

# Gridley Community Meeting

October 18, 2011

Butte County Department of  
Development Services

# Butte County Team

- ▶ Supervisor Steve Lambert
- ▶ CAO Paul Hahn
- ▶ Tim Snellings, DDS Director
- ▶ Chuck Thistlethwaite, DDS Planning Mgr
- ▶ Dan Breedon, DDS Principal Planner

# Right Up Front - Tim

- ▶ Can I have chickens? – yes in both zones
- ▶ Can I sell my eggs? – yes in both zones
- ▶ Can I have an orchard? – yes in both zones
- ▶ Can I have a horse or cow ? – yes in both, in RR – some rules - 1 acre/1 cow; 5 acres/5 cows, etc.
- ▶ Can I have a stable? – yes in both zones

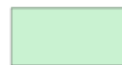
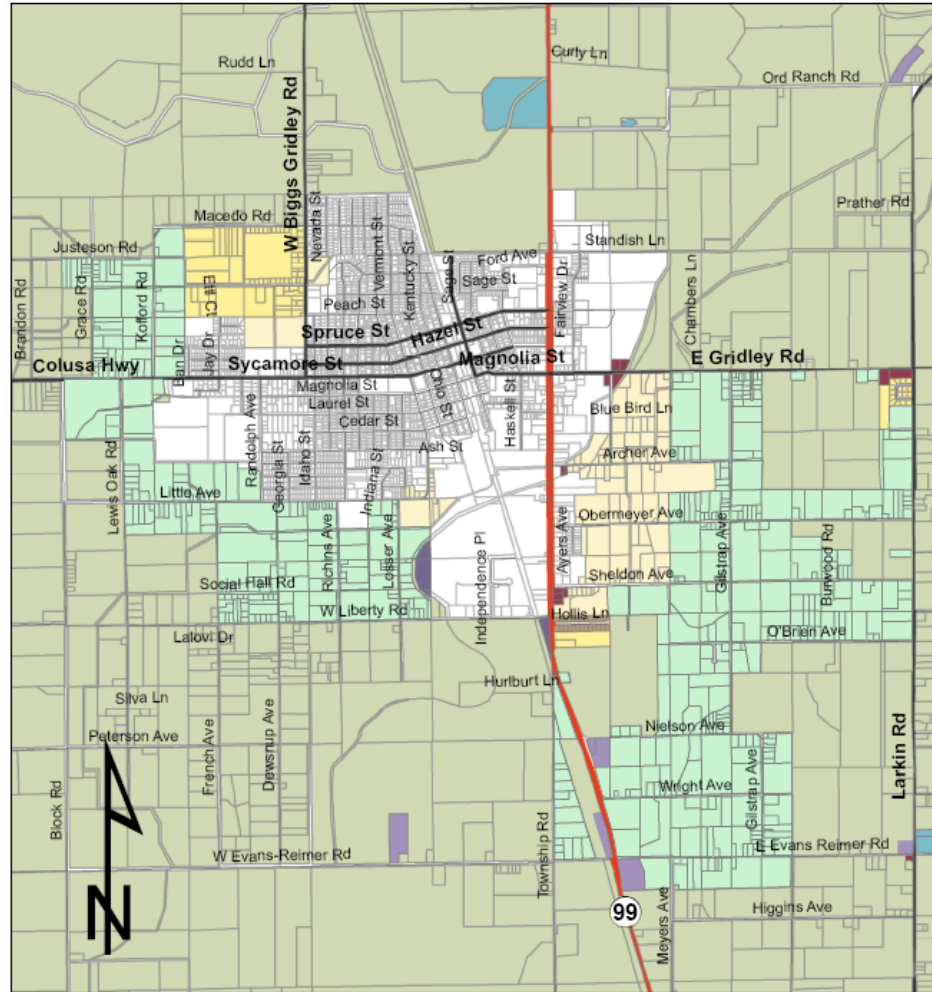
# Right Up Front - Tim

- ▶ Would this change property taxes? –no, see Question 1, page 12
- ▶ Would this change rules for building? –no, no see Question 9, page 15
- ▶ Would this change impact loans for Commercial AG operations? –no, see Question 12, page 15
- ▶ Would this change my electricity rates? –no, see Question 13, page 16
- ▶ See all other Frequently Asked Questions on page 12

