Agenda Item #5: Public hearing on Use Permit #02-08 for the use of a 1,680 square foot commercial coach as a permanent office for an existing natural gas processing and fabrication facility; AG (General Agricultural) District; located at 2490 Kirkville Road, approximately 1 mile east of Highway 113 and 2½ miles north of the rural community of Robbins; A. P. #29-200-045; applicant/property owner - Conrad Grenfell (Location: District 5 - Commissioner Shannon)

Current Proposal

A. Project Description:

The project is the use of a 1,680 square foot commercial coach as an office for an existing natural gas processing and fabrication facility. The existing office building which has been in use for over three years will be moved southerly to a new location on the same property and have two additions added on to it to increase its size to 1,680 square feet. The office will be connected to the property's existing sewage disposal and water systems.

Access to the site is from an existing driveway off of Kirkville Road.

B. Environmental Consideration:

The project is categorically exempt under the California Environmental Quality Act pursuant to Section 15303 of the CEQA Guidelines for the addition of a small structure of less than 2,500 square feet of floor area as an office.

Background

A. Property Description:

The subject property is a 5.9 acre parcel located on the south side of Kirkville Road, approximately 1½ mile east of Highway 113 and 2½ miles northerly of the community of

Robbins. The property contains a natural gas processing facility and a shop for the assembly and fabrication of gas storage tanks and dispensers.

The commercial coach which is currently used as an office has been on the property and in use as an office for at least the last 3 years.

B. Surrounding Land Use, Zoning Classification, and General Plan Designation:

	Use	Zoning	General Plan
Subject Property	Natural gas processing facility	AG	Agricultural (80 acres parcel minimum)
North	Agricultural with a wireless communication facility	AG	Agricultural (80 acres parcel minimum)
East	Agricultural	AG	Agricultural (80 acres parcel minimum)
South	Agricultural	AG	Agricultural (80 acres parcel minimum)
West	Agricultural	AG	Agricultural (80 acres parcel minimum)

(See study sketch- Exhibit A.)

C. Previous Commission Actions and/or Policies:

In 1982, your Commission approved Use Permit #1038 for a natural gas processing facility on this property.

On February 3, 1999, your Commission approved Use Permit #98-16 for this property to allow the expansion of the on-site use to include a natural gas tank dispenser assembly and fabrication shop on the property. As a condition of that use permit, your Commission required that the applicant either detach the existing commercial coach on the property which was being used as an office from utilities and remove it from the property, or obtain a use permit for its use.

Goal 4.H of the General Plan provides for the encouragement of the extraction of commercial resources” where environmental, aesthetic, and adjacent land use compatibility impacts can be adequately mitigated.” The gas processing facility has been considered a natural extension of the commercial processing of a natural resource similar to the commercial processing of agricultural commodities such and rice storage or a prune dryer.

Staff Comments

A. Office of Sheriff/Coroner:

Use Permit #02-08 (Conrad Grenfell) has been reviewed by this office. We find there is no anticipated impact on our services.

B. Public Works Department (PW):

See attached recommended conditions.

C. Environmental Health Division (EH):

See attached recommended conditions.

D. Building Division (BD):

See attached recommended conditions.

E. Planning Division (P):

The commercial coach has been located on the subject property and in use as an office for at least three years. This use permit would “legalize” the existing use and meet requirement #14 of Use Permit #98-16 which required that the coach either be removed from the property or permits obtain for its use.

The application proposes to relocate the coach southerly to a different location on the same property. The new location will be adjacent to the assembly and fabrication shop. As part of the project, the applicant proposes to add two additions on the office to increase its total area to 1,680 square feet.

Staff has included conditions to obtain building and other permits as necessary under the existing Sutter County and state codes. These conditions are consistent with the intended use and are necessary to provide minimum safety requirements for the protection of life and property for the protection of existing public improvements, or to comply with code requirements. This use, subject to the conditions, is not expected to create negative impacts on adjacent properties or adversely affect the public's health, safety, or general welfare.

The proposed use is a support service for the extraction of resources, and, as such has previously been allowed by use permit in the AG District and has previously been determined to be consistent with the General Plan for location within an agricultural area.

