

GLENN COUNTY Planning & Community Development Services Agency

225 North Tehama Street
Willows, CA 95988
530.934.6540
www.countyofglenn.net



Donald Rust, 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

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
- Orland Water Users Association
- 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: November 10, 2021

PROJECT: **GPA2021-001/ZC2021-001, Irvin, RE-1 to SC**

PLANNER: Andy Popper, Senior Planner
apopper@countyofglenn.net

APPLICANT: William Irvin/Sheila Skemp
4302 County Road KK
Orland, CA, 95963

PROPOSAL: **General Plan Amendment (GPA)2021-001
Zone Change (ZC)2021-001, Irvin, RE-1 to SC**

EXISTING GENERAL PLAN: "Suburban Residential"

PROPOSED GENERAL PLAN: "Service Commercial"

EXISTING ZONING: "RE-1"
(Rural Residential Estate Zone, 40,000 sq. ft. minimum parcel size)

PROPOSED ZONING: "SC"
(Service Commercial, 40,000 sq. ft. minimum parcel size)

GPA2021-001/ZC2021-001 is to change a 30.54± acre parcel from the existing land use designation of "Suburban Residential" to "Service Commercial" and to change the zoning designation from Rural Residential Estate Zone (RE-1) to Service Commercial. The proposed future use for the property is a trucking yard and mini-storage.

APN: 045-130-014 (30.54± acres)

LOCATION: The project site is located on the south side of County Road 12, east of County Road E, north of County Road 14, and west of County Road G, west of the City of Orland, in the unincorporated area of Glenn County, California.

FLOOD ZONE: Flood Zone "X" according to Flood Insurance Rate Map (FIRM) No. 06021C 0165D, 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 **Wednesday, November 24, 2021**, 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.)?

**GLENN COUNTY
PLANNING AND COMMUNITY
DEVELOPMENT SERVICES AGENCY**
225 North Tehama Street
Willows, CA 95988
(530) 934-6540

planning@countyofglenn.net

**APPLICATION FOR GENERAL PLAN AMENDMENT
AND ZONE CHANGE**

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

1. Applicant(s):

Name: William IRVIN

Address: 4302 County Rd, KK ORLAND CA

Phone: 530 624 0148 E-Mail WilliamIRVIN45@gmail.com

2. Property Owner(s) #1:

Name: William IRVIN / Sheila Skemp

Address: 0 Co Rd 12 ORLAND CA 95963

Phone: 530 624 -0148 E-Mail William IRVIN 45@gmail.com

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

Name: N/A

Address: _____

Phone: _____ E-Mail _____

4. Name and address of property owner's duly authorized agent (if applicable) who is to be furnished with notice of hearing (Section 65091 California Government Code).

Name: N/A

Mailing Address: _____

5. Request or Proposal: Rezone to
6. Address and Location of Project: 0 Co Rd 12 ORLANDO CA
7. Current Assessor's Parcel Number(s): APN 045130014000
8. Existing Zoning: <http://gis.gcppwa.net/zoning/> R-E-1
9. Existing Land Use Classifications: Residential
10. Existing Use of Property: NONE / Bare Ground
11. Proposed Land Use Classifications: SC
12. Proposed Use of Property: TRUCK YARD
Mini Storage
13. Surrounding Land Uses: Surrounding Zoning:
- | | |
|---------------------------------|-------------------|
| North: <u>TRUCK YARD</u> | <u>SC</u> |
| East: <u>Water Users Ditch</u> | <u>RE1</u> |
| South: <u>Water Users Ditch</u> | <u>RE1 / AE20</u> |
| West: <u>Bare Ground</u> | <u>RE1 / AE20</u> |
14. Topography: Flat ground (Weeds)
15. Vegetation: (Weeds)

16. Water Supply: Source or Type: Provider:
- Existing: NONE N/A
- Proposed: Well N/A
17. Sewage Disposal:
- Existing: NONE N/A
- Proposed: septic _____
18. Fire Protection:
- Existing: CAL FIRE? _____
- Proposed: _____ _____
19. School District(s): DUUSD
20. Natural Hazards: None
- _____
- _____
21. Provide any additional information that may be helpful in evaluating this request:
- Land is gravel Not good for growing
- TRUCK YARD across street
- _____
- _____

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: William Irvin Sheila Stemp

Print: William IRVIN Sheila Stemp

Date: 11/2/21

Address: 4302 County Rd. KK ORLAND CA.

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):

Signed: William Irvin Sheila Stemp

Print: William IRVIN Sheila Stemp

Date: 11/2/21

Address: 4302 County ROKK ORLAND CA 95963

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ENVIRONMENTAL INFORMATION FORM

To be completed by applicant or engineer
Use extra sheets if necessary

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

This list is intended to meet the requirements of State of California Government Code Section 65940.

I. GENERAL INFORMATION:

1. Applicant(s):

Name: William Irvin

Address: 4302 County Rd KK Orland CA

Phone: 530 6240148 E-Mail williamirvin45@gmail.com

2. Property Owner(s):

Name: William Irvin & Sheila Skemp

Address: 4302 County Rd KK Orland CA

Phone: 530 6240148 E-Mail williamirvin45@gmail.com

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

Name: N/A

Address: _____

Phone: _____ E-Mail _____

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: N/A

Mailing Address: _____

5. Existing Use of Property: not in use

6. Request or Proposal:

Rezone to SC to be used for trucking yard and mini storage

7. Address and Location of Project: O County Rd 12

8. Current Assessor's Parcel Number(s): 045130014000

9. Existing Zoning (<http://gis.gcppwa.net/zoning/>): RE-1

10. Indicate the type of permit(s) application(s) to which this form pertains:

Rezone

11. If the project involves a variance, conditional use permit, or rezoning application, state this and indicate clearly why the application is required:

Rezoning application to change from RE-1 to SC

12. List and describe any other related permit(s) and other public approvals required for this project, including those required by city, regional, state, and federal agencies:

N/A

13. List any special studies been prepared for the project site that are related to the proposed project including, but not limited to traffic, biology, wetlands delineation, archaeology, etc?

N/A

II. ENVIRONMENTAL SETTING:

1. Describe in detail the project site as it exists before the project, including information on topography, soil stability, plants and animals (wetlands, if any), different crops, irrigation systems, streams, creeks, rivers, canals, water table depth, and any cultural historical or scenic aspects. Describe any existing structures on the site, and the use of the structures. Attach photographs of the site. Snapshots or Polaroid photos will be accepted.

The site is bare ground made up of mostly gravel. There are no plants, animals, crops, irrigation, streams, creeks, rivers, canal or any historical or scenic aspects to the property. The water table depth is unknown. There is one small fenced area in the Northeast corner which is empty and belongs to P.G.E.

2. Describe the surrounding properties, including information on plants, animals, and any cultural, historical or scenic aspects. Indicate the type of land use (residential, commercial, agricultural, etc.), intensity of land use (one-family, apartment houses, shops, department stores, dairy, row crops, orchards, etc.) Attach photographs of the vicinity. Snapshots or Polaroid photos will be accepted.

North: IS a trucking yard and church. All North is zoned SC

East: IS the same as property being considered

West North: One Residential property with house and an OWUA irrigation Ditch.

South North: OWUA irrigation ditch.

3. Describe noise characteristics of the surrounding area (include significant noise sources):

Trucking yard existing across st. Church on Sunday.

III. SPECIFIC ITEMS OF IMPACT:

1. Drainage:

(a) Describe how increased runoff will be handled (on-site and off-site):

NO increased runoff anticipated.

(b) Will the project change any drainage patterns? (Please explain):

no

(c) Will the project require the installation or replacement of storm drains or channels? If yes, indicate length, size, and capacity:

no

(d) Are there any gullies or areas of soil erosion? (Please explain):

no

(e) Do you plan to grade, disturb, or in any way change swales, drainages, ditches, gullies, ponds, low lying areas, seeps, springs, streams, creeks, river banks, or other area on the site that carries or holds water for any amount of time during the year?

no.

If yes, you may be required to obtain authorization from other agencies such as the Army Corps of Engineers or California Department of Fish and Game.

2. Water Supply:

(a) Indicate and describe source of water supply (domestic well, irrigation district, private water company):

none

(b) Will the project require the installation or replacement of new water service mains?

no

3. Liquid Waste Disposal:

(a) Will liquid waste disposal be provided by private on-site septic system or public sewer?

Porta-Potties

(b) If private on-site septic system, describe the proposed system (leach field or seepage pit) and include a statement and tests explaining percolation rates, soil types, and suitability for any onsite sewage disposal systems:

NA

(c) Will any special or unique sewage wastes be generated by this project other than normally associated with resident or employee restrooms? Industrial, chemical, manufacturing, animal wastes? (Please describe)

NO

(d) Should waste be generated by the proposed project other than that normally associated with a single family residence, Waste Discharge Requirements may be required by the Regional Water Quality Control Board.

NA

4. Solid Waste Collection:

(a) How will solid waste be collected? Individual disposal, private carrier, city?

individual disposal

5. Source of Energy:

(a) What is the source of energy (electricity, natural gas, propane)?:

electricity

(b) If electricity, do any overhead electrical facilities require relocation? If so, please describe:

no

(c) If natural gas, do existing gas lines have to be increased in size? If yes, please describe:

n/a

(d) Do existing gas lines require relocation? If yes, please describe:

no

6. Fire Protection:

(a) Indicate number and size of existing and/or proposed fire hydrants and distance from proposed buildings:

none n/a

(b) Indicate number and capacity of existing and/or proposed water storage facilities and distance from proposed buildings:

none n/a

IV. FOR ZONE CHANGE, ZONE VARIANCE, AND SPECIAL USE PERMIT APPLICATION:

1. Number and sizes of existing and proposed structures:

none existing
4 3 - 30x150 1 - 40x60 Shop

2. Square footage

(structures) 15,900 S.F.; 0 S.F.
(New) (Existing)

3. Percentage of lot coverage: less than 10%

4. Amount of off-street parking provided: TBD

5. Will the project be constructed in phases? If so, please describe each phase briefly:

Yes shop first, 2, 30x150 then 1 - 30x150

6. If residential, include the number of units, schedule of unit sizes, range of sale prices or rents, and type of household size expected:

N/A

7. If commercial, indicate type, estimated employment per shift, days and hours of operation, estimated number of daily customers/visitors on site at peak time, and loading facilities:

Employment 5 days 8 hours M-F
6 AM - 5 PM 10 customers

8. If industrial, indicate type, estimated employment per shift, and loading facilities:

N/A

9. If institutional, indicate the major function, estimated employment per shift, estimated occupancy, loading facilities, and community benefits to be derived from the project:

N/A

10. List types and quantities of any hazardous or toxic materials, chemicals, pesticides, flammable liquids, or other similar product used as a part of the operation and storage container sizes:

none

Submit Material Safety Data Sheets (MSDS) for any proposed hazardous materials. If hazardous materials are proposed, it is recommended that the applicant contact the Air Pollution Control District/CUPA for permitting requirements.

11. Describe any earthwork (grading) to be done and dust control methods to be used during construction:

grading & water truck

12. Describe any potential noise or vibration sources associated with the project (i.e. compressor, machine noise, heavy equipment).

Heavy equipment for grading, typical building noises.

13. Describe source, type, and amount of air pollutant emissions (smoke, odors, steam, gases, water vapor, dust, chemicals) from the project. Describe what methods would be used to reduce emissions:

none

V. CERTIFICATION:

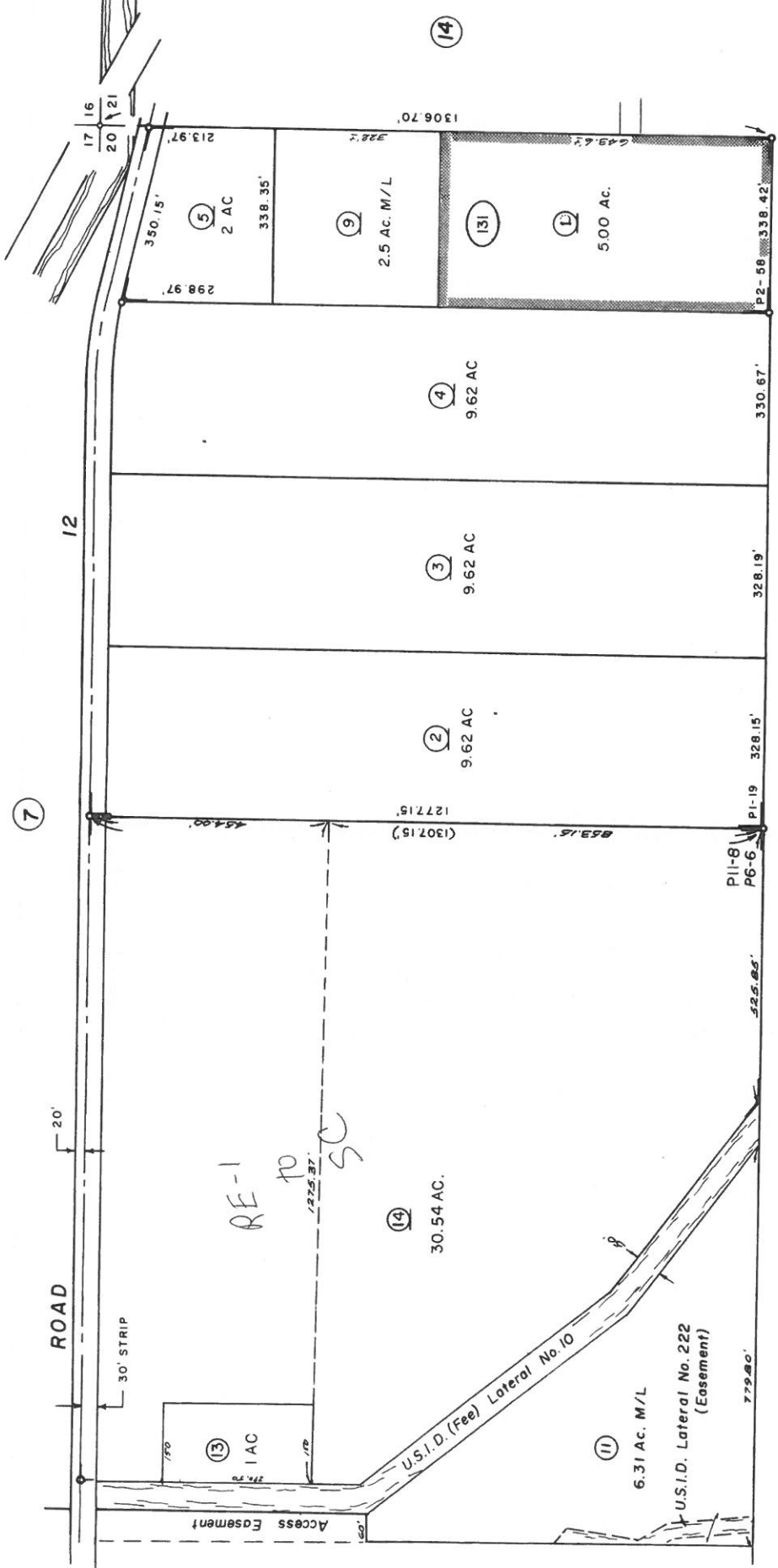
I hereby certify that the statements furnished above and in the attached exhibits present the data and information required for this initial evaluation to the best of my ability, and that the facts, statements and information presented are true and correct to the best of my knowledge and belief.

Date: 11/21/2021 Signature: 

For: Self

According to Section 65943 for the California Government Code, your application will be reviewed within 30 days and you or your agent will receive written notice regarding the completeness of your application. Any reviewing agency may, in the course of processing the application, request the applicant to clarify, amplify, correct, or otherwise supplement the information required for the application.

According to Section 65944 (C), additional information may be requested in order to comply with Division 13 of the State of California Public Resources Code.



P.M. Bk. 1, Pg. 19; P.M. Bk. 2, Pg. 58
 P.M. Bk. 6, Pg. 6
 P.M. Bk. 11, Pg. 8

Assessor's Map Bk. 45 - Pg. 13

County of Glenn, Calif.

NOTE - Assessor's Block Numbers Shown in Ellipses
 Assessor's Parcel Numbers Shown in Circles

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