GLENN COUNTY
Planning & Community Development Services Agency

P.O. Box 1070 / 777 N. Colusa Street
Willows, CA 95988
530.934.6530 Fax 530.934.6533
www.countyofglenn.net

Carl and Sharon Martin
811 N Tehama Street
Willows CA, 95988

RE: **Site Plan Review 2018-008, ER Energy**
Approval Notice APN: 005-290-001

May 14, 2018

To Whom It May Concern,

On February 28, 2018, the Glenn County Planning & Community Development Service Agency received your application for a Site Plan Review. This project is in the "M" Industrial zoning district and is an allowed use with an approved Site Plan Review.

On May 14, 2018, the Glenn County Planning & Community Development Services Agency approved the Site Plan Review. Included with the Staff Report is a copy of the Conditions of Approval. Please sign the Conditions of Approval where indicated and email or send to Glenn County Planning & Community Development Services Agency, 777 North Colusa 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

P.O. Box 1070 / 777 N. Colusa Street
Willows, CA 95988
530.934.6530 Fax 530.934.6533
www.countyofglenn.net

STAFF REPORT

DATE: May 14, 2018

TO: Donald Rust, Director

FROM: Greg Conant, Assistant Planner

RE: **Site Plan Review 2018-008, ER Energy Inc.**
"M" Industrial

Attachments:

1. Conditions of Approval
2. Agency Comments
3. Request for Review and Application
4. Assessor Parcel Map
5. Site Plan

1 PROJECT SUMMARY

ER Energy Inc. has applied to construct a 30,000-gallon liquid propane gas tank. The proposed use will be for bulk deliveries and will not be used to dispense propane to the general public.

The proposal is located at 807 N. Tehama Street Willows CA, 95988. The site is located north of Eureka Street, east of North Butte Street, south of 1st Avenue and north of the City of Willows in an unincorporated area of Glenn County, CA. The Assessor's Parcel Number (APN) for the 2.8 ± acre site is 005-290-001.

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 an industrial area 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.

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 "Industrial" in the Glenn County General Plan and is zoned "M" (Industrial, 20,000 square feet minimum parcel size). This project is in an area of existing Industrial uses and is a permitted use in the "M" zone (Glenn County Code Chapter 15.440).

The project is consistent with surrounding land use. The area is currently being utilized for commercial and industrial uses. The proposal will not adversely affect surrounding uses in the area and will not adversely affect the General Plan.

2.2.1 "M" Industrial (Glenn County Code Chapter 15.440):

Purpose (Glenn County Code §15.440.010)

This zoning classification is established for the following purposes:

A. To reserve appropriately located areas for industrial plants and related activities;

B. To protect areas appropriate for industrial use from intrusion by residential dwellings and other conflicting uses;

C. To protect residential and commercial properties and nuisance-free, nonhazardous industrial uses from noise, odor, dust, dirt, smoke, vibration, heat, glare, fire, explosion, noxious fumes, radiation and other hazards and objectionable influence incidental to certain industrial uses;

D. To promote the most desirable use of land and development in accordance with the general plan of Glenn County.

Permitted Uses (Glenn County Code §15.440.020):

The following manufacturing, fabricating, processing and related necessary product storage uses and associated structures shall be permitted in "M" zone. Product storage shall only be permitted on the parcel upon which the manufacturing, fabricating or processing takes place:

11. Commercial storage (storage for resale) of inflammable fluid or gas fuels.

The proposed project is for storage of Liquid Propane; therefore, it is a permitted use in the Industrial Zone.

Site Area (Glenn County Code §15.440.050):

A. The minimum area of any lot or parcel of land shall be ten thousand square feet net if served by public sewer and public water facilities except in a planned unit development project.

B. The minimum area of any lot or parcel of land shall be twenty thousand square feet net if served by either a public sewer or a public water facility except in a planned unit development project.

At 2.8± acres, the project site exceeds the minimum parcel size for Industrial Zoning. The project site is adequate in size and shape to accommodate the proposed project.

Minimum Yard Requirements (Glenn County Code §15.320.060):

There are no required yard setbacks required for Industrial zoning as the parcel is not located within the same block as a residential district. 2016 California Fire Code Table 6104.3; however,

requires a 50-foot buffer from any structures or property lines. The propane will be 52 feet from the closest property line or building; therefore, it will meet this requirement.

