GLENN COUNTY
Planning & Community Development Services Agency

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

Donald Rust, Director

Missing Piece LLC
7030 County Road 35
Orland, CA 95963

RE: Site Plan Review 2021-007, Missing Piece
APN: 023-200-038

July 13, 2021

To Whom It May Concern,

On May 13, 2021, the Glenn County Planning & Community Development Service Agency received your application for a Site Plan Review. This project is in the "AP-40" (Agriculture Preserve) zoning district and is an allowed use with an approved Site Plan Review.

On July 13, 2021, the Glenn County Planning & Community Development Services Agency approved the Site Plan Review. Included with the Staff Report is a copy of the Compliance Requirement. Please sign the Compliance Requirement where indicated and email or send to Glenn County Planning & Community Development Services Agency, 225 N Tehama Street, Willows, CA 95988.

Please note that this is not a building permit. For information on acquiring a building permit, contact the Glenn County Building Inspection Division at (530) 934-6546.

Sincerely,

Greg Conant
Assistant Planner
gconant@countyofglenn.net

GLENN COUNTY
Planning & Community Development Services Agency

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

Donald Rust, Director

STAFF REPORT

DATE: July 13, 2021

TO: Donald Rust, Director
Mardy Thomas, Planning Manager

FROM: Greg Conant, Assistant Planner

RE: **Site Plan Review 2021-007, Missing Piece LLC, Cold Storage**
"AP-40" Agriculture Preserve Zone

Attachments:

Compliance Requirement
Agency Comments
Request for Review
Application and Documentation
Site Plan

1 PROJECT SUMMARY

An application for a Site Plan Review for a Cold Storage Structure has been received. The structure has overall dimensions of 109 Feet by 109 Feet (11,881 Square Feet) with a peak height of approximately 29.5 feet.

The project is located at 7030 County Road 25, approximately 4 miles southeast Orland. The site is located on the north side of County Road 25, east side of County Road P, south of County Road 24, west County Road U, and south of Orland in the unincorporated area of Glenn County, California

The Assessor's Parcel Number (APN) for the 37.06± acre site is 023-200-038. The parcel is zoned "AP-40" Agriculture Preserve Zone (36-acre minimum parcel size) and is designated "Intensive Agriculture" in the Glenn County General Plan.

1.1 RECOMMENDATIONS

Staff recommends that the Director find that this project qualifies as a statutory exemption within section 15268 of the California Environmental Quality Act.

Staff also recommends that the Director approve the Site Plan Review with the Findings as presented in the Staff Report and the Compliance Requirement as attached.

2 ANALYSIS

The proposed project is consistent with the land use in this area. This portion of Glenn County is an agricultural area and the proposed project is a permitted use with an approved Site Plan Review. A Site Plan Review is required prior to construction to ensure compliance with the Glenn County Code.

This proposal will not have any additional accompanying traffic; the area of operation has been used for agriculture and will not be altered with this proposal. The county roads are reasonably adequate to safely accommodate the proposed project (Finding 5).

2.1 ENVIRONMENTAL DETERMINATION

This project as proposed is not anticipated to introduce potentially significant impacts to the environment.

Site plan reviews are statutorily exempt pursuant to Section 15268, "*Ministerial Projects"*, of the Guidelines of the California Environmental Quality Act (CEQA). Article 18 (Statutory Exemptions), §15268(a) & (c) (Ministerial Projects).

Site plan reviews, outlined in Section 15.130 of the Glenn County Code, are deemed as a ministerial project within Glenn County Title 15, Unified Development Code (Title 15, Division 2, Part 1).

2.2 GENERAL PLAN AND ZONING CONSISTENCY

The site is designated “Intensive Agriculture” in the Glenn County General Plan and is zoned “AP-40” Agriculture Preserve Zone (36-acre, minimum parcel size). The site is in an area of existing agricultural use and agriculture accessory buildings are a permitted use in the “AP-40” zone (Glenn County Code Chapter 15.460.020) (Finding 1). The proposal will not adversely affect any surrounding uses in the area and will not adversely affect the General Plan (Finding 4).

2.2.1 “AP” Agriculture Preserve Zone (Glenn County Code Chapter 15.460):

Permitted Uses (Glenn County Code §15.460.020):
The proposed cold storage structure is a permitted use under Glenn County Code §15.460.020(J)

Maximum Building Height (Glenn County Code §15.460.060)
The maximum building height in “AP-40” is fifty feet for agricultural buildings or structures. The peak height of the structure is 29.5 feet; therefore, it will meet the height requirement for the Agriculture Preserve zoning district §15.460.060(B).

Minimum Distance Between Structures (Glenn County Code §15.460.070):
The proposed project is for a cold storage structure and will not provide shelter to livestock; therefore, Glenn County Code §15.460.070(B) does not apply.

Minimum Yard Requirements (Glenn County Code §15.460.080):
The proposals front, side, and rear yards exceed 30 feet; therefore, the minimum yard requirements for the Agriculture Preserve Zone will be met.

2.3 WILLIAMSON ACT CONTRACT

The project site is zoned AP-80 and is under a Land Conservation Contract 8-192. According to California Government Code Section 51238.1, uses approved on contracted land shall be consistent with the principles found in that statute. The proposal is for the construction of an Agriculture Accessory Structure. The proposal will not displace or impair current or reasonably foreseeable agriculture operations; will not result in the removal of any land from agriculture or open-space use and is not a residential subdivision. It is concluded this proposal is consistent with principles found in Section 51238.1 of the California Government Code. Additionally, this proposal would not represent a violation of Section 51250 of the California Government Code, as the proposal is for the expansion an Agriculture Accessory Structure.

2.4 GENERAL PROVISIONS

Flood Zone Designation:
The project site is located within Flood Zone “X” according to Flood Insurance Rate Map (FIRM) No. 06021C0550D, dated August 5, 2010 issued by the Federal Emergency Management Agency (FEMA). Flood Zone “X” (unshaded) consists of areas of minimal risk outside the 1-percent and 0.2-percent annual chance floodplains. No base flood elevations or base flood depths are shown within this zone.

Code Violations:
No records of violations exist on the property, the purpose of this site plan review is to permit a previously unpermitted structure; therefore, the proposed building and Site Plan Review are compliant with Glenn County Code §15.130.050(F) (Finding 6).

Fire Protection Regulations:
This project lies within the Orland Fire Protection District. The fire district was provided the application information regarding the proposal and submitted comments regarding the proposal. The following Compliance Requirement has been added to insure fire protection requirements are met.

> Compliance Requirement
> Prior to issuance of Building Permit (Zone Clearance), fire protective measures approved by the Orland Fire Protection District and Glenn County Fire Marshal (or Designee) shall be submitted to the Planning and Community Development Services Agency.

Pacific Gas and Electric Company:
Pacific Gas and Electric (PG&E) was provided the application information and submitted a letter regarding the proposal (attached).

Public Works:
Glenn County Public Works Agency was provided the application information regarding the proposal and made no comments.

Environmental Health:
The Glenn County Environmental Health Department was provided the application information and have recommended it be found complete for further processing.

3 NOTICE TO APPLICANT/AGENT

This site plan review is not a building permit. It is the applicant's responsibility to secure the necessary permits in all affected federal, state, and local agencies and submit copies of such permits to the Planning & Community Development Services Agency.