Recommended Findings

Based upon information contained in the staff report and/or testimony received at the public hearing, the Planning Commission finds:

- A. The project is categorically exempt from the California Environmental Quality Act under Section 15303 of the CEQA Guidelines for the addition of a small structure of less than 2,500 square feet of floor area as an office.
- B. The proposed use is consistent with the Sutter County Zoning Code and the Sutter County General Plan.
- C. The application, as submitted and including the recommended conditions of approval, will not be detrimental to the public's health, safety, or general welfare, or be detrimental to public or private improvements in the area.
- D. Improvements required as conditions of approval are consistent with the property's use for an office for a natural gas processing facility and gas storage assembly and fabrication facility located within an agricultural area in order to provide an adequate level of services providing for the public's health, safety, and general welfare and/or in order to conform to regulations of the Sutter County Ordinance Code.

Recommended Action

- A. Adopt the recommended findings.
- B. Approve the use permit for the use of a commercial coach as an office for a natural gas processing and equipment assembly facility subject to the following conditions:

On-going

- 1. The property shall be used in substantial accord with the project description and site plan included in the agenda report as well as Use Permits #1038 and #98-16. (P)
- 2. The commercial coach shall be skirted from its finished floor elevation to ground level. The skirting shall match the material composition and finish color of the coach. (P)
- 3. The applicant shall obtain all necessary state, federal, and local permits for the use of the commercial coach as an office, including but not limited to all building permits. (P)
- 4. The site shall be maintained in a neat and orderly fashion, free of debris, salvage materials, and equipment except as describe in the staff report. (P)

5. Within 30 days of project approval, the applicant shall complete and file with the Sutter County Office of Emergency Services a "Hazardous Materials Business Plan and Inventory" or sign and return an Exemption Statement if such a statement has not already been filed. (P)
6. All conditions of Use Permits #1038 and #98-16 shall remain in effect as previously approved except as may be modified herein. (P)
7. As part of obtaining a building permit for the commercial coach, the applicant shall have prepared by an authorized professional a design for a non-residential on-site sewage system and which shall be certified that the proposed non-residential on-site sewage system meets Sutter County regulations and will adequately serve the proposed facility. The applicant shall have an authorized professional submit to the Environmental Health Division:
 - a. Information which shows that the sewage is not industrial wastewater;
 - b. Information that establishes the sewage waste strength and identifies chemicals present in the sewage that are not found in residential sewage;
 - c. A design that provides treatment equal to that required for residential sewage; and
 - d. An approved operation and maintenance contract between the system owner and qualified operation and maintenance provider (certified by the proprietor of the treatment unit), if applicable. (EH)
8. Building pads shall be at elevations in conformance with Section 1300-022(F) of the Sutter County Ordinance Code, as defined by Resolution No. 92-124. (PW)
9. No grading or alteration of the existing terrain that would direct additional waters to the County road shall be done without the approval of the Public Works Department. (PW)
10. All wastewater shall be disposed into the approved on-site sewage system. (EH)
11. The permitted use must be consistent with the design flow and waste strength established for the on-site sewage system. Any change of use or failure to comply with the terms of approval will result in the revocation of said permitted use. (EH)
12. The discharge of fuels, oils, other petroleum products, chemicals, or hazardous materials, into the on-site sewage disposal system is prohibited. (EH)
13. All structures producing wastewater shall connect to the public sewer system when it is available, per the Uniform Plumbing Code (UPC). (EH)

14. The septic tank serving the project shall be pumped by a registered septic tank pumper at a minimum frequency of at least once every five (5) years. A copy of the pump report must be submitted to Sutter County Environmental Health. (EH)
15. The discharge of fuels, oils, other petroleum products, detergents, cleaners, or chemicals to the surface of the ground or to drainage ways on or adjacent to the site is prohibited. (EH)
16. All activities and use must comply with State and County laws and regulations pertaining to the handling and disposal of all hazardous or acutely hazardous materials. (EH)
17. Any abandoned on-site sewage systems and individual water supply wells shall be destroyed in accordance with Sutter County Environmental Health regulations. Sutter County Environmental Health permits shall be obtained prior to the commencement of this work. (EH)
18. The commercial coach shall have an approval certification from the State of California Department of Housing and Community Development for use as an office occupancy, Occupancy Classification is a B. (BD)
19. Plans for a building permit when submitted shall show how accessibility requirements as required by the 1998 California Building Code will be met. (BD)

Sincerely,

THOMAS A. LAST
PRINCIPAL PLANNER

Dale Follas
Associate Planner

Attachments: Exhibit A - Study Sketch
Exhibit B - Site Plan
Exhibit C - Commercial Coach Pictures

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