# General Plan 2030 and Draft Zoning Process

- ▶ General Plan 2030 Adopted on October 26, 2010
- ▶ Resolution also approved by Board to direct study of General Plan Amendment –AG to RR for five areas around Gridley, Biggs, and Palermo
- ▶ Draft Zoning Ordinance (Implements GP's land use direction) under review for 15 months
- ▶ After 13 Meetings with the Planning Commission, Third Draft Zoning Ordinance to be reviewed by Board on December 6, 2011

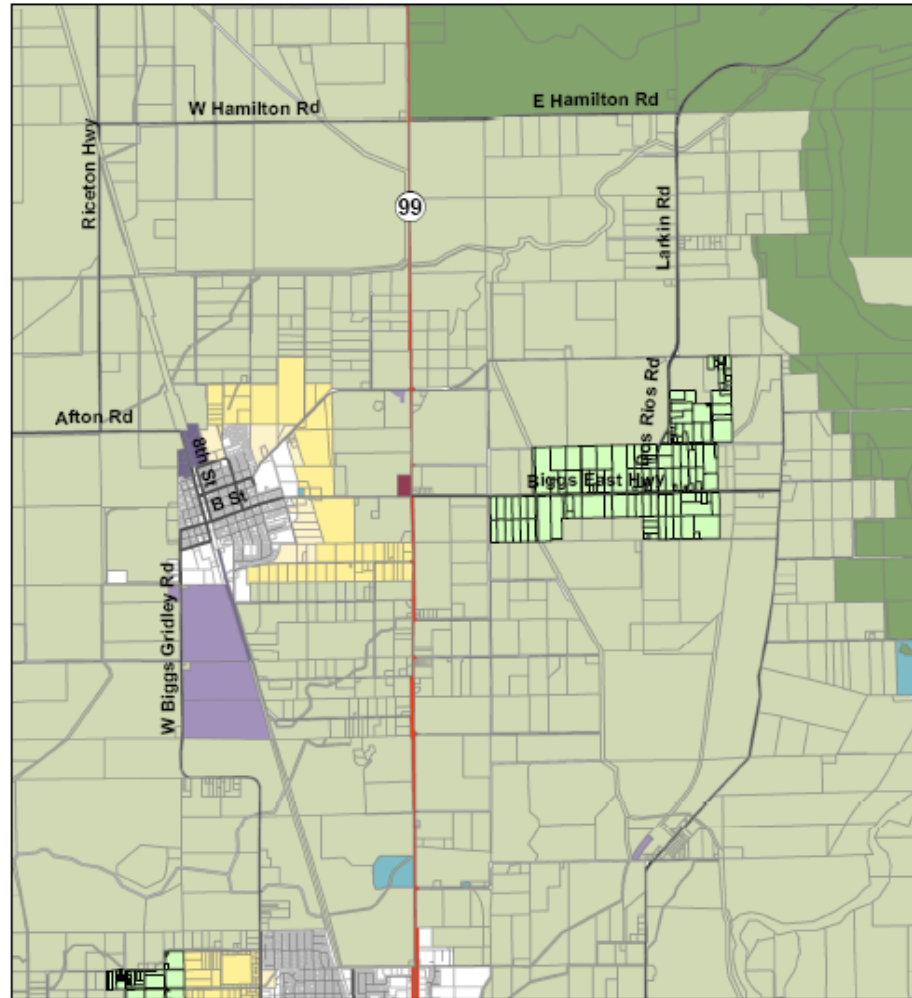
# Gridley Area Proposed Amendment from Agriculture to Rural Residential




**Agriculture to Rural Residential**

Note: This General Plan Amendment is proposed only at this time. The existing General Plan designation of Agriculture will remain effective until the proposal is acted upon by the Board of Supervisors

# Biggs Area Proposed Amendment from Agriculture to Rural Residential



 Agriculture to Rural Residential

Note: This General Plan Amendment is proposed only at this time. The existing General Plan designation of Agriculture will remain effective until the proposal is acted upon by the Board of Supervisors.

# Why are we having this meeting?

- ▶ Following-up on November 29, 2010 Gridley Meeting concerning proposed change from AG to RR directed for study by the Board of Supervisors
- ▶ To inform residents and landowners of differences and similarities of AG and RR
- ▶ Provide opportunity for community input concerning this proposed change

# Meeting Goals

- ▶ ***Goals of this meeting:*** *To receive community input concerning the potential change in General Plan designation from Agriculture to Rural Residential in the Gridley and Biggs areas; to communicate to property owners and residents the differences and similarities between the two zones, and to inform future decision makers about community desires and needs concerning this potential change.*

# Agenda

- ▶ Background
- ▶ Comparison between AG and RR Zones
- ▶ Open Discussion
- ▶ Next Steps

# Handouts in Packet

- ▶ **Page 1:** Meeting Agenda
- ▶ **Page 2:** Fact Sheet
- ▶ **Page 5:** Comparison of Land Use Regulations in AG and RR from Draft Zoning Ordinance
- ▶ **Page 12:** Frequently Asked Questions
- ▶ **Page 17:** Draft Zoning Ordinance Animal Keeping Standards

# Page 5 Handout: Comparison Table

## PERMITTED LAND USES --SEE FOOTNOTES [1] AND [2]

Key	Zone			
	AG	RR		Applicable Regulations
<b>P</b> Permitted use, subject to Zoning Clearance <b>A</b> Administrative Permit required <b>M</b> Minor Use Permit required <b>C</b> Conditional Use Permit required <b>-</b> Use not allowed				
<b>Agricultural Uses</b>				
<b>Agricultural Processing</b>	<b>P</b>	<b>-</b>		
Animal Grazing	P	P		RR subject to updated Animal Keeping Standards 24-155
<b>Animal Processing</b>	<b>C</b>	<b>-</b>		
Animal Processing, Custom	P	P		
Crop Cultivation	P	P		
<b>Feed Store</b>	<b>C</b>	<b>-</b>		
<b>Intensive Animal Operations</b>	<b>C</b>	<b>-</b>		
<b>Stables, Commercial</b>	<b>C</b>	<b>-</b>		
Stables, Semi-Private	P	P		RR subject to updated Animal Keeping Standards 24-155
Stables, Private	P	P		RR subject to updated Animal Keeping Standards 24-155

# Fact Sheet -Dan

- ▶ Proposed AG to RR would allow for the potential creation of 35 new parcels in the Gridley and Biggs area
  - Gridley West: 8 new parcels
  - Gridley East: 13 new parcels
  - Biggs East: 14 new parcels

# Major Differences - Dan

- ▶ **Agricultural Processing** (cold storage houses, hulling operations fruit dehydrators, dryers, bottling, warehousing etc.) is allowed in the AG zone but not allowed in the RR zone.
- ▶ **Animal Processing (Slaughter House, Rendering Plants) and Intensive Animal (Dairies, hog farms, feedlots) operations and Commercial Stables** are conditionally permitted in the AG zone but are not allowed at all in the RR zone.

# Major Differences

- ▶ **A Feed Store** is conditionally allowed in the AG zone but not allowed at all in the RR zone.
- ▶ **Agricultural Product Sales, Off-Site** (The sale of AG products grown off-site) are allowed with a Minor Use Permit in the AG zones but not allowed at all in the RR zone. (Agriculture Product Sales, On-Site are allowed in both the AG and RR zones).

# Major Differences

- ▶ **Animal Services** (Vets, dog and cat grooming, animal hospitals, animal shelters) are allowed in the AG zone (when not interfering with AG operations) and conditionally allowed in the RR zone.
- ▶ **Nursery, Retail** is conditionally allowed in the RR but is not allowed at all in the AG zones.
- ▶ **Nursery, Wholesale** is permitted in the AG but conditionally allowed in the RR zone (on sites 1-acre or larger)

# Major Differences

- ▶ The RR zone is subject to the **Animal Keeping standards** under Section 24-155 of the Draft Zoning Ordinance, the AG zone is not subject to the Animal Keeping standards.

# Draft Zoning Ordinance: Animal Keeping –Page 17

## C. Animal Density.

1. For parcels located within the Rural Residential (RR), Foothill Residential (FR) and Very Low Density Residential (VLDR) zones, the following area requirements shall be allotted to each animal unit, and shall be required for each animal unit kept on the premises:
  - a. **Animal Unit Defined.**
    - 1) An animal unit (AU) is equal to one mature horse, or one mature cow, or three mature swine (lactating), or five mature sheep, or five mature goats, or five mature alpacas. Exotic animals, including, but not limited to, llamas and camels, shall be equal to one animal unit.
    - 2) Immature animals are not subject to the animal density requirements under this section provided they are the result of on-site births and removed or replace other animals upon maturity.
  - b. **Mature Animal Defined.** Table 24-155-1 (Mature Animals by Weight) provides a guide for defining a mature animal by weight.

# Draft Zoning Ordinance: Animal Keeping –Page 18

TABLE 24-155-2 PERMITTED ANIMAL UNITS

Zone	Parcel Size	
	1 to less than 20 acres	20 acres or more
Very Low Density Residential	1 au / acre (see note 1)	See note [2]
Rural Residential	1 au / acre (see note 1)	See note [2]
Foothill Residential	1 au / acre (see note 1)	See note [2]

Notes:

[1] Supplemental feed will be required during specific times of the year to maintain the normal health and Body Condition Score (BCS) that does not violate any section of the State of California Penal Code or Chapter 4 of the Butte County Code. Two or more adjacent parcels that are less than 20 acres in size but collectively exceed 20 acres or more in size, managed as a single agricultural operation shall be subject to the 20 acres or more standard set forth under this table.

[2] An au/acre measurement is not imposed for parcels 20 acres in size or more. Supplemental feed may be required during specific times of the year to maintain the normal health and Body Condition Score (BCS) that does not violate any section of the State of California Penal Code or Chapter 4 of the Butte County Code. Two or more adjacent parcels that are less than 20 acres in size but collectively exceed 20 acres or more in size, managed as a single agricultural operation shall be subject to the 20 acres or more standard set forth under this table.

# Setback Comparison –Page 10-11

## SETBACK AND HEIGHT STANDARDS FOR AG AND RR [1]

	Standard by Zone		Applicable Standards
	AG	RR	
Primary Structure Setbacks (min.)			Article 17(Agricultural Buffers –AG only) Article 16 (Riparian Areas) Article 12 (Setback Requirements and Exceptions)
Front	20 ft.	20 ft.	
Interior Side	25 ft. or 5 percent of the lot width, whichever is less but no less than 5 ft.	10 ft.	
Street Side	20 ft.	10 ft.	
Rear	25 ft.	10 ft.	

	Standard by Zone		Applicable Standards
	AG	RR	
Accessory Structure Setback (min.)	See Section 24-153		
Separation Between Structures (min.)	As required by the California Building Code		
Primary Structure Height (max.)	See Subsection A, below	35 ft.	Article 11 (Height Measurement and Exceptions)
Accessory Structure Height (max.)	See Section 24-153		

**Notes:**

[1] For parcels with a front property line extending to the centerline of the public right-of-way abutting the parcel, the front setback shall be measured from the edge of the public right-of-way. Additional Setbacks may be required by the Fire Safe Regulations, Public Resources Code, Section 4290.

# Major Similarities -Dan

- ▶ **Animal Grazing** (RR subject to Animal Keeping Standards)
- ▶ **Animal Processing, Custom** (Slaughtering and processing of animals raised on-site for on-site consumption)
- ▶ **Crop Cultivation**
- ▶ **Private and Semi-Private Stables** (Private is stable w-horses solely owned by owner; Semi-Private allows boarding/training)

# Major Similarities

- ▶ **Agricultural Product Sales, On-Site**  
(The sale of agricultural products grown on-site, such as fruits, nuts, produce, eggs).
- ▶ **Heavy Equipment Storage**
- ▶ **Second Units** (an additional home on the same parcel)

# Open Discussion



# Next Steps

- ▶ Collect all community input from meeting
- ▶ Update Board of Supervisors on Dec 6, 2011
- ▶ Commence EIR Zoning Ordinance
- ▶ Commence EIR on GPA for Ag/RR
- ▶ Planning Commission
- ▶ Board of Supervisors for Adoption