If upon approval of this site plan review any problem, nuisance, or health hazard arises from the operation allowed by this review, the director shall determine the need to revise or modify the use or require additional Compliance Requirements.

In addition to the staff report and Compliance Requirements, the applicant's and his/her technical or project management representative's attention is directed to the attached memoranda from agencies reflecting their comments on reviewing the application. The items noted are a guide to assist in meeting the requirements of applicable government codes. The items listed are a guide and not intended to be a comprehensive summary of all codified requirements or site-specific requirements.

3.1 Permit Issuance And Appeal Period (Glenn County Code §15.130.060)

Site plan review permits shall be effective upon issuance, unless within ten (10) calendar days of a decision by the Director, the decision is appealed as provided for in Section 15.050.010. In the case of an appeal being filed, the site plan review permit shall not have any force or effect until a decision is made by the Approving Authority on such an appeal.

Additionally, site plan review permit approvals shall not be valid until the permittee has agreed in writing to each term and requirement thereof.

4 FINDINGS

As described and found in this report, and in accordance with Glenn County Code Section 15.130.050, the Approving Authority shall only approve or conditionally approve a site plan review permit if all of the following findings are made:

Finding 1
The proposed use is a permitted and allowed use in the “AP-80” zoning district.

Finding 2
The site for the project is adequate in size, shape, location, and physical characteristics to accommodate the proposed project.

Finding 3
There are adequate public or private services, including but not limited to fire protection, water supply, sewage disposal, and storm drainage.

Finding 4
The project is in conformance with the applicable provisions and policies of Title 15 of the Glenn County Code and the Glenn County General Plan.

Finding 5
The county roads are reasonably adequate to safely accommodate the proposed project.

Finding 6
After searching county records, no violation of the Glenn County Code currently exists on the property.

COMPLIANCE REQUIREMENT

Site Plan Review 2021-007

APN: 023-200-039

1. That the area of operation shall be confined to those areas as shown on the site plan being identified as Exhibit “A” as submitted and on file at the Glenn County Planning & Community Development Services Agency.

2. Prior to issuance of Building Permit (Zone Clearance), fire protective measures approved by the Orland Fire Protection District and Glenn County Fire Marshal (or Designee) shall be submitted to the Planning and Community Development Services Agency.

Acknowledgment:

I hereby declare that I have read the foregoing conditions that they are in fact the conditions that were imposed upon the granting of this permit, and that I agree to abide fully by said conditions. Additionally, I have read the staff report and I am aware of codified county, state, and/or federal standards and regulation that shall be met with the granting of this permit.

Missing Piece LLC:_____
Landowner/Applicant (Print Name and Position)

Signature: _____ Date: _____

CARROW CONSTRUCTION CO.
6670 County Rd. 25 • Orland, CA 95963
(530) 865-2961 • Cell: (530) 570-1164 • Fax: (530) 865-2962 • CL #826340
E-Mail Address: CarrowConstruction@msn.com

To: Orland Fire Department
Permit #B2105-0015
Whomever this may concern,

Baugher Ranch Organics along with Carrow Construction Co. proposes to install a water storage facility on the premises of Baugher Ranch Organics. This would be for the requirements of fire suppression if needed. The water storage would be a minimum of two 5000 Gallon tanks for a total of 10,000 Gallons. A booster pump of a minimum of 230 Gallons would be installed along with two 2 ½" fire hose discharge connectors. Enclosed is a site plan of the locations of the tanks and pump and three examples of possible booster pumps to be used in the install. This system will be installed prior to the final for the current permit listed above (New Cold Storage) and will need be accepted by the Orland Fire Dept. Chief, Justin Chaney.

Ben Carrow
(530) 570-1164

RECEIVED
JUN 7 2021
BY:

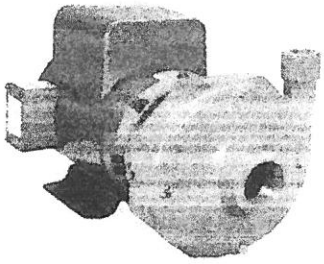
Find everything you need to help your business recover and reopen. Learn more.

GOULDS WATER TECHNOLOGY

Centrifugal Pump, 10 HP, 200 ft. Max. Head

Zoro #: G4848000 **Mfr #:** 5BF1LBC0

No Reviews | Write the First Review
0
out
of
5
stars



zoro Menu

Help us improve our product images

230 GPM

$2,808.31

- **HP - Pumps:** 10 hp
- **Max. GPM @ Head:** 230 @ 90 ft
- **Max. Case Pressure:** 175 psi

See full product details

Help Sign In Cart 0

Limited Stock

Power (VAC)	230 / 460
Power (Hz)	60
Power (amps)	8.10
Power (Phase)	3
Wetted Materials	304 SS casing/volute, casing cover, impeller; nitrile O-ring; carbon/ceramic/nitrile mechanical seal
Max Temperature (° F)	140
Max Temperature (° C)	60
Duty Cycle Continuous	Yes
Width (in)	7.125
Length (in)	14.375
Height (in)	10
Width (cm)	18.1
Length (cm)	36.5
Height (cm)	25.4
Motor hp	3
Description	304 SS Open-Impeller Centrifugal Pump; 230 GPM/53 ft, 230/460V

- Top centerline discharge ensures self-venting of entrapped gases
- Maximum flow rate 230 GPM
- Maximum feet of head 53 ft
- Operates on 230/460 VAC

MORE ABOUT THIS ITEM

Typical applications include food process, cooling systems, beverage processing and pharmaceutical services. The open impeller design means the pump can easily handle suspended solids up to a 3/4" spherical shape. Pumps are non-overloading and rated for continuous duty throughout entire operating range for reliable performance and long life.

Cole-Parmer | 625 East Bunker Ct Vernon Hills , IL 60061 United States
Telephone: 1-800-323-4340 , 1-847-549-7600 | Fax: 1-847-247-2929 | Email: sales@coleparmer.com
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ACCEPT COOKIES

GOULDS Pumps GT20 IRRI-Gator Self-Priming Single Phase Centrifugal Pump, 2 hp, Blue

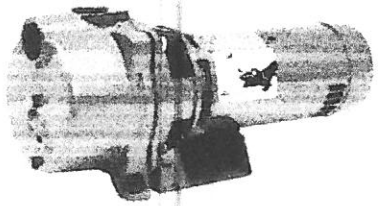
Brand: Goulds Pump

88 ratings | 64 answered questions

Price: $765.00 Prime FREE Delivery

May be available at a lower price from other sellers, potentially without free Prime shipping.

- 2 HP Motor / 230 Volt with built-in overload with automatic reset
- Pipe connections: 1 1/2" NPT suction 1 1/2" NPT discharge
- Great Pump for lawn sprinkling, irrigation, AC systems, Heat pumps, Water transfer or Dewatering
- Up to 86 GPM at 5ft suction lift @ 20psi
- Self-Priming Design (After initial Priming)



Click image to open expanded view

Specifications for this item

Body Material	Cast Iron
Brand Name	Goulds Pump
Color	Blue
Connector Type	Npt
Ean	0094701077393 , 0697666117144
For use with what product?	water

See more

See more product details

New (5) from $755.00 & **FREE Shipping**

Report incorrect product information.

3 in line @ 86 GPM
= 258 GPM

$765

Prime

FREE

11 for

Order

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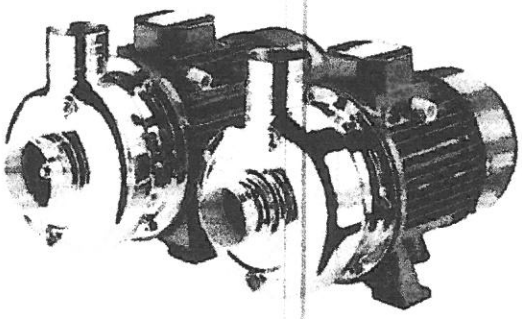

Masterflex Open Impeller Centrifugal Pump, 230 GPM/53 ft, 304 SS; 230/460V

Masterflex – Item # UX-75506-09

No Reviews Write the First Review

Suitable for suspended solids

- Close-coupled design offers smallest possible footprint to save space
- Back-pullout construction allows for servicing of pump without disturbing inlet and outlet piping
- Top centerline discharge ensures self-venting of entrapped gases
- Maximum flow rate 230 GPM
- Maximum feet of head 53 ft

$1,284.50 USD / EACH

Usually Ships in 8 Days

PRODUCT OPTIONS

Specifications & Description

Max Flow Rate (GPM)	230
Max Flow Rate (LPM)	870.6
Max Head (ft)	53
Max Head (m)	16.2
Max Pressure (PSI)	125
Max Pressure (bar)	8.6
Max Motor RPM (rpm)	3450
Motor Type	TEFC

CE IP 55

INCLUDES

Conduit box for hard-wiring.

KEY FEATURES

- Close-coupled design offers smallest possible footprint to save space
- Back-pullout construction allows for servicing of pump without disturbing inlet and outlet piping

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ACCEPT COOKIES

(N) CONCRETE PAD FOR CONDENSING UNITS

CONNECT (N) EXIT TO (E) PATH OF TRAVEL

10'-0" 110'-0" 10'-0"

2nd EXIT

(E) PATH OF TRAVEL

13'-0"

(N) COLD STORAGE
5-2 OCC.
11,990 S.F.
110' x 109'

109'-0"

10x40 SL DOOR W/ 3x7 MAN DOOR (NON ACCESSIBLE)

ACCESSIBLE ENTRY/EXIT

(N) CONC. PAD

11'-0"

(E) COLD STORAGE
80' x 120'

(E) COLD STORAGE
60' x 100'

(E) LOADING DOCK

TO (E) SEPTIC SYSTEM

(E) ACCESSIBLE MEN'S LAVATORY AND ACCESSIBLE WOMEN'S LAVATORY

(E) SORTING BUILDING
100' x 120'

(E) CANOPY
U OCC.
DRIVE THRU UNLOADING
12,000 S.F.
50'x240'

(E) RECEIVING
S-1 OCC.
12,000 S.F.
50'x240'
MATERIALS: ALMONDS

(E) CONC. PAD

18'-0"

(E) CANOPY

(E) SORTING BUILDING
U OCC.
3,500 S.F.
35'x100'

(E) CONC. PAD

(2) EXISTING ACCESSIBLE PARKING STALLS

(E) 60'x100' CONC. FOUNDATION OF ROASTING BUILDING (BURNED DOWN)

2-HOUR OCC. SEP

2-HOUR OCC. SEP

(E) RECEIVING BUILDING
U OCC.
7,800 S.F.
60'x130'

20'-0"

BOILER ROOM

(E) OFFICE

(E) PATH OF TRAVEL

(E) SEPTIC TANK

(E) OFFICE

(E) WAREHOUSE

(E) COLD STORAGE
50'x60'

2-5000 GAL STORAGE TANKS

75'

100' LEECH FREE

230 GPM MIN. BOOSTER PUMP w/ 2-2½" FIRE HOSE DISCHARGE CONNECTORS

(E) MAIN PANEL AND X-FRMR

(2) EXISTING PROPANE TANKS

APPROXIMATE LOCATION OF (E) WELL

(E) LEACH FIELD

(E) ACCESSIBLE UNISEX AND ACCESSIBLE WOMEN'S RESTROOMS

(E) VAN ACCESSIBLE STALL

(E) A.C. PARKING AREA
26 PARKING SPACES

12'-0"

40'-0"

(E) P.P.

(E) P.P.

(E) P.P.

COUNTY ROAD 25

RECEIVED
JUN 7 2021
BY:

N

SITE PLAN
SCALE: 1" = 20'-0"
0' 10' 20' 40'

Revisions:

Plot Date: 2/8/2021

GARY HAWKINS ARCHITECT
3045 Ceres Ave. Ste.135
Chico, CA 95973
(530) 892-2700
gary@ghachico.com

LICENSED ARCHITECT
GARY HAWKINS
No. C 18693
REN ____
STATE OF CALIFORNIA

NEW COLD STORAGE BUILDING FOR:
BAUGHER RANCH ORGANICS
7030 COUNTY RD 25, ORLAND CA 95963
APN: 023-200-031-000

Date: 2-2021
Drawn: GC
Job No: 19-121
SHEET NAME:
SITE PLAN

SHEET NUMBER:
A1
of:

I:\CAD\DATACAD\JOB FILES\19-121 BAUGHER RANCH COLD STORAGE\DRAWING FILES\19-121 ID SITE PLAN D5.4 2/8/2021 15:50

Pacific Gas and Electric Company

Plan Review Team
Land Management

PGEPlanReview@pge.com

6111 Bollinger Canyon Road 3370A
San Ramon, CA 94583

May 18, 2021

Greg Conant
County of Glenn
225 N Tehama St
Willows, CA 95988

Ref: Gas and Electric Transmission and Distribution

Dear Greg Conant,

Thank you for submitting the 7030 County Rd 25 plans for our review. PG&E will review the submitted plans in relationship to any existing Gas and Electric facilities within the project area. If the proposed project is adjacent/or within PG&E owned property and/or easements, we will be working with you to ensure compatible uses and activities near our facilities.

Attached you will find information and requirements as it relates to Gas facilities (Attachment 1) and Electric facilities (Attachment 2). Please review these in detail, as it is critical to ensure your safety and to protect PG&E's facilities and its existing rights.

Below is additional information for your review:

1. This plan review process does not replace the application process for PG&E gas or electric service your project may require. For these requests, please continue to work with PG&E Service Planning: https://www.pge.com/en_US/business/services/building-and-renovation/overview/overview.page.

2. If the project being submitted is part of a larger project, please include the entire scope of your project, and not just a portion of it. PG&E's facilities are to be incorporated within any CEQA document. PG&E needs to verify that the CEQA document will identify any required future PG&E services.

3. An engineering deposit may be required to review plans for a project depending on the size, scope, and location of the project and as it relates to any rearrangement or new installation of PG&E facilities.

Any proposed uses within the PG&E fee strip and/or easement, may include a California Public Utility Commission (CPUC) Section 851 filing. This requires the CPUC to render approval for a conveyance of rights for specific uses on PG&E's fee strip or easement. PG&E will advise if the necessity to incorporate a CPUC Section 851filing is required.

This letter does not constitute PG&E's consent to use any portion of its easement for any purpose not previously conveyed. PG&E will provide a project specific response as required.

Sincerely,

Plan Review Team
Land Management

Attachment 1 – Gas Facilities

There could be gas transmission pipelines in this area which would be considered critical facilities for PG&E and a high priority subsurface installation under California law. Care must be taken to ensure safety and accessibility. So, please ensure that if PG&E approves work near gas transmission pipelines it is done in adherence with the below stipulations. Additionally, the following link provides additional information regarding legal requirements under California excavation laws: https://www.usanorth811.org/images/pdfs/CA-LAW-2018.pdf

1. Standby Inspection: A PG&E Gas Transmission Standby Inspector must be present during any demolition or construction activity that comes within 10 feet of the gas pipeline. This includes all grading, trenching, substructure depth verifications (potholes), asphalt or concrete demolition/removal, removal of trees, signs, light poles, etc. This inspection can be coordinated through the Underground Service Alert (USA) service at 811. A minimum notice of 48 hours is required. Ensure the USA markings and notifications are maintained throughout the duration of your work.

2. Access: At any time, PG&E may need to access, excavate, and perform work on the gas pipeline. Any construction equipment, materials, or spoils may need to be removed upon notice. Any temporary construction fencing installed within PG&E's easement would also need to be capable of being removed at any time upon notice. Any plans to cut temporary slopes exceeding a 1:4 grade within 10 feet of a gas transmission pipeline need to be approved by PG&E Pipeline Services in writing PRIOR to performing the work.

3. Wheel Loads: To prevent damage to the buried gas pipeline, there are weight limits that must be enforced whenever any equipment gets within 10 feet of traversing the pipe.

Ensure a list of the axle weights of all equipment being used is available for PG&E's Standby Inspector. To confirm the depth of cover, the pipeline may need to be potholed by hand in a few areas.

Due to the complex variability of tracked equipment, vibratory compaction equipment, and cranes, PG&E must evaluate those items on a case-by-case basis prior to use over the gas pipeline (provide a list of any proposed equipment of this type noting model numbers and specific attachments).

No equipment may be set up over the gas pipeline while operating. Ensure crane outriggers are at least 10 feet from the centerline of the gas pipeline. Transport trucks must not be parked over the gas pipeline while being loaded or unloaded.

4. Grading: PG&E requires a minimum of 36 inches of cover over gas pipelines (or existing grade if less) and a maximum of 7 feet of cover at all locations. The graded surface cannot exceed a cross slope of 1:4.

5. Excavating: Any digging within 2 feet of a gas pipeline must be dug by hand. Note that while the minimum clearance is only 12 inches, any excavation work within 24 inches of the edge of a pipeline must be done with hand tools. So to avoid having to dig a trench entirely with hand tools, the edge of the trench must be over 24 inches away. (Doing the math for a 24 inch

wide trench being dug along a 36 inch pipeline, the centerline of the trench would need to be at least 54 inches [24/2 + 24 + 36/2 = 54] away, or be entirely dug by hand.)

Water jetting to assist vacuum excavating must be limited to 1000 psig and directed at a 40° angle to the pipe. All pile driving must be kept a minimum of 3 feet away.

Any plans to expose and support a PG&E gas transmission pipeline across an open excavation need to be approved by PG&E Pipeline Services in writing PRIOR to performing the work.

6. Boring/Trenchless Installations: PG&E Pipeline Services must review and approve all plans to bore across or parallel to (within 10 feet) a gas transmission pipeline. There are stringent criteria to pothole the gas transmission facility at regular intervals for all parallel bore installations.

For bore paths that cross gas transmission pipelines perpendicularly, the pipeline must be potholed a minimum of 2 feet in the horizontal direction of the bore path and a minimum of 12 inches in the vertical direction from the bottom of the pipe with minimum clearances measured from the edge of the pipe in both directions. Standby personnel must watch the locator trace (and every ream pass) the path of the bore as it approaches the pipeline and visually monitor the pothole (with the exposed transmission pipe) as the bore traverses the pipeline to ensure adequate clearance with the pipeline. The pothole width must account for the inaccuracy of the locating equipment.

7. Substructures: All utility crossings of a gas pipeline should be made as close to perpendicular as feasible (90° +/- 15°). All utility lines crossing the gas pipeline must have a minimum of 12 inches of separation from the gas pipeline. Parallel utilities, pole bases, water line ‘kicker blocks’, storm drain inlets, water meters, valves, back pressure devices or other utility substructures are not allowed in the PG&E gas pipeline easement.

If previously retired PG&E facilities are in conflict with proposed substructures, PG&E must verify they are safe prior to removal. This includes verification testing of the contents of the facilities, as well as environmental testing of the coating and internal surfaces. Timelines for PG&E completion of this verification will vary depending on the type and location of facilities in conflict.

8. Structures: No structures are to be built within the PG&E gas pipeline easement. This includes buildings, retaining walls, fences, decks, patios, carports, septic tanks, storage sheds, tanks, loading ramps, or any structure that could limit PG&E’s ability to access its facilities.

9. Fencing: Permanent fencing is not allowed within PG&E easements except for perpendicular crossings which must include a 16 foot wide gate for vehicular access. Gates will be secured with PG&E corporation locks.

10. Landscaping: Landscaping must be designed to allow PG&E to access the pipeline for maintenance and not interfere with pipeline coatings or other cathodic protection systems. No trees, shrubs, brush, vines, and other vegetation may be planted within the easement area. Only those plants, ground covers, grasses, flowers, and low-growing plants that grow unsupported to a maximum of four feet (4’) in height at maturity may be planted within the easement area.

11. Cathodic Protection: PG&E pipelines are protected from corrosion with an “Impressed Current” cathodic protection system. Any proposed facilities, such as metal conduit, pipes, service lines, ground rods, anodes, wires, etc. that might affect the pipeline cathodic protection system must be reviewed and approved by PG&E Corrosion Engineering.

12. Pipeline Marker Signs: PG&E needs to maintain pipeline marker signs for gas transmission pipelines in order to ensure public awareness of the presence of the pipelines. With prior written approval from PG&E Pipeline Services, an existing PG&E pipeline marker sign that is in direct conflict with proposed developments may be temporarily relocated to accommodate construction work. The pipeline marker must be moved back once construction is complete.

13. PG&E is also the provider of distribution facilities throughout many of the areas within the state of California. Therefore, any plans that impact PG&E’s facilities must be reviewed and approved by PG&E to ensure that no impact occurs which may endanger the safe operation of its facilities.

Attachment 2 – Electric Facilities

It is PG&E's policy to permit certain uses on a case by case basis within its electric transmission fee strip(s) and/or easement(s) provided such uses and manner in which they are exercised, will not interfere with PG&E's rights or endanger its facilities. Some examples/restrictions are as follows:

1. Buildings and Other Structures: No buildings or other structures including the foot print and eave of any buildings, swimming pools, wells or similar structures will be permitted within fee strip(s) and/or easement(s) areas. PG&E's transmission easement shall be designated on subdivision/parcel maps as "**RESTRICTED USE AREA – NO BUILDING."**

2. Grading: Cuts, trenches or excavations may not be made within 25 feet of our towers. Developers must submit grading plans and site development plans (including geotechnical reports if applicable), signed and dated, for PG&E's review. PG&E engineers must review grade changes in the vicinity of our towers. No fills will be allowed which would impair ground-to-conductor clearances. Towers shall not be left on mounds without adequate road access to base of tower or structure.

3. Fences: Walls, fences, and other structures must be installed at locations that do not affect the safe operation of PG&'s facilities. Heavy equipment access to our facilities must be maintained at all times. Metal fences are to be grounded to PG&E specifications. No wall, fence or other like structure is to be installed within 10 feet of tower footings and unrestricted access must be maintained from a tower structure to the nearest street. Walls, fences and other structures proposed along or within the fee strip(s) and/or easement(s) will require PG&E review; submit plans to PG&E Centralized Review Team for review and comment.

4. Landscaping: Vegetation may be allowed; subject to review of plans. On overhead electric transmission fee strip(s) and/or easement(s), trees and shrubs are limited to those varieties that do not exceed 15 feet in height at maturity. PG&E must have access to its facilities at all times, including access by heavy equipment. No planting is to occur within the footprint of the tower legs. Greenbelts are encouraged.

5. Reservoirs, Sumps, Drainage Basins, and Ponds: Prohibited within PG&E's fee strip(s) and/or easement(s) for electric transmission lines.

6. Automobile Parking: Short term parking of movable passenger vehicles and light trucks (pickups, vans, etc.) is allowed. The lighting within these parking areas will need to be reviewed by PG&E; approval will be on a case by case basis. Heavy equipment access to PG&E facilities is to be maintained at all times. Parking is to clear PG&E structures by at least 10 feet. Protection of PG&E facilities from vehicular traffic is to be provided at developer's expense AND to PG&E specifications. Blocked-up vehicles are not allowed. Carports, canopies, or awnings are not allowed.

7. Storage of Flammable, Explosive or Corrosive Materials: There shall be no storage of fuel or combustibles and no fueling of vehicles within PG&E's easement. No trash bins or incinerators are allowed.

8. Streets and Roads: Access to facilities must be maintained at all times. Street lights may be allowed in the fee strip(s) and/or easement(s) but in all cases must be reviewed by PG&E for proper clearance. Roads and utilities should cross the transmission easement as nearly at right angles as possible. Road intersections will not be allowed within the transmission easement.

9. Pipelines: Pipelines may be allowed provided crossings are held to a minimum and to be as nearly perpendicular as possible. Pipelines within 25 feet of PG&E structures require review by PG&E. Sprinklers systems may be allowed; subject to review. Leach fields and septic tanks are not allowed. Construction plans must be submitted to PG&E for review and approval prior to the commencement of any construction.

10. Signs: Signs are not allowed except in rare cases subject to individual review by PG&E.

11. Recreation Areas: Playgrounds, parks, tennis courts, basketball courts, barbecue and light trucks (pickups, vans, etc.) may be allowed; subject to review of plans. Heavy equipment access to PG&E facilities is to be maintained at all times. Parking is to clear PG&E structures by at least 10 feet. Protection of PG&E facilities from vehicular traffic is to be provided at developer's expense AND to PG&E specifications.

12. Construction Activity: Since construction activity will take place near PG&E's overhead electric lines, please be advised it is the contractor's responsibility to be aware of, and observe the minimum clearances for both workers and equipment operating near high voltage electric lines set out in the High-Voltage Electrical Safety Orders of the California Division of Industrial Safety (https://www.dir.ca.gov/Title8/sb5g2.html), as well as any other safety regulations. Contractors shall comply with California Public Utilities Commission General Order 95 (http://www.cpuc.ca.gov/gos/GO95/go_95_startup_page.html) and all other safety rules. No construction may occur within 25 feet of PG&E's towers. All excavation activities may only commence after 811 protocols has been followed.

Contractor shall ensure the protection of PG&E's towers and poles from vehicular damage by (installing protective barriers) Plans for protection barriers must be approved by PG&E prior to construction.

13. PG&E is also the owner of distribution facilities throughout many of the areas within the state of California. Therefore, any plans that impact PG&E's facilities must be reviewed and approved by PG&E to ensure that no impact occurs that may endanger the safe and reliable operation of its facilities.

Greg Conant

From: Fire Chief <firechief@cityoforland.com>
Sent: Monday, June 7, 2021 9:00 AM
To: Greg Conant
Subject: Re: SPR2021-007, Missing Piece LLC, Cold Storage, Request for Review

Morning Greg,

We have worked out what we are going to require form Missing Piece LLC. Ben Carrow the contractor has provided us with site plan, tank size and pump capacity that would work for Orland Fire. He has given me a copy and will be dropping off a copy of this with you guys. I will give my approval to move forward with the project based on the additions they will be making. Any questions let me know. Thanks

Justin Chaney
Orland Fire Chief
Office- (530)865-1625
Fax- (530)865-1648
Email- jchaney@cityoforland.com

From: Greg Conant <GConant@countyofglenn.net>
Date: Tuesday, May 18, 2021 at 8:19 AM
To: Fire Chief <firechief@cityoforland.com>
Cc: Micaela Alva <malva@cityoforland.com>, Morten Myers <mortenm@csgengr.com>
Subject: RE: SPR2021-007, Missing Piece LLC, Cold Storage, Request for Review

Thank you for your comment; I will notify the applicant. Please keep me updated on what is being required.

Greg Conant
Assistant Planner
Glenn County Planning
& Community Development Services Agency
225 North Tehama Street, Willows, CA 95988
Email gconant@countyofglenn.net
Phone: 530-934-6540

From: Fire Chief <firechief@cityoforland.com>
Sent: Tuesday, May 18, 2021 7:55 AM
To: Greg Conant <GConant@countyofglenn.net>
Cc: Micaela Alva <malva@cityoforland.com>; Morten Myers <mortenm@csgengr.com>
Subject: Re: SPR2021-007, Missing Piece LLC, Cold Storage, Request for Review

Hi Greg,

The Orland Fire Protection District will not sign off on this project without some type of water storage system in place at the nut facility. I have spoken with Mort Myers from CSG and shared my concerns with him. He will be determining how large of storage tank would be required for the facility. We will need this issue addressed before giving our consent on the project. Thank you

Justin Chaney
Orland Fire Chief
Office- (530)865-1625
Fax- (530)865-1648
Email- jchaney@cityoforland.com

From: Greg Conant <GConant@countyofglenn.net>
Date: Monday, May 17, 2021 at 2:06 PM
Subject: SPR2021-007, Missing Piece LLC, Cold Storage, Request for Review

To Whom It May Concern,

This email is in lieu of a hardcopy being sent to your attention.

Please accept the Request for Review for comments. Documentation is available at SPR2021-007, Missing Piece LLC, Cold Storage, Request for Review and/or https://www.countyofglenn.net/sites/default/files/Planning/spr/SPR2021-007%2C%20Missing%20Piece%2C%20Cold%20Strorage%2C%20Request%20for%20Review.pdf

If you have any issues viewing the document(s) online, please contact the Planning Division.

Thank you for your time regarding this matter.

Greg Conant
Assistant Planner
Glenn County Planning
& Community Development Services Agency
225 North Tehama Street, Willows, CA 95988

(N) CONCRETE PAD FOR CONDENSING UNITS

CONNECT (N) EXIT TO (E) PATH OF TRAVEL

10'-0" 110'-0" 10'-0"

2nd EXIT

(E) PATH OF TRAVEL

13'-0"

(N) COLD STORAGE
5-2 OCC.
11,990 S.F.
110' x 109'

109'-0"

10x40 SL DOOR W/ 3x7 MAN DOOR (NON ACCESSIBLE)

ACCESSIBLE ENTRY/EXIT

(N) CONC. PAD

11'-0"

(E) COLD STORAGE
80' x 120'

(E) COLD STORAGE
60' x 100'

(E) LOADING DOCK

TO (E) SEPTIC SYSTEM

(E) ACCESSIBLE MEN'S LAVATORY AND ACCESSIBLE WOMEN'S LAVATORY

(E) SORTING BUILDING
100' x 120'

(E) CANOPY
U OCC.
DRIVE THRU UNLOADING
12,000 S.F.
50'x240'

(E) RECEIVING
S-1 OCC.
12,000 S.F.
50'x240'
MATERIALS: ALMONDS

(E) CONC. PAD

18'-0"

(E) CANOPY

(E) SORTING BUILDING
U OCC.
3,500 S.F.
35'x100'

(E) CONC. PAD

(2) EXISTING ACCESSIBLE PARKING STALLS

(E) 60'x100' CONC. FOUNDATION OF ROASTING BUILDING (BURNED DOWN)

2-HOUR OCC. SEP

2-HOUR OCC. SEP

(E) RECEIVING BUILDING
U OCC.
7,800 S.F.
60'x130'

20'-0"

BOILER ROOM

(E) OFFICE

(E) PATH OF TRAVEL

(E) SEPTIC TANK

(E) OFFICE

(E) WAREHOUSE

(E) COLD STORAGE
50'x60'

2-5000 GAL STORAGE TANKS

75'

100' LEECH FREE

230 GPM MIN. BOOSTER PUMP w/ 2-2½" FIRE HOSE DISCHARGE CONNECTORS

(E) MAIN PANEL AND X-FRMR

(2) EXISTING PROPANE TANKS

APPROXIMATE LOCATION OF (E) WELL

(E) LEACH FIELD

(E) ACCESSIBLE UNISEX AND ACCESSIBLE WOMEN'S RESTROOMS

(E) VAN ACCESSIBLE STALL

(E) A.C. PARKING AREA
26 PARKING SPACES

12'-0"

40'-0"

(E) P.P.

(E) P.P.

(E) P.P.

COUNTY ROAD 25

RECEIVED
JUN 7 2021
BY:

N

SITE PLAN
SCALE: 1" = 20'-0"
0' 10' 20' 40'

Revisions:

Plot Date: 2/8/2021

GARY HAWKINS ARCHITECT
3045 Ceres Ave. Ste.135
Chico, CA 95973
(530) 892-2700
gary@ghachico.com

LICENSED ARCHITECT
GARY HAWKINS
No. C 18693
REN ____
STATE OF CALIFORNIA

NEW COLD STORAGE BUILDING FOR:
BAUGHER RANCH ORGANICS
7030 COUNTY RD 25, ORLAND CA 95963
APN: 023-200-031-000

Date: 2-2021
Drawn: GC
Job No: 19-121
SHEET NAME:
SITE PLAN

SHEET NUMBER:
A1
of:

I:\CAD\DATACAD\JOB FILES\19-121 BAUGHER RANCH COLD STORAGE\DRAWING FILES\19-121 ID SITE PLAN D5.4 2/8/2021 15:50

GLENN COUNTY
Planning & Community Development Services Agency
Environmental Health Department

225 N Tehama St.
Willows, CA 95988
Tel: 530.934.6102 Fax: 530.934.6103
www.countyofglenn.net

DONALD RUST, Director

Date: May 21, 2021

To: Greg Conant, Assistant Planner
Planning & Community Development Services Agency (PCDSA)
(Via Email)

From: Kevin Backus, REHS
Director, PCDSA - Environmental Health Department

Re: Site Plan Review 2021-007, APN 023-200-038, Missing Piece (Cold Storage)

We have reviewed the application information for the project noted above and recommend it be found complete for further processing. We have the following comments/requirements:

1. The parcel has an existing water well and 2 existing onsite wastewater treatment systems.
2. The proposed Cold Storage Building is not approved for any wastewater discharge.
3. Any wastewater discharge from the proposed Cold Storage Building in the future shall be approved under a permit from the Environmental Health Department.

Please contact Environmental Health at 530-934-6102 with any questions on this matter.

PUBLIC WORKS AGENCY

P.O. Box 1070 / 777 N. Colusa Street
Willows, CA 95988

Talia Richardson, Interim Director

Airports
Engineering
Flood Control
Roads & Bridges
Solid Waste
Surveyor

May 24, 2021

Glenn County Planning and
Community Development Services
225 N. Tehama Street
Willows, CA 95988

Attn: Greg Conant, Assistant Planner

Subject: Site Plan Review 2021-007 – Missing Piece, LLC

Comments

Public Works requirements, if any, will be addressed through the Encroachment Permit process.

Conditions

None

Michael Biggs

Michael Biggs
Engineering Technician III
Glenn County Public Works

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 District/CUPA
- ☒ Glenn County Assessor
- ☒ Glenn County Building Inspector
- ☒ Glenn County Engineering & Surveying Division
- ☒ Glenn County Environmental Health Department
- ☒ Glenn County Sheriff's Department
- ☐ Glenn County Board of Supervisors
- ☐ Glenn County Counsel
- ☐ 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

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, Office of Mine Reclamation (OMR)
- ☐ Department 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
- ☐ CalRecycle

OTHER

- ☐ Western Area Power Administration
- ☐ Sacramento River National Wildlife Refuge
- ☐ City of Willows
- ☐ Community Services District:
- ☒ Pacific Gas and Electric Company (PG&E)
- ☒ Fire Protection District: Orland
- ☐ Glenn County Resource Conservation District
- ☐ School District:
- ☐ Northeast Center of the California Historical Resources Information System
- ☐ Railroad:
- ☐ Reclamation District:
- ☐ Water/Irrigation District: Orland Unit Water User's Association
- ☐ Special District:
- ☐ Tehama-Colusa Canal Authority
- ☐ UC Cooperative Extension Office

DATE: May 17, 2021

PROPOSAL: Site Plan Review 2021-007
Missing Piece LLC, Cold Storage

PLANNER: Greg Conant, Assistant Planner; gconant@countyofglenn.net

APPLICANT/ LANDOWNER: Missing Piece LLC
7030 County Road 35
Orland, CA 95963

PROPOSAL: Site Plan Review 2021-007
Missing Piece LLC, Cold Storage

An application for a Site Plan Review for a Cold Storage Structure has been received. The structure has overall dimensions of 109 Feet by 109 Feet (11,881 Square Feet) with a peak height of approximately 29.5 feet.

LOCATION: The project is located at 7030 County Road 25, approximately 4 miles southeast Orland. The site is located on the north side of County Road 25, east side of County Road P, south of County Road 24, west County Road U, and south of Orland in the unincorporated area of Glenn County, California

APN: 023-200-038 (37.06± acres)

ZONING: "AP-40" Agriculture Preserve Zone (36-acre, minimum parcel size)

GENERAL PLAN: "Intensive Agriculture"

FLOOD ZONE: Flood Zone "X" according to Flood Insurance Rate Map (FIRM) No. 06021C0550D, dated August 5, 2010 issued by the Federal Emergency Management Agency (FEMA). Flood Zone "X" (unshaded) consists of areas of minimal risk outside the 1-percent and 0.2-percent annual chance floodplains. No base flood elevations or base flood depths are shown within this zone.