Maximum Building Height (Glenn County Code §15.440.070):

No building or structure in this zone shall exceed seventy-five feet in height, except as otherwise permitted with a conditional use permit. At 11 feet proposed project will not exceed the maximum height of 75.

2.2.2 Off Street Parking and Loading Facilities

Purpose (Glenn County §15.610.010)

A. *In order to prevent traffic congestion, off-street parking facilities shall be provided incidental to any new building or structure and major alterations and enlargements of existing uses. Off-street parking spaces or areas required shall be in proportion to the need for such facilities created by the particular type of land use. Off-street parking facilities shall also be laid out in such a manner that the facilities will protect the public safety and insulate surrounding land uses from their*

B. *All uses permitted in this title shall comply with all applicable standards of this chapter as set forth herein, except as provided in Division 4.*

Parking Space Requirements (Glenn County § 15.610.020
Off-street parking space shall be provided in connection with the erection or change of use of any building or structure as follows:

F.15. Open uses, commercial and industrial uses conducted primarily outside of buildings, one parking space for each employee on the maximum shift, plus additional parking spaces prescribed by the director; The proposal is for bulk deliveries of propane only with no customers on site. The project site shows there is adequate space for employee parking; therefore, this standard will be met.

2.3 GENERAL PROVISIONS

Flood Zone Designation:

The project site lies within Flood Zone "AH" (EL 138 ft.) according to Flood Insurance Rate Map (FIRM) No. 06021C0614D, dated August 5, 2010, issued by the Federal Emergency Management Agency (FEMA). Flood Zone "AH" is one of the Special Flood Hazard Areas (SFHAs) subject to inundation by 1% annual chance flooding (usually areas of ponding) where average depths are between one and three feet. Base Flood Elevations (BFEs) derived from detailed hydraulic analyses are shown in this zone. Mandatory flood insurance purchase requirements and floodplain management standards apply.

Code Violations:

No violations exist on the property; therefore, the proposed building and Site Plan Review are compliant with Glenn County Code §15.440.090.

Fire Protection Regulations:

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

Air Pollution Control District

County of Glenn Air Pollution Control District was provided the application information and has made the following comments. *A completed Hazardous material business plan (HMBP) and annual fees are required for any facility that stores hazardous materials (which include fertilizers, pesticides, fuel, water oil, etc.) onsite in quantities equal to or greater than 55 gallons, 500 lbs. or 200 cubic feet at any one time or facilities generate any amount of hazardous waste. This submittal must be entered into the California Environmental Reporting System (CERS) when the hazardous materials are brought on site.*

Environmental Health:

The Glenn County Environmental Health Department was provided the application information and has made the following comments:

We have received the project information noted above and recommend it found complete for further processing.

Building Department

1. All future construction shall require a building permit issued by the Glenn County Building Division.

2. 2. All setbacks to the property lines for existing and proposed structures shall be maintained according to the 2016 California Building Code, Table 602.

3. 3. All setbacks to property lines for existing and proposed LP gas containers shall be maintained according to the 2016 California Fire Code Table 6104.3

4. 4. All future construction shall comply with the Glenn County Flood Plain Management Ordinance.

5. 5. The application is deemed complete in terms of Building Division requirements

3 PUBLIC BENEFIT

There is a public interest in industrial land and its uses. This area is an industrial area and contains structures associated with industrial land use. The proposed project is compatible with surrounding land uses.

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 conditions of approval.

In addition to the staff report and conditions of approval, 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 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 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.

CONDITIONS OF APPROVAL

Site Plan Review 2018-008

APN: 005-290-001

Construct a 30,000-gallon liquid propane gas tank.

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.

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.

Signed: _____ Date: _____
Carl Martin

Signed: _____ Date: _____
Sharon Martin

Signed: _____ Date: _____
Ronald Tucker

GLENN COUNTY
PLANNING & PUBLIC WORKS AGENCY

Planning Division
777 N. Colusa St.
Willows, CA 95988

March 5, 2018

Building Inspection Division
111 North Colusa St.
Willows, CA 95988-2936
(530) 934-6546 FAX 934-6542
email:
achavezfecountyoBzlenn.net

RE: Request for Review- Site Plan Review- 2018-008, Martin.
Dear: Greg

1. All future construction shall require a building permit issued by the Glenn County Building Division.
2. All setbacks to the property lines for existing and proposed structures shall be maintained according to the 2016 California Building Code, Table 602.
3. All setbacks to property lines for existing and proposed LP gas containers shall be maintained according to the 2016 California Fire Code Table 6104.3
4. All future construction shall comply with the Glenn County Flood Plain Management Ordinance.
5. The application is deemed complete in terms of Building Division requirements.

Sincerely,

DEAN MILLER
SENIOR BUILDING INSPECTOR

COUNTY OF GLENN
Air Pollution Control District

Marcie Skelton, Air Pollution Control Officer/CUPA Director

March 23, 2018

Glenn County
Planning Division
777 N. Colusa Street
Willows, CA 95988

Attn: Greg Conant, Assistant Planner

RE: Site Plan Review (2018-008) – Martin, Propane Storage

After reviewing the request for review, the Glenn County Air Pollution Control District/ Certified Unified Program Agency provides the following information:

- A completed Hazardous Materials Business Plan (HMBP) and annual fees are required for any facility that stores hazardous materials (which include fertilizers, pesticides, fuel, waste oil, etc.) onsite in quantities equal to or greater than 55 gallons, 500lbs, or 200 cubic feet at any one time or facilities generating any amount of hazardous waste. **This submittal must be entered into the California Environmental Reporting System (CERS) when the hazardous materials are brought on site.**

Thank you for your attention to these matters. If you have any questions, please contact the District at (530) 934-6500.

Eric Scott
Environmental Program Manager
Glenn County Air Pollution Control District
Certified Unified Program Agency

720 N. Colusa Street P.O. Box 351 Willows, CA 95988 (530) 934-6500 Fax (530) 934-6503 www.countyofglenn.net

Air Pollution Control District (APCD)
Stationary Source Permitting
Agricultural and Residential Burning
Carl Moyer Grant Program

Certified Unified Program Agency (CUPA)
Hazardous Materials and Wastes Handling and Storage
Above and Under Ground Storage Tanks
Facilities with Regulated Substances

COUNTY OF GLENN
HEALTH & HUMAN SERVICES AGENCY

Christine Zoppi
Director

Erin Valdez	**Amy Lindsey**	**Bill Wathen**	**Grinnell Norton**	**Vacant**
Deputy Director Administration	Deputy Director Behavioral Health	Deputy Director Social Services	Deputy Director Public Health Director of Nursing	Deputy Director Community Action

Environmental Health Department
247 N. Villa Avenue
Willows CA 95988

Phone: 530-934-6102
Fax: 530-934-6103

Date: March 19, 2018

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

From: Kevin Backus, REHS
Director, Glenn County Environmental Health Department

Re: Site Plan Review 2018-008, Martin, APN 005-290-001(Propane Storage)

We have reviewed the application information for the project noted above and recommend it be found complete for further processing. We have no comments at this time.

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

Equal opportunity employer/program. Auxiliary aids and services available upon request to individuals with disabilities

GLENN COUNTY
Planning & Community Development Services Agency

P.O. Box 1070 / 777 N. Colusa Street
Willows, CA 95988
530.934.6530 Fax 530.934.6533
www.countyofglenn.net

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

STATE AGENCIES

- ☐ Central Valley Flood Protection Board
- ☒ Central Valley Regional Water Quality Control Board (RWQCB)
- ☐ CHP – Willows Office (GPA's, ZC's, and TSM's)
- ☐ 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
- ☐ Public Utilities Commission

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

- ☐ AT&T
- ☐ California Water Service Co. (Chico)
- ☐ California Association of RC&D
- ☒ City of Willows
- ☐ Comcast Cable (Chico Office)
- ☐ Community Services District:
- ☐ Drainage District:
- ☐ Enterprise Rancheria of Maidu Indians
- ☒ Fire Protection District: Willows Rural
- ☐ Glenn County Resource Conservation District
- ☐ Grindstone Rancheria of Wintun-Wailaki
- ☐ Northeast Center of the California Historical Resources Information System
- ☒ Pacific Gas and Electric Company (PG&E)
- ☐ Paskenta Band of Nomlaki Indians
- ☐ Railroad:
- ☐ Reclamation District:
- ☐ School District:
- ☐ Special District:
- ☐ Tehama-Colusa Canal Authority
- ☐ UC Cooperative Extension Office
- ☐ Water/Irrigation District:

DATE: March 12, 2018

PROJECT: **Site Plan Review 2018-008, Martin, Propane Storage**

PLANNER: Greg Conant, Assistant Planner

APN: 005-290-001

GLENN COUNTY
Planning & Community Development Services Agency

P.O. Box 1070 / 777 N. Colusa Street
Willows, CA 95988
530.934.6530 Fax 530.934.6533
www.countyofglenn.net

REQUEST FOR REVIEW

DATE:	March 12, 2018
PROJECT:	**Site Plan Review 2018-008, Martin, Propane Storage**
PLANNER:	Greg Conant, Assistant Planner
APPLICANT:	ER Energy Inc. 526 S. Butte Street Willows CA, 95988 rtucker@erenergy.com
Property Owners:	Carl and Sharon Martin 811 N Tehama Street Willows CA, 95988
Engineer	Duane K Miller P.O. Box 1307 Anderson CA, 96007
PROPOSAL:	**Site Plan Review 2018-008, Martin, Propane Storage** The applicant has applied to construct a 30,000 gallon liquid propane gas tank. The proposed use will be for bulk deliveries and will not be used to dispense propane to the general public.
LOCATION:	The proposal is located at 807 N. Tehama Street Willows CA, 95988. The site is located north of Eureka Street, east of North Butte Street, south of 1st Avenue and north of the City of Willows in an unincorporated area of Glenn County, CA.
APN:	005-290-001 (2.80 ± acres)
ZONING:	"M" Industrial Zone
GENERAL PLAN:	"Industrial"

FLOOD ZONE: The project site lies within Flood Zone "AH" (EL 138 ft.) according to Flood Insurance Rate Map (FIRM) No. 06021C0614D, dated August 5, 2010, issued by the Federal Emergency Management Agency (FEMA). Flood Zone "AH" is one of the Special Flood Hazard Areas (SFHAs) subject to inundation by 1% annual chance flooding (usually areas of ponding) where average depths are between one and three feet. Base Flood Elevations (BFEs) derived from detailed hydraulic analyses are shown in this zone. Mandatory flood insurance purchase requirements and floodplain management standards apply.

The Glenn County Planning Division is requesting comments on this proposal for determination of completeness, potential constraints, and/or proposed conditions of approval. If comments are not received by **Friday, March 22, 2018,** 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 Conditions of Approval for this project and justification for each Condition? When should each Condition be accomplished (i.e. prior to any construction at the site, prior to recording the parcel map, filing the Final Map, or issuance of a Certificate of Occupancy, etc.)?

SPR_____

GLENN COUNTY
PLANNING AND PUBLIC WORKS AGENCY
777 North Colusa Street
WILLOWS, CA 95988
(530) 934-6540
FAX (530) 934-6533
www.countyofglenn.net

APPLICATION FOR SITE PLAN REVIEW (COMMERCIAL/INDUSTRIAL)

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

1. Applicant(s):

Name: ER Energy Inc.

Address: 526 S. Butte St. Willows, CA 95988

Phone:(Business) (530) 934-7005 (~~Home~~ Cell) (530) 966-8336

Fax: (530) 934-3002 E-mail: rtucker@erenergy.com

2. Property Owner(s):

Name: Carl and Sharon Martin

Address: 811 N Tehama St Willows CA 95988

Phone:(Business) 934 3333 (Home) 934 7844

Fax: 934 8744 E-mail: mbhay@thegnet.net

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

Name: Duane K. Miller

Mailing Address: PO Box 1307 Anderson CA 96007

Phone:(Business) (530) 365-5610 (Home)_____

Fax:_____ E-mail: www.dkmengr.com/contact

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

   Name: _____

   Mailing Address: _____

5. Request or Proposal: Install a 30,000 Ga. Storage Tank For LPG.

6. Address and Location of Project: 807 N. Tehama St. Willows, CA

7. Current Assessor's Parcel Number(s): 005-290-001

8. Existing Zoning: "M" INDUSTRIAL

9. Existing Use of Property: Commercial

10. Provide any additional information that may be helpful in evaluating your proposal: The Storage Tank is used to Supply Propane to Bulk Delivery Trucks For Home, Commercial + Ag use. It will Not Be used to Dispense Propane to the General Public. Therefore the Traffic in and out of the Property will Be Minimal.

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: Ronald Tucker

Date: 1/9/2018

Address: 526 S. Butte St. Willows, CA 95988

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: Carl Martin Sharon Martin
SHARON MARTIN

Print: Carl Martin

Date: 1-11-18 1-11-18

Address: 811 N Tehama St Willows CA

ER Energy Inc. 526 S. Butte St, Willows, Ca 95482 www.erenergy.com

February 28, 2018

Glenn County
Planning and Public Works Agency
777 North Colusa Street
Willows, CA 95988

ER Energy is requesting the use of industrial zoned property at 811 North Tehama Street Willows, CA to place a 30,000 gallon propane storage tank in accordance with Glenn County Code 15.440.020.11. The storage tank will be used to store Liquefied Petroleum Gas for resale to home, commercial and agriculture uses. The storage will be filled by a transport truck as needed and unloaded by bulk delivery trucks that will be permitted to remove product daily. Generally, no more than three bulk delivery trucks will load from this storage daily and the transport will fill the storage twice a week in the winter. The property will be fenced and all safety standards set forth by local authorities and the National Fire Protection Association will be complied with to ensure the safety and security of the facility and neighboring community.

Randy Tucker
Manager
ER Energy Inc.
rtucker@erenergy.com
(530) 934-7005 office
(530) 966-8336 cell

ER Energy Inc. 3371 N. State St. Ukiah, CA 95482 www.erenergy.com

January 09, 2018

Glenn County
Planning and Public Works Agency
777 North Colusa Street
Willows, CA 95988

To whom it may concern.

Ronald R. Tucker, also known as Randy Tucker is authorized to request, sign and submit Glenn County applications and permits for the purpose of new construction on behalf of ER Energy Inc.

Ken Foster
President
ER Energy Inc.

CIOS ENCLOSED

2009-5946

Recorded at the request of:
GLENN COUNTY TITLE CO

12/29/2009 10:05 AM
Fee: $385.00 Pgs: 2

OFFICIAL RECORDS
Sheryl Thur, Clerk-Recorder
Glenn County, CA

RECORDING REQUESTED BY:
Glenn County Title Company
Escrow No.: 016253RC
Title Order No.: 016253GV

WHEN RECORDED MAIL DOCUMENT AND TAX STATEMENT TO:
Carl Martin and Sharon Martin
6880 Co Rd 48
Willows, Ca 95988

Parcel No.: 005-290-001-0

SPACE ABOVE THIS LINE FOR RECORDER'S USE

GRANT DEED

The undersigned grantor(s) declare(s)
Documentary transfer tax is $374.00
[X] Computed on full value of property conveyed, or
[ ] Computed on full value less value of liens or encumbrances remaining at time of sale,
[ ] Unincorporated Area: [X] City of Willows

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Dale Hamilton also known as J. Dale Hamilton and Mary C. Hamilton

hereby GRANTS(s) to

Carl Martin and Sharon Martin Husband and Wife as Joint Tenants

the following described real property in the Willows, County of Glenn, State of California:
SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

DATED: December 23, 2009

Dale Hamilton
Dale Hamilton

Mary C Hamilton
Mary C. Hamilton

STATE OF CALIFORNIA
COUNTY OF Glenn)ss

On 12-23-09, bef ore me, Ron Campbell, a N otary Public personally appeared Dale Hamilton also known as J. Dale Hamilton and Mary C. Hamilton, husband and wife, 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 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

Signature

MGC1 RON CAMPBELL COMM. #1711217 NOTARY PUBLIC - CALIFORNIA GLENN COUNTY COMM. EXPIRES DEC. 16, 2010 MGC1

GRANT DEED
(Continued)

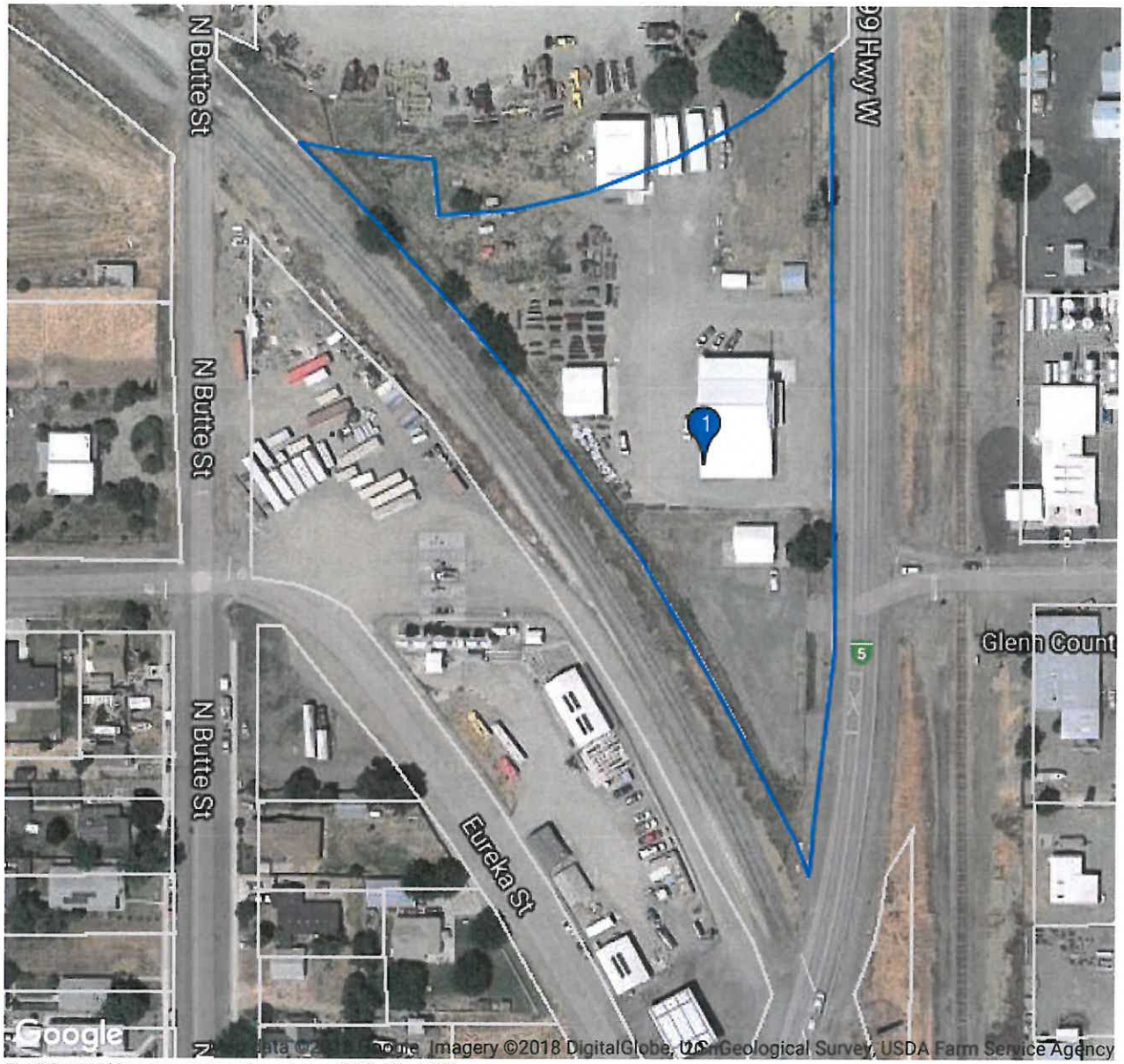
EXHIBIT A

All that portion of the Southeast quarter of Section 4, Township 19 North, Range 3 West, M.D.B.&M., described as follows:

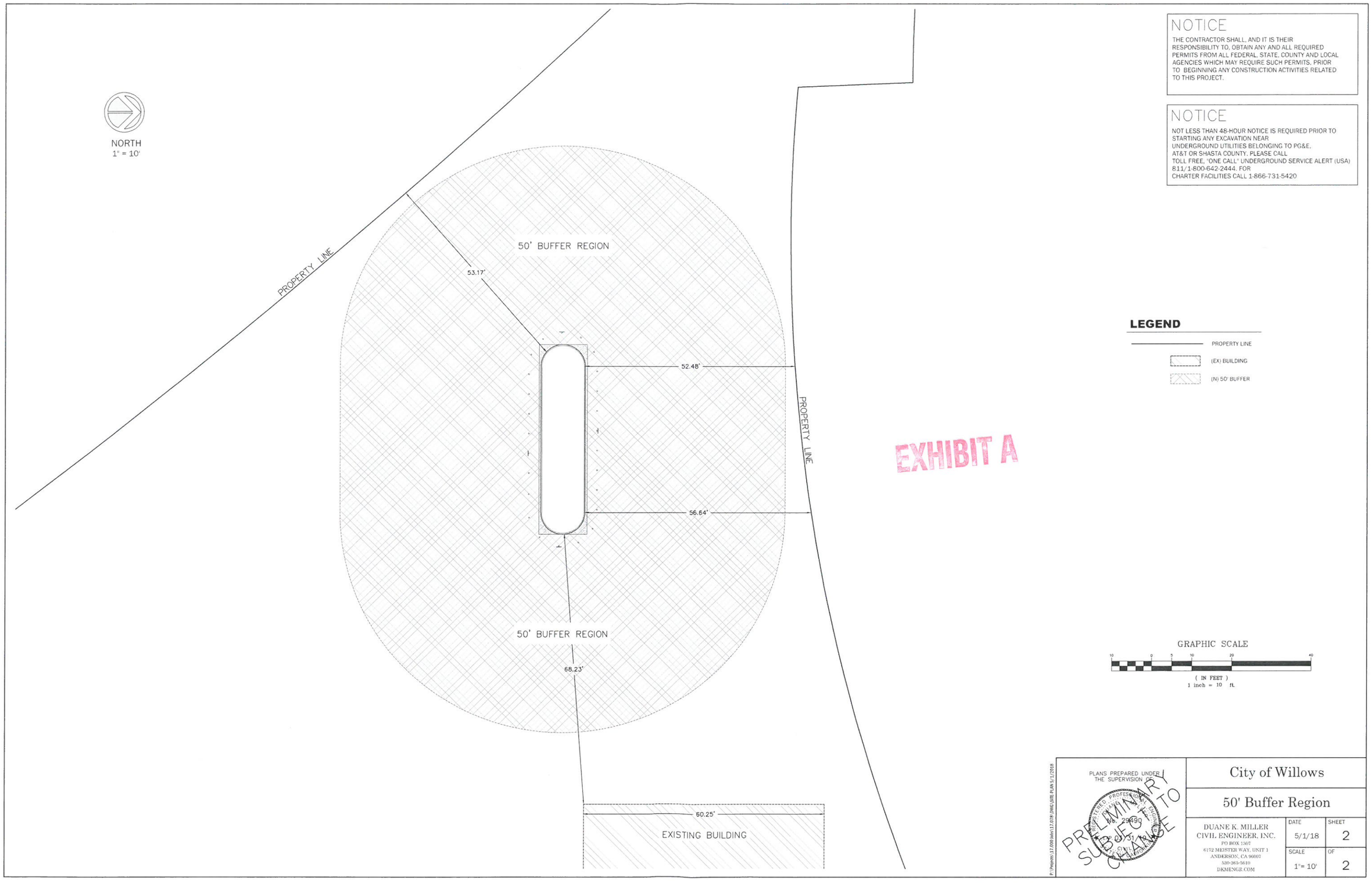
Beginning at a 2" X 2" stake on the West right of way line of the State Highway, 110.00 feet west of station 3430+44 on the center line of the main tract of the Southern Pacific Railroad; thence southwesterly on a 10 ° 52' curve to the right along the southerly right of way line of the Fruto Branch Wye of the said Southern Pacific Railroad, 473 feet to a 2" X 2" stake marking the point of intersection with the easterly right of way line of the Fruto Branch of the said Southern Pacific Railroad 50 feet from and opposite station 16+01.5 of said Fruto Branch; thence Southeasterly 773.2 feet along said Easterly right of way line on a curve to the right with radius of 1960.08 feet to a 2"X2" stake marking the intersection of said easterly right of way line with the westerly right of way line of said State Highway; thence northeasterly along said westerly right of way line 64.4 feet on a curve to the left with radius of 270.0 feet to the center of a 6"X6" concrete monument marking the north end of said curve and being 110.0 feet west of station 3423+09.8 on the center line of said main line tract of said Southern Pacific Railroad; thence northerly along the west right of way line of said State Highway and parallel to the said Railroad right of way, 734.2 feet to the place of beginning.

APN: 005-290-001-0 (Portion)

PARCELQUEST



© 2015 ParcelQuest www.parcelquest.com (888) 217-8999



NOTICE

THE CONTRACTOR SHALL, AND IT IS THEIR RESPONSIBILITY TO, OBTAIN ANY AND ALL REQUIRED PERMITS FROM ALL FEDERAL, STