

GLENN COUNTY Planning & Community Development Services Agency

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



Mardy Thomas, 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

OTHER

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

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)
- 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
- CalRecycle

DATE: May 10, 2022

PROPOSAL: Site Plan Review 2022-007, Irvin

PLANNER: Brandon Jennings, Assistant Planner
Bjennings@countyofglenn.net

APPLICANT: William D. Irvin/Sheila C. Skemp
4302 County Road KK (mailing)
Orland, CA 95963
(530) 624-0148

- LANDOWNERS: William D. Irvin/ Sheila C. Skemp
4302 County Road KK,
Orland, Ca 95963
(530) 624-0148
- PROPOSAL: Site Plan Review 2022-007, Irvin
A Site Plan Review application in order to build and operate a self-storage unit, trucking yard, small office, and a manager's house.
- LOCATION: The project site is located at 6291 County Road 12, 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.
- APN: 045-130-014 (30.54± acres)
- ZONING: "SC" Service Commercial Zone
- GENERAL PLAN: "Service Commercial"
- 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 Compliance Requirement. If comments are not received by **Tuesday, May 24, 2022**, 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 Requirements 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: May 6, 2022

**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: William D. Irvin / Sheila C. Skemp

Address: 4302 County Rd KK Orland CA 95963

Phone: 5306240148 E-Mail williamirvin45@gmail.com

2. Property Owner(s):

Name: William D. Irvin / Sheila C. Skemp

Address: 4302 County Rd KK Orland CA 95963

Phone: 5306240148 E-Mail williamirvin45@gmail.com

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

Name: self

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: NA


Mailing Address: _____

5. Existing Use of Property: None
6. Request or Proposal:
Request to build Self Storage units, trucking yard, small office and
managers house
7. Address and Location of Project: 6291 County Rd 12 Orland CA 95963
8. Current Assessor's Parcel Number(s): 045130014-9
9. Existing Zoning (<http://gis.gcppwa.net/zoning/>): SC
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:*
Hours of operation 7 AM- 7 PM, Number of employees -3, number of
trucks-3, traffic for Self Storage units, 10 self storage buildings, 1
office/managers house, 1 shop
11. Setback Dimensions (Distance from property line to proposed structure):
North: 45 ft. South: 200 ft.
East: 25 ft. West: 1000 ft.
Other Setback/s: _____ ft.
12. Provide the following information:
Size of Assessor Parcel: _____ sq.ft. 30.5 acres
Mean height of structure: 8.5 ft. Peak height of structure: 10 ft.
Dimensions of proposed including overhangs: 30 ft. x 200 ft.
Total Square Footage (Existing): 0 sq.ft.
Total Square Footage (Proposed): 60,000 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: 

Print: William Irvin/Sheila Skemp _____

Date: 5/5/2022 _____

Address: 4302 County Rd KK Orland, CA 95963 _____

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: 

Print: William Irvin/Sheila Skemp _____

Date: 5/5/2022 _____

Address: 4302 County Rd KK Orland CA 95963 _____

****This document was electronically submitted to Glenn, CA County for recording****

2021-5701

Sendy Perez
Glenn, CA - Glenn County Clerk-Recorder
12/15/2021 09:22 AM

RECORDING REQUESTED BY:
Mid Valley Title & Escrow Company

**MAIL TAX STATEMENT
AND WHEN RECORDED MAIL DOCUMENT TO:**
Sheila C. Skemp
4302 County Road KK
Orland, CA 95963

Titles: 1 Pages: 5
Fees: \$26.00
Taxes: \$385.00
Total: \$411.00

Space Above This Line for Recorder's Use Only

A.P.N.: 045-130-014

File No.: 0401-6715335 (HG)

GRANT DEED

The Undersigned Grantor(s) Declare(s): DOCUMENTARY TRANSFER TAX **\$385.00**; CITY TRANSFER TAX \$;
SURVEY MONUMENT FEE \$

- computed on the consideration or full value of property conveyed, OR
- computed on the consideration or full value less value of liens and/or encumbrances remaining at time of sale,
- unincorporated area; City of **Orland**, and

EXEMPT FROM BUILDING HOMES AND JOBS ACTS FEE PER GOVERNMENT CODE 27388.1(a)(2)

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, **Bill D. Olin and Lori J. Olin, Trustees of The Bill and Lori Olin Living Trust, dated March 23, 1995 and Leonard B. Werbin and Nancy Bennett-Werbin, Trustees of The Werbin Family Trust, dated October 20, 1992**

hereby GRANTS to **Sheila C. Skemp, an unmarried woman and William D. Irvin, an unmarried man as joint tenants**

the following described property in the City of **Orland**, County of **Glenn**, State of **California**:

SEE ATTACHED EXHIBIT "A"

Mail Tax Statements To: **SAME AS ABOVE**

Date: 12/02/2021

A.P.N.: 045-130-014

File No.: 0401-6715335 (HG)

Dated: December 02, 2021

Bill D. Olin and Lori J. Olin, Trustees of The Bill and Lori Olin Living Trust, dated March 23, 1995

Leonard B. Werbin and Nancy Bennett-Werbin, Trustees of The Werbin Family Trust, dated October 20, 1992

✓ Bill D Olin
Bill D. Olin, Trustee

Signed in Counterpart
Leonard B. Werbin, Trustee

✓ Lori J. Olin
Lori J. Olin, Trustee

Signed in Counterpart
Nancy Bennett-Werbin, Trustee

See Attached Notary Certificate

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF _____)SS

COUNTY OF _____)

On _____ before me, _____, Notary Public, personally appeared

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

This area for official notarial seal.

Notary Signature

Date: 12/03/2021

A.P.N.: 045-130-014

File No.: 0401-6715335 (HG)

Dated: December 03, 2021

Bill D. Olin and Lori J. Olin, Trustees of The Bill and Lori Olin Living Trust, dated March 23, 1995

Signed in Counterpart
Bill D. Olin, Trustee

Signed in Counterpart
Lori J. Olin, Trustee

Leonard B. Werbin and Nancy Bennett Werbin, Trustees of The Werbin Family Trust, dated October 20, 1992

[Signature]
Leonard B. Werbin, Trustee

[Signature]
Nancy Bennett Werbin, Trustee

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF Texas)SS

COUNTY OF Tarrant)

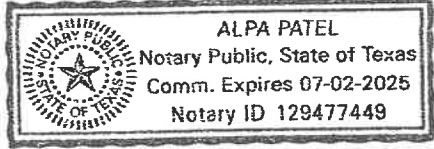
On 10th Dec. 2021 before me, Alpa Patel, Notary Public, personally appeared Leonard B. Werbin and Nancy Bennett Werbin who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

This area for official notarial seal.

[Signature]
Notary Signature



This certificate is attached to a 2 page document dated N/A entitled Grant Deed

ACKNOWLEDGMENT CERTIFICATE

State of Nevada
County of Douglas

Before me, Kathleen Lippiatt, Notary Public, on this
day personally appeared Bill D. Olin and Lori J. Olin,
Name of Notary Public Name of signer(s)

to be the person(s) whose name(s) is/are subscribed to the foregoing instrument and acknowledged to me that he/she/they executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this 7th day of Dec, 2021.
Year

Kathleen Lippiatt
Notary Public's Signature



(Seal)

Signer's Identity verified by:

Personally known to me

Identity proven on the oath Name of credible witness

Identity proven on the basis of NV Drivers License
(Production of IDENTITY card or other document)

EXHIBIT "A"
LEGAL DESCRIPTION

ALL THAT CERTAIN REAL PROPERTY SITUATED IN THE CITY OF ORLAND, COUNTY OF GLENN, STATE OF CALIFORNIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

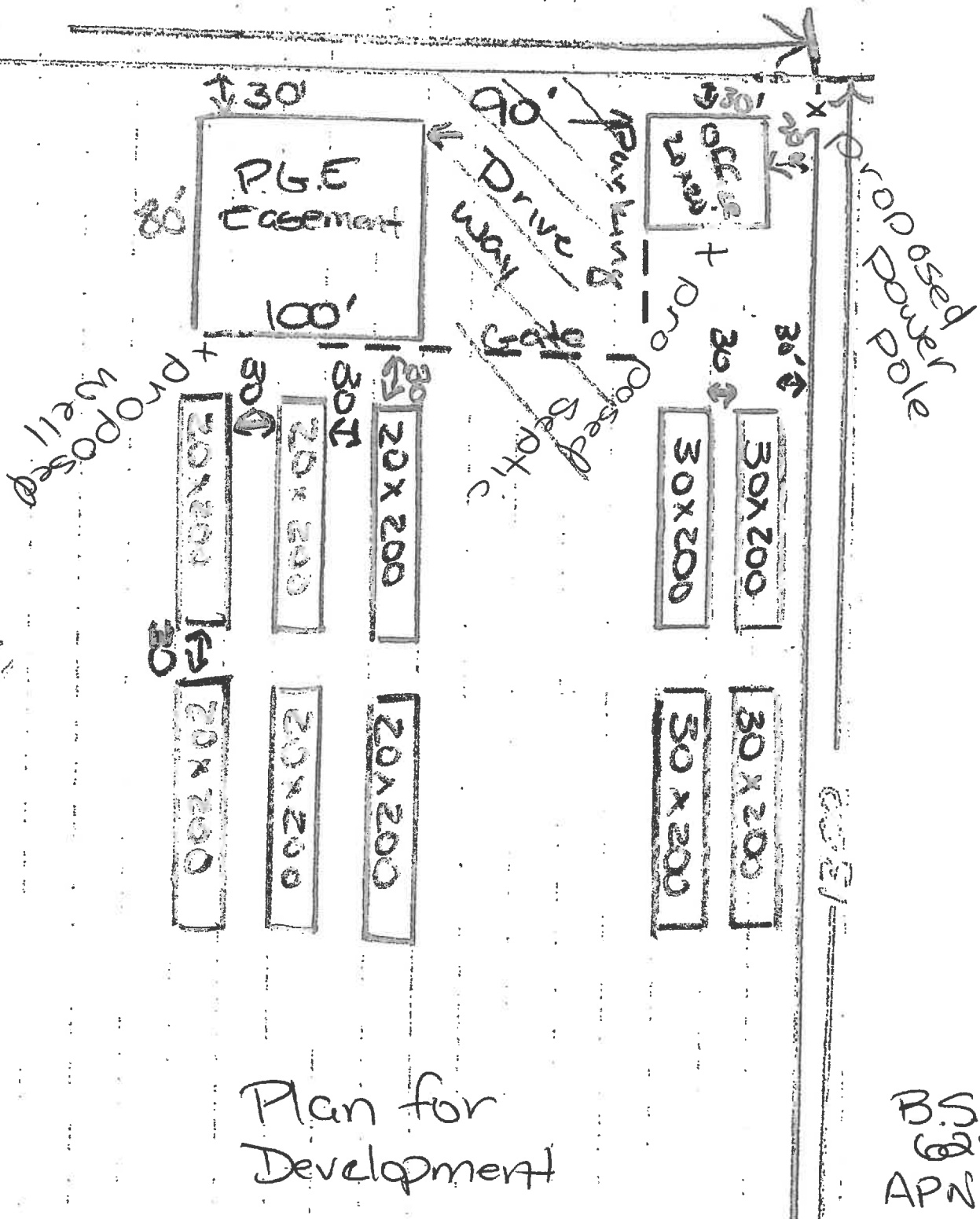
Parcel 2 as shown on that certain Parcel Map filed for record in the office of the County Recorder of the County of Glenn, State of California on September 17, 1992 in Book 11 of Parcel Maps at page 8.

EXCEPTING THEREFROM an undivided one-half interest in and to all oil, gas, minerals and other hydrocarbons, together with the right to remove the same as reserved in Deed from Tiffin Cannon et ux to Gary W. Wineroth et ux dated June 20, 1977 and recorded June 24, 1977 in Book 614 of Official Records, at page 670.

ALSO EXCEPTING THEREFROM an undivided one-half interest in and to all oil, gas, minerals and other hydrocarbons as conveyed in Deed from Gary W. Wineroth et al to Henry E. Cockrell, a widower, dated November 5, 1979 and recorded January 28, 1980 in Book 659 of Official Records, at page 59..