The Glenn County Planning Division is requesting comments on this proposal for determination of completeness, potential constraints, and/or proposed Compliance Requirement. If comments are not received by **Friday, May 28, 2021,** it is assumed that there are no specific comments to be included in the analysis of the project. Comments submitted by e-mail are acceptable. 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 Compliance Requirement for this project and justification for each Requirement? When should each Compliance Requirement 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
225 North Tehama Street
Willows, CA 95988
(530) 934-6540
planning@countyofglenn.net

APPLICATION FOR SITE PLAN REVIEW

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

1. Applicant(s):

Name: Missing Piece LLC - Nisha Carnow

Address: 7030 County Road 25, Orland

Phone: 530-865-4015 E-Mail nisha@haugherranch.com

2. Property Owner(s):

Name: Missing Piece LLC

Address: 7030 County Road 25, Orland CA

Phone: 530-865-4015 E-Mail nisha@haugherranch.com

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

Name: Gary Hawkins Architect

Address: 3045 Ceres Ave. Ste 135

Phone: 892-2700 E-Mail gary@ghachico.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: _____

Mailing Address: _____

5. Existing Use of Property: Almond Processing

6. Request or Proposal: 109'x 109' Cold Storage Building for Storing Almonds

7. Address and Location of Project: 7030 County Rd 25 Orland, CA

8. Current Assessor's Parcel Number(s): 023-200-038-000

9. Existing Zoning (http://gis.gcppwa.net/zoning/): AP-80

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:*
No extra employees or changes in operational hours, only additional almond storage

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

North: 1800 ft. South: 216 ft.

East: 1160' ft. West: 730 ft.

Other Setback/s: None ft.

12. Provide the following information:

Size of Assessor Parcel: — sq.ft. 37 acres

Mean height of structure: 25 ft. Peak height of structure: 29.5 ft.

Dimensions of proposed including overhangs: 109 ft. x 109 ft.

Total Square Footage (Existing): _____ sq.ft.

Total Square Footage (Proposed): 11,881 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: [signature]

Print: Nisha Cannon

Date: 5/5/21

Address: 7030 CR-Rd. 25, Orland

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: [signature]

Print: Nisha Cannon

Date: 5/5/21

Address: 7030 CR-Rd 25, Orland

(N) CONCRETE PAD FOR CONDENSING UNITS

10'-0" MIN

110'-0"

10'-0" MIN

TO PATH OF TRAVEL/ AREA OF REFUGE

2nd EXIT

25'-3"

13'-0"

VERIFY DISTANCE - NEED 130' MIN. CLEAR

(N) COLD STORAGE
5-2 OCC.
11,990 S.F.
110' x 109'

109'-0"

10x10 SL DOOR W/ 3x1 MAN DOOR

(E) COLD STORAGE
80' x 120'

VERIFY LOCATION OF THIS BUILDING

(E) COLD STORAGE
60' x 100'

(E) LOADING DOCK

TO (E) SEPTIC SYSTEM

(E) ACCESSIBLE MEN'S LAVATORY AND ACCESSIBLE WOMEN'S LAVATORY

(E) SORTING BUILDING
100' x 120'

(E) CANOPY
U OCC.
DRIVE THRU UNLOADING
12,000 S.F.
50'x240'

(E) RECEIVING
S-1 OCC.
12,000 S.F.
50'x240'
MATERIALS: ALMONDS

VERIFY

(N) CONC. PAD

29'-0"

(E) CONC. PAD

12'-3"

17'-3"

(E) CANOPY

(E) SORTING BUILDING
U OCC.
3,500 S.F.
35'x100'

(N) CONC. WALKWAY FOR ACCESSIBLE PATH OF TRAVEL

(2) EXISTING ACCESSIBLE PARKING STALLS

(E) 60'x100' CONC. FOUNDATION OF ROASTING BUILDING (BURNED DOWN)

2-HOUR OCC. SEP

2-HOUR OCC. SEP

(E) RECEIVING BUILDING
U OCC.
7,800 S.F.
60'x130'

20'-0"

BOILER ROOM

(E) OFFICE

(E) PATH OF TRAVEL

(E) SEPTIC TANK

(E) OFFICE

(E) WAREHOUSE

(E) COLD STORAGE
50'x50'

(E) LEACH FIELD

(E) ACCESSIBLE UNISEX AND ACCESSIBLE WOMEN'S RESTROOMS

(E) MAIN PANEL AND X-FRMR

100' LEECH FREE

(2) EXISTING PROPANE TANKS

APPROXIMATE LOCATION OF (E) WELL

72'-0"

(E) VAN ACCESSIBLE STALL

(E) A.C. PARKING AREA
24 PARKING SPACES

40'-0"

(E) P.P.

(E) P.P.

(E) P.P.

COUNTY ROAD 25

N

SITE PLAN

SCALE: 1" = 20'-0"

0' 10' 20' 40'

Z:\CAD\DATACAD\2019 FILES\19-121 BAUGHER RANCH COLD STORAGE\DRAWING FILES\19-121 10 SITE PLAN D5-6 2/2/2021 15:18

Revisions:

Plot Date: 2/2/2021

GARY HAWKINS ARCHITECT
(530) 892-2700
gary@ghachico.com
3045 Ceres Ave., Ste.135
Chico, CA 95973

LICENSED ARCHITECT
GARY HAWKINS
No. C 18693
REN _____
STATE OF CALIFORNIA

NEW COLD STORAGE BUILDING FOR:
BAUGHER RANCH ORGANICS
7030 COUNTY RD 25, ORLAND CA 95963
APN: 023-200-000

Date: 2-2021
Drawn: GC
Job No: 19-127

SHEET NAME:
SITE PLAN

SHEET NUMBER:
A1
of:

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

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- ☐ Glenn County Counsel
- ☐ Glenn County Planning Commission
- ☐ Glenn LAFCO

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- ☐ U.S. Army Corps of Engineers
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- ☐ U.S. Department of Agriculture
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- ☐ Special District:
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- ☐ UC Cooperative Extension Office

DATE: May 17, 2021

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GENERAL PLAN: "Intensive Agriculture"

FLOOD ZONE: Flood Zone "X" according to Flood Insurance Rate Map (FIRM) No. 06021C0550D, dated August 5, 2010 issued by the Federal Emergency Management Agency (FEMA). Flood Zone "X" (unshaded) consists of areas of minimal risk outside the 1-percent and 0.2-percent annual chance floodplains. No base flood elevations or base flood depths are shown within this zone.

The Glenn County Planning Division is requesting comments on this proposal for determination of completeness, potential constraints, and/or proposed Compliance Requirement. If comments are not received by **Friday, May 28, 2021,** it is assumed that there are no specific comments to be included in the analysis of the project. Comments submitted by e-mail are acceptable. 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 Compliance Requirement for this project and justification for each Requirement? When should each Compliance Requirement 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
225 North Tehama Street
Willows, CA 95988
(530) 934-6540
planning@countyofglenn.net

APPLICATION FOR SITE PLAN REVIEW

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

1. Applicant(s):

Name: Missing Piece LLC - Nisha Carnow

Address: 7030 County Road 25, Orland

Phone: 530-865-4015 E-Mail nisha@haugherranch.com

2. Property Owner(s):

Name: Missing Piece LLC

Address: 7030 County Road 25, Orland CA

Phone: 530-865-4015 E-Mail nisha@haugherranch.com

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

Name: Gary Hawkins Architect

Address: 3045 Ceres Ave. Ste 135

Phone: 892-2700 E-Mail gary@ghachico.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: _____

Mailing Address: _____

5. Existing Use of Property: Almond Processing

6. Request or Proposal: 109'x 109' Cold Storage Building for Storing Almonds

7. Address and Location of Project: 7030 County Rd 25 Orland, CA

8. Current Assessor's Parcel Number(s): 023-200-038-000

9. Existing Zoning (http://gis.gcppwa.net/zoning/): AP-80

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:*
No extra employees or changes in operational hours, only additional almond storage

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

North: 1800 ft. South: 216 ft.

East: 1160' ft. West: 730 ft.

Other Setback/s: None ft.

12. Provide the following information:

Size of Assessor Parcel: — sq.ft. 37 acres

Mean height of structure: 25 ft. Peak height of structure: 29.5 ft.

Dimensions of proposed including overhangs: 109 ft. x 109 ft.

Total Square Footage (Existing): _____ sq.ft.

Total Square Footage (Proposed): 11,881 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: [signature]

Print: Nisha Cannon

Date: 5/5/21

Address: 7030 CR-Rd. 25, Orland

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: [signature]

Print: Nisha Cannon

Date: 5/5/21

Address: 7030 CR-Rd 25, Orland

(N) CONCRETE PAD FOR CONDENSING UNITS

10'-0" MIN

110'-0"

10'-0" MIN

TO PATH OF TRAVEL/ AREA OF REFUGE

2nd EXIT

25'-3"

13'-0"

VERIFY DISTANCE - NEED 130' MIN. CLEAR

(N) COLD STORAGE
5-2 OCC.
11,990 S.F.
110' x 109'

109'-0"

10x10 SL DOOR W/ 3x1 MAN DOOR

(E) COLD STORAGE
80' x 120'

VERIFY LOCATION OF THIS BUILDING

(E) COLD STORAGE
60' x 100'

(E) LOADING DOCK

TO (E) SEPTIC SYSTEM

(E) ACCESSIBLE MEN'S LAVATORY AND ACCESSIBLE WOMEN'S LAVATORY

(E) SORTING BUILDING
100' x 120'

(E) CANOPY
U OCC.
DRIVE THRU UNLOADING
12,000 S.F.
50'x240'

(E) RECEIVING
S-1 OCC.
12,000 S.F.
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MATERIALS: ALMONDS

VERIFY

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(E) 60'x100' CONC. FOUNDATION OF ROASTING BUILDING (BURNED DOWN)

2-HOUR OCC. SEP

2-HOUR OCC. SEP

(E) RECEIVING BUILDING
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7,800 S.F.
60'x130'

20'-0"

BOILER ROOM

(E) OFFICE

(E) PATH OF TRAVEL

(E) SEPTIC TANK

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(E) WAREHOUSE

(E) COLD STORAGE
50'x50'

(E) LEACH FIELD

(E) ACCESSIBLE UNISEX AND ACCESSIBLE WOMEN'S RESTROOMS

(E) MAIN PANEL AND X-FRMR

100' LEECH FREE

(2) EXISTING PROPANE TANKS

APPROXIMATE LOCATION OF (E) WELL

72'-0"

(E) VAN ACCESSIBLE STALL

(E) A.C. PARKING AREA
24 PARKING SPACES

40'-0"

(E) P.P.

(E) P.P.

(E) P.P.

COUNTY ROAD 25

N

SITE PLAN

SCALE: 1" = 20'-0"

0' 10' 20' 40'

Z:\CAD\DATACAD\2019 FILES\19-121 BAUGHER RANCH COLD STORAGE\DRAWING FILES\19-121 10 SITE PLAN D5-6 2/2/2021 15:18

Revisions:

Plot Date: 2/2/2021

GARY HAWKINS ARCHITECT
(530) 892-2700
gary@ghachico.com
3045 Ceres Ave., Ste.135
Chico, CA 95973

LICENSED ARCHITECT
GARY HAWKINS
No. C 18693
REN _____
STATE OF CALIFORNIA

NEW COLD STORAGE BUILDING FOR:
BAUGHER RANCH ORGANICS
7030 COUNTY RD 25, ORLAND CA 95963
APN: 023-200-000

Date: 2-2021
Drawn: GC
Job No: 19-127

SHEET NAME:
SITE PLAN

SHEET NUMBER:
A1
of:

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 District/CUPA
- ☒ Glenn County Assessor
- ☒ Glenn County Building Inspector
- ☒ Glenn County Engineering & Surveying Division
- ☒ Glenn County Environmental Health Department
- ☒ Glenn County Sheriff's Department
- ☐ Glenn County Board of Supervisors
- ☐ Glenn County Counsel
- ☐ 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

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, Office of Mine Reclamation (OMR)
- ☐ Department 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
- ☐ CalRecycle

OTHER

- ☐ Western Area Power Administration
- ☐ Sacramento River National Wildlife Refuge
- ☐ City of Willows
- ☐ Community Services District:
- ☒ Pacific Gas and Electric Company (PG&E)
- ☒ Fire Protection District: Orland
- ☐ Glenn County Resource Conservation District
- ☐ School District:
- ☐ Northeast Center of the California Historical Resources Information System
- ☐ Railroad:
- ☐ Reclamation District:
- ☐ Water/Irrigation District: Orland Unit Water User's Association
- ☐ Special District:
- ☐ Tehama-Colusa Canal Authority
- ☐ UC Cooperative Extension Office

DATE: May 17, 2021

PROPOSAL: Site Plan Review 2021-007
Missing Piece LLC, Cold Storage

PLANNER: Greg Conant, Assistant Planner; gconant@countyofglenn.net

APPLICANT/ LANDOWNER: Missing Piece LLC
7030 County Road 35
Orland, CA 95963

PROPOSAL: Site Plan Review 2021-007
Missing Piece LLC, Cold Storage

An application for a Site Plan Review for a Cold Storage Structure has been received. The structure has overall dimensions of 109 Feet by 109 Feet (11,881 Square Feet) with a peak height of approximately 29.5 feet.

LOCATION: The project is located at 7030 County Road 25, approximately 4 miles southeast Orland. The site is located on the north side of County Road 25, east side of County Road P, south of County Road 24, west County Road U, and south of Orland in the unincorporated area of Glenn County, California

APN: 023-200-038 (37.06± acres)

ZONING: "AP-40" Agriculture Preserve Zone (36-acre, minimum parcel size)

GENERAL PLAN: "Intensive Agriculture"

FLOOD ZONE: Flood Zone "X" according to Flood Insurance Rate Map (FIRM) No. 06021C0550D, dated August 5, 2010 issued by the Federal Emergency Management Agency (FEMA). Flood Zone "X" (unshaded) consists of areas of minimal risk outside the 1-percent and 0.2-percent annual chance floodplains. No base flood elevations or base flood depths are shown within this zone.

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SITE PLAN

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Revisions:

Plot Date: 2/2/2021

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LICENSED ARCHITECT
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REN _____
STATE OF CALIFORNIA

NEW COLD STORAGE BUILDING FOR:
BAUGHER RANCH ORGANICS
7030 COUNTY RD 25, ORLAND CA 95963
APN: 023-200-000

Date: 2-2021
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Job No: 19-127

SHEET NAME:
SITE PLAN

SHEET NUMBER:
A1
of: