

GLENN COUNTY
Planning & Community Development Services Agency

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



Mardy Thomas, Director

High-Country Construction, HCC. INC.
P.O. Box 6044
Chico, CA, 95927

RE: Site Plan Review 2022-008
HCC. INC., Orland Industrial Park
APN: 047-180-007

July 1, 2022

To whom it may concern,

On May 23, 2022, the Glenn County Planning & Community Development Service Agency received your application for a Site Plan Review. This project is in the "MP" Industrial Park (40,000 sq. ft., minimum parcel size) zoning district and is an allowed use with an approved Site Plan Review.

On July 1, 2022, the Glenn County Planning & Community Development Services Agency approved the Site Plan Review. Included with the Staff Report is a copy of the Compliance Requirements. Please sign the Compliance Requirements where indicated and email or send to Glenn County Planning & Community Development Services Agency, 225 North 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,

Brandon Jennings, Assistant Planner
bjennings@countyofglenn.net

GLENN COUNTY
Planning & Community Development Services Agency

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Willows, CA 95988
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Mardy Thomas, Director

STAFF REPORT

DATE: June 08, 2022
TO: Mardy Thomas, Director
FROM: Brandon Jennings, Assistant Planner
RE: **Site Plan Review 2022-008, HCC. INC.**

Attachments:

1. Compliance Requirements
2. Agency Comments
3. Request for Review and Application
4. Assessor Parcel Map
5. Site Plans

1 PROJECT SUMMARY

High-Country Construction, HCC. INC. is proposing to remodel/add interior walls of a portion of an existing 100,800± sq. ft. structure, which will serve as a trucking company. The proposal is to construct three offices, a breakroom, and a conference-room.

The existing tenant will continue to occupy approximately a 65,000± sq. ft. portion of the existing structure, while the trucking company occupies the remaining 35,000± sq. ft. The parcel is zoned “MP” MP Industrial Park (40,000 sq. ft., minimum parcel size) and is designated as “Business Park” in the Glenn County General Plan.

The project site is located on the east side of the Orland Haigh Field Airport at 6990/6992 Haigh Drive, Orland (APN: 047-180-007). The property is further described as being located on the northside of Haigh Drive, south of County Road 200, and west of County Road P, in the unincorporated area of Glenn County, California.

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 Conditions of Approval as attached.

2 ANALYSIS

The proposed project is consistent with the land use in this area. This portion of Glenn County is comprised of agricultural, commercial, and industrial areas and the proposed project is a permitted use. A Site Plan Review is required prior to construction to ensure compliance with all the requirements of the Glenn County Code (Glenn County Code §15.510.120).

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 General Plan Designation is “Business Park” and the Zoning District is “MP” (Industrial Park or MP District) (General Plan §3.0.15 & Glenn County Code Chapter

15.510). This project is in an area of existing industrial park uses and is a permitted use (Glenn County Code §15.510.030 (D) (I)) in the “MP” zone (Finding 1).

The project site is located at the Orland Airport Industrial Park. The parcel is designated as “Business Park” in the General Plan and is zoned “MP” (Industrial Park or MP District). The project is consistent with surrounding land use because the area consists of heavy commercial and manufacturing uses. 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 “MP” Industrial Park or MP District (Glenn County Code Chapter 15.510):

The existing building and proposed additional parking area are located at the Orland Airport Industrial Park.

The Orland Airport Industrial Park and the zoning designation are to provide for a wide range of heavy commercial, light manufacturing uses. The location has been used for used for commercial/manufacturing and is developed with existing parking and landscaping (Glenn County Code §15.510.010).

The project site is served by public water and public sewer and fronts along County maintained roadways (Finding 5). The proposed distribution facility will be inside the existing structure. Therefore, there are adequate public services, including but not limited to fire protection, water supply, sewage disposal, and storm drainage (Finding 3).

In accordance to Glenn County Code §15.510.120, the applicant has supplied a site plan and project description in order to process this Site Plan Review 2022-008. The project is for interior modifications. This Site Plan Review does not include future tenant improvements or occupancy and use of the structure; therefore, a Compliance Requirement regarding such is included.

The building height and minimum yard requirements will remain the same, because there are no proposed revisions to the footprint of the existing structure with this review. Therefore, the site for the project is adequate in size, shape, location, and physical characteristics to accommodate the proposed interior modifications and parking area (Finding 2).

2.3 GENERAL PROVISIONS

Flood Zone Designation

Flood Zone “X” according to Flood Insurance Rate Map (FIRM) No. 06007C0400D, 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 violations exist on the properties; therefore, the proposed building and Site Plan Review are compliant with Glenn County Code (Finding 6).

Central Valley Regional Water Quality Control Board

The California Central Valley Regional Water Quality Control Board was provided the application information, no comments were made.

Environmental Health

The Glenn County Environmental Health Department was provided the application information and their comments are attached.

Building Department

The Glenn County Building Department was provided the application information and their comments are attached.

Fire Protection Regulations

This project lies within the Orland Rural Fire Protection District. The fire district was provided the application information regarding the proposal and no comments were received.

Public Works

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

3 PUBLIC BENEFIT

There is a public interest in locating heavy commercial/manufacturing uses in areas designated by the Glenn County Zoning Code and General Plan for these activities. This site is part of a larger planned industrial park and contains existing structures associated with heavy commercial/manufacturing uses; therefore, the proposed project is compatible with the land use.

4 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 memoranda may also note any unusual circumstances that need special attention. The items listed are a guide and not intended to be a comprehensive summary of all codified requirements or site-specific requirements.

4.1 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 case an appeal is filed, the site plan review permit shall not have any force or effect until a decision is made by the Approving Authority on such appeal.

Site plan review permits shall not have any force or effect until the permittee acknowledges receipt thereof and has agreed in writing to each and every term and condition thereof.

5 FINDINGS

According to Glenn County Code Section 15.130.050, the following findings are required to approve a site plan review:

Finding 1

The proposed use is a permitted and allowed use in the 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 serving the project 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 properties.

COMPLIANCE REQUIREMENTS

Site Plan Review 2022-008

Orland Industrial Park

6990 Haigh Dr. Orland, CA

APN: 047-180-007

Interior Remodel of

Three offices, a Breakroom and a conference-room

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. No new occupancy or use of the structure is permitted by this Site Plan Review. Building and Planning applications including a description detailing the future use of the structure shall be submitted to, and approved by, the Glenn County Planning & Community Development Services Agency prior to use/occupancy.

Glenn County Building Department

1. All future construction shall require a building permit issued by the Glenn County Building Division.
2. The following documentation shall be included with permit submittal:
 - Permit application, structural plans and calculations, plot plan, floor plan, foundation plan, roof framing, cross section drawings, elevations, title 24 energy compliance documentation, green building code compliance documentation, electrical plans, mechanical plans, plumbing plans, accessibility requirements, egress requirements, and sprinkler plans and calculations if required by design criteria

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.

Glenn County Compliance Requirements
Site Plan Review

Signed: _____ Date: _____

High-Country Construction, HCC. INC., Applicant

Signed: _____ Date: _____

BRT ENT

NOTICE OF EXEMPTION

To: County Clerk, County of Glenn
516 W. Sycamore Street, 2nd Floor, Willows, CA 95988
From: Glenn County Planning & Community Development Services Agency
225 North Tehama Street, Willows, CA 95988

Project Title: Site Plan Review 2022-008, HCC. INC.

Description of Project: A Site Plan Review application was received for the construction of 3 offices, one breakroom, and one conference-room, in a pre-existing building, which will serve as a trucking business.

Project Location: The project site is located on the east side of the Orland Haigh Field Airport at 6990/6992 Haigh Drive, Orland (APN: 047-180-007). The property is further described as being located on the northside of Haigh Drive, south of County Road 200, and west of County Road P, in the unincorporated area of Glenn County, California.

Name of Public Agency Approving Project:
Glenn County Planning & Community Development Services Agency

Name of Person or Agency Carrying Out Project:
Applicant/Landowner: HCC. INC. DBA High Country Construction, P.O. Box 6044 Chico, CA 95927

Exempt Status: 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).

Reasons why project is exempt:
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).

Lead Agency Contact Person:
Brandon Jennings, Assistant Planner, bjennings@countyofglenn.net
Glenn County Planning & Community Development Services Agency,
225 North Tehama Street, Willows, CA 95988 (530-934-6540)

Signature: _____ Date: July 1, 2022
Mardy Thomas, Director, Planning & Community Development Services Agency

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 Rural
- 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)
- 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

- Northeast Center of the California Historical Resources Information System
- Railroad:
- Reclamation District:
- Water/Irrigation District:
- Special District:
- Tehama-Colusa Canal Authority
- UC Cooperative Extension Office

DATE: May 26, 2022

PROPOSAL: Site Plan Review 2022-008, HHC. INC
Construction of Offices, Breakroom, and Conference Room

PLANNER: Brandon Jennings, Assistant Planner;
[Bjennings@countyofglenn.net](mailto:bjennings@countyofglenn.net)

APPLICANT/
LANDOWNER: HCC. Inc. DBA High-country Construction
P.O. Box 6044
Chico, Ca 95927
Phone: (530) 624-1212
Email: Highcountryconst@gmail.com

ROPOSAL: Site Plan Review 2022-008, HCC. INC.
Construction of Offices, Breakroom, and Conference room

An application for infill work has been received. The proposal is to construct 3 offices, one breakroom, and one conference-room in a pre-existing building, which will serve as a trucking business.

LOCATION: The project is at 6990 Haigh Drive, located north of County Road 24, west of County Road S, east of Airpark, and south of County Road 200, in the unincorporated area of Glenn County, California.

APN: 047-180-007, 7.000± Acres

ZONING: "MP" Industrial Park

GENERAL PLAN: "Business Park"

FLOOD ZONE: Flood Zone "X" according to Flood Insurance Rate Map (FIRM) No. 06021C0400D, dated August 5, 2010 issued by the Federal Emergency Management Agency (FEMA). Flood Zone "X" (unshaded) is a flood zone area of minimal flood hazard, with a flood level above the 500-year flood, according to FIRMS. Additionally, "X" flood area is generally protected by levee from 100-year floods.

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 **Wednesday, June 22, 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 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: 5/23/2022

**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: HCC, INC dba Highcountry construction
Address: P.O. Box 6044 Chico, Ca. 95927
Phone: 530-624-1212 E-Mail Highcountryconst@gmail.com

2. Property Owner(s):

Name: BRT Enterprises LLC
Address: 201 South Highland Ave Suit #204 ^{Pittsburg} PA. 15206
Phone: 412-367-0309 ^{Ext 114} E-Mail Patti@wmfio.com

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

Name: Loren Kolu
Address: P.O. Box 752 Forest Ranch, Ca. 95942
Phone: 530-624-1212 E-Mail Highcountryconst@gmail.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: Patti
Mailing Address: 201 South Highland Ave Suit #204
Pittsburg, Pa. 15206

5. Existing Use of Property: Vacant
6. Request or Proposal: Infill work to build 3 offices
One breakroom and one conference room.
7. Address and Location of Project: 6990 Haigh Ave Orland, Ca.
8. Current Assessor's Parcel Number(s): 047-180-007
9. Existing Zoning (<http://gis.gcppwa.net/zoning/>): Industrial
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:
Company moving into this space
is Ritchie Trucking company.
I am not sure of the number of employees
Exterior walls are not being altered in any way.
11. Setback Dimensions (Distance from property line to proposed structure):
North: _____ ft. South: _____ ft.
East: _____ ft. West: _____ ft.
Other Setback/s: _____ ft.
12. Provide the following information:
Size of Assessor Parcel: _____ sq.ft. _____ acres
Mean height of structure: _____ ft. Peak height of structure: _____ ft.
Dimensions of proposed including overhangs: _____ ft. x _____ ft.
Total Square Footage (Existing): _____ sq.ft. Same as
Total Square Footage (Proposed): _____ sq.ft. existing.

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: _____

Date: _____

Address: _____

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: _____

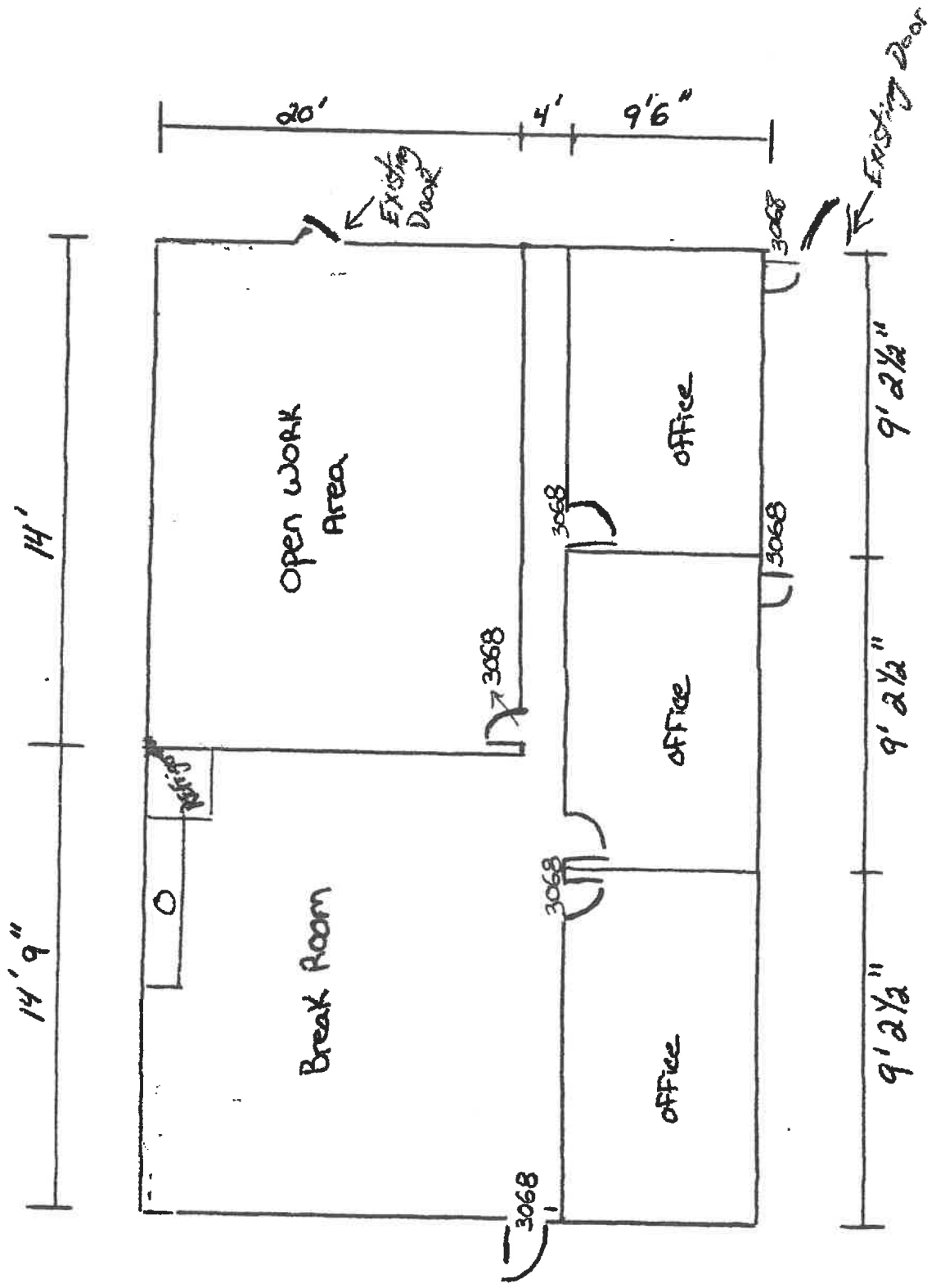
Date: _____

Address: _____

6990

Haigh Drive, Orlando, ca. 95963

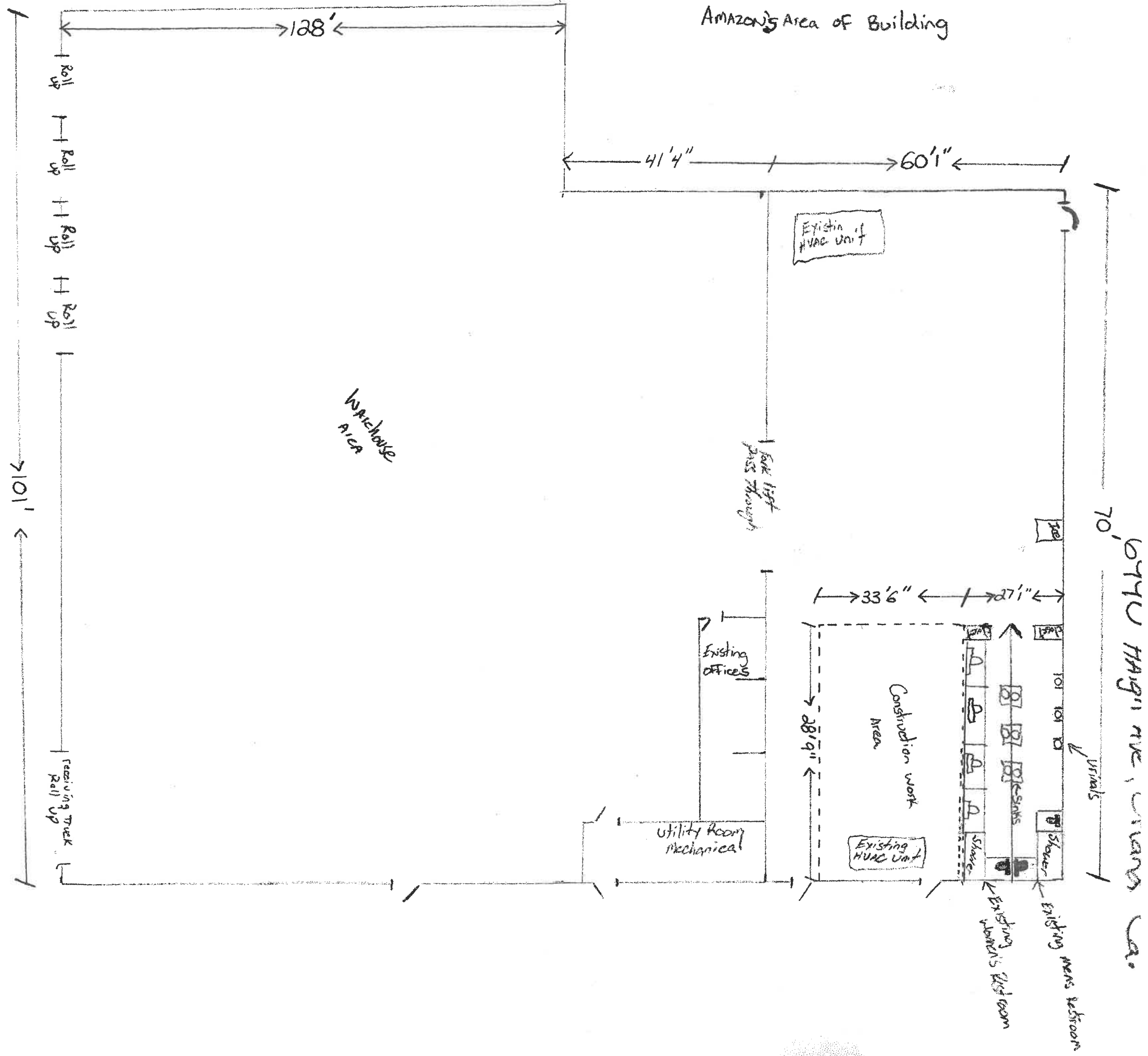
Construction Work Area Layout.
Represented by dotted lines on Building layout plan.



Project Details for infill work located at 6990 Haigh Drive Orland Ca. 95963

We will be framing three new offices, one open work area room and one break room in this existing building in Orland.

- Walls will be constructed with DF wood 2X4'S 16" on center and Pressure treated 2x4 bottom plate. Bottom plates will be mounted to slab with redhead anchors.
- Headers in walls will be 4x6 DF wood headers.
- Ceiling Joists for new areas will be DF 2X8 16" on center
- Ceiling height will be 9' to match ceiling height of existing restrooms.
- We will be utilizing existing sink plumbing for breakroom sink.
- Walls and lid will be insulated, Walls will have kraft faced R-13 BATTs Ceiling will have R-38 Batts.
- There is an existing HVAC Unit already installed over this area mounted to the ceiling.
- New ducting will be hooked up to new registers so this unit will heat / cool this new office & breakroom area.
- Electrical will be very standard, one light switch per room and 4 to 6 receptacles per room.
- Break room area receptacles near sink will be GFIC.
- Walls will have 1/2 " drywall installed, finished, textured and painted. Ceilings will have 5/8" drywall installed, finished, textured and painted.
- Fire sprinklers will be installed but are not part of my scope of this project.



Amazon's Area of Building

128'

41'4" 60'1"

101'

70' 6740 HAZARD WAREHOUSE

Warehouse Area

Existing HVAC unit

Fork lift pass through

33'6" 27'1"

Existing offices

Construction work Area

Utility Room mechanical

Existing HVAC unit

Existing women's restroom

Existing mens restroom

Urinals

Shower

Sinks

Receiving Truck Roll up

Roll up Roll up Roll up Roll up