APN: 045-130-014

ET 1250

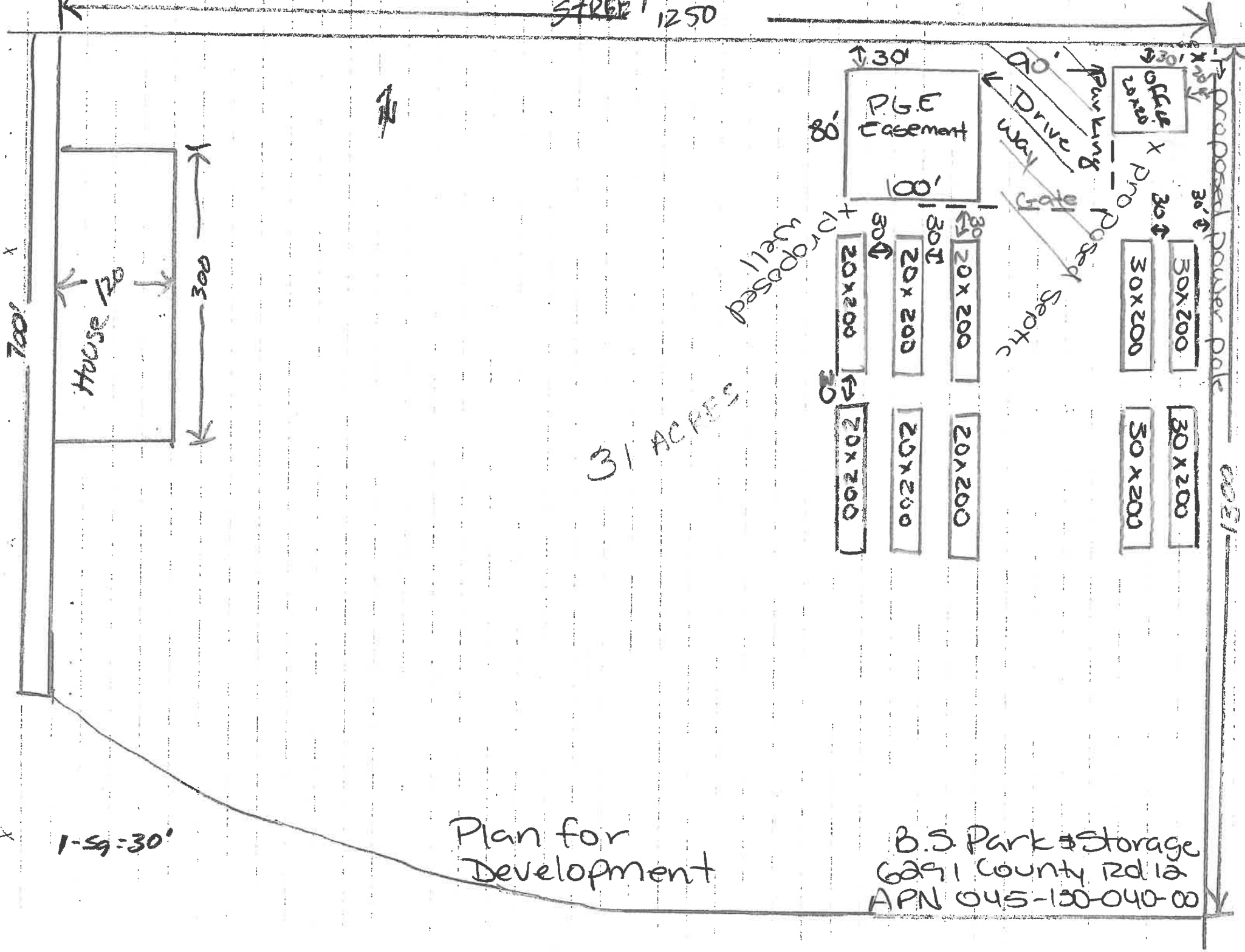


Plan for Development

B.S. Park & Storage
6291 County Rd 1a
APN 045-130-040-00

31
30' 30' 30'

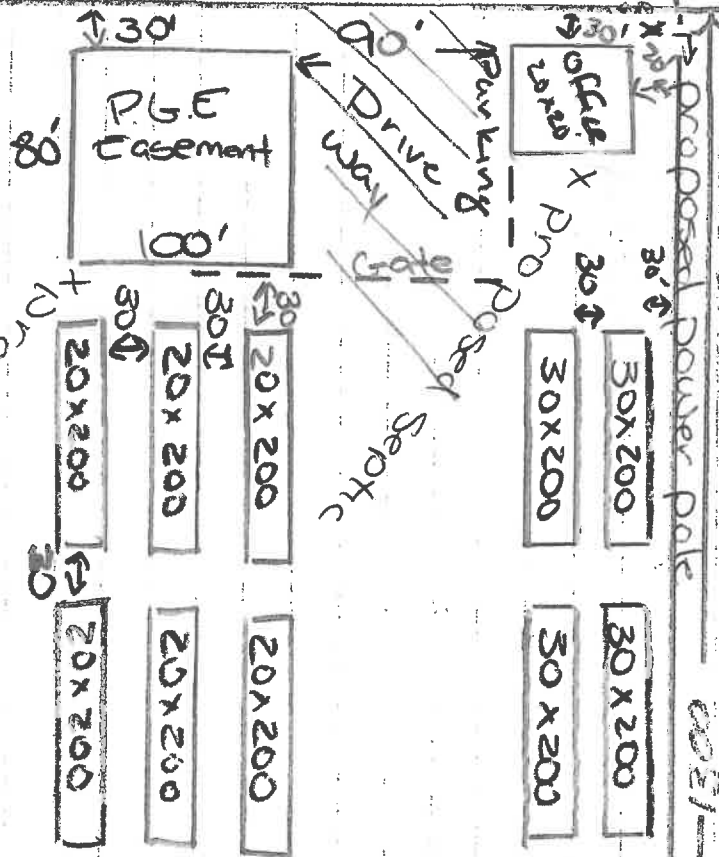
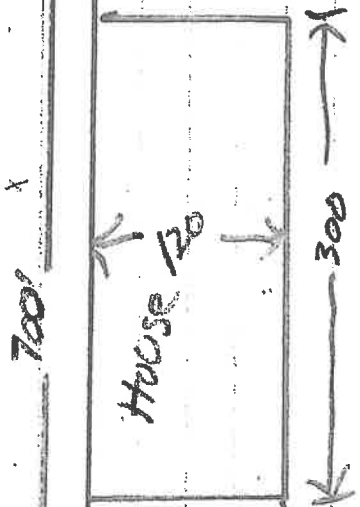
STREET 1250'



31 ACRES

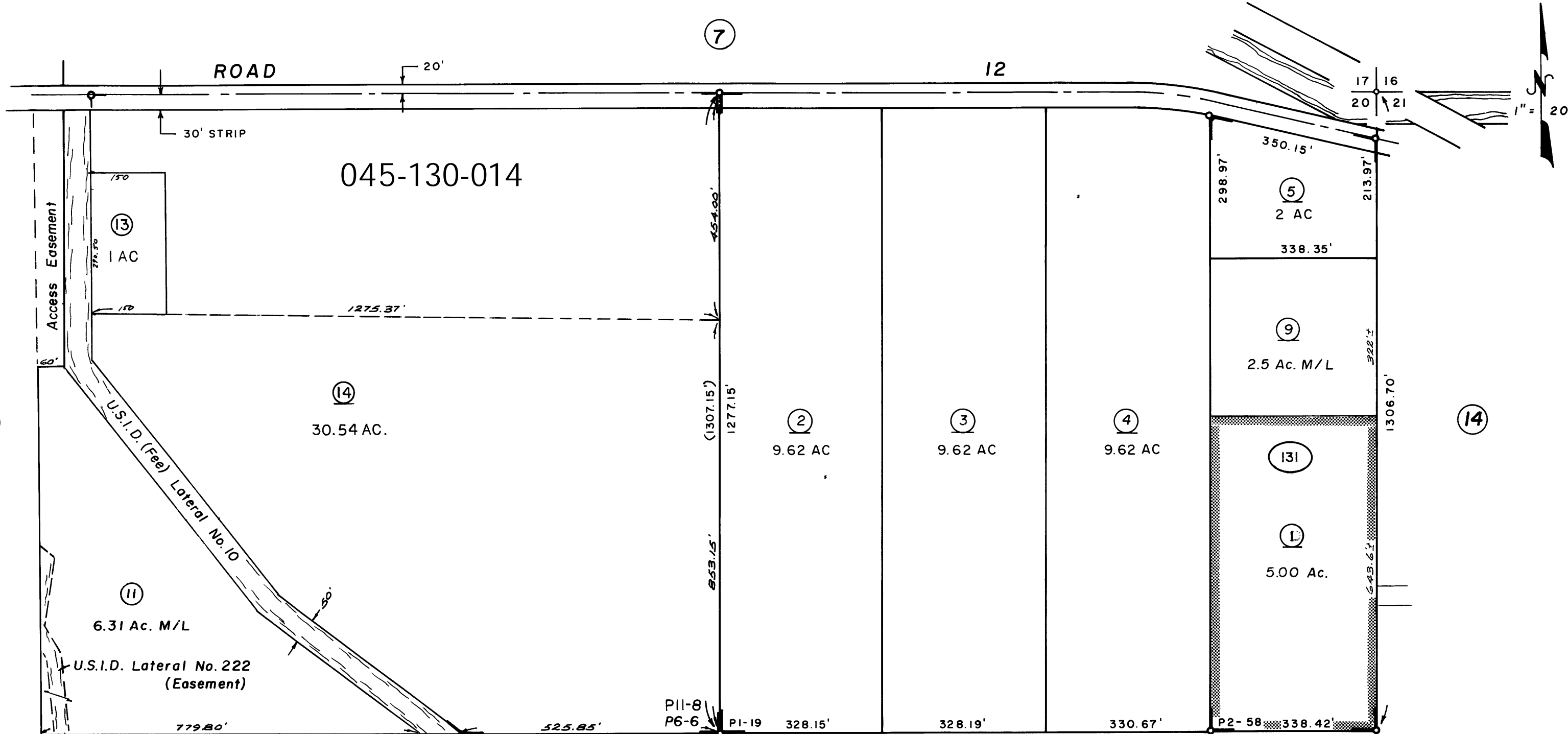
Plan for Development

B.S. Park & Storage
6291 County Rd 12
APN 045-130-040-00



1-59=30'





REV. 1-23-83

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

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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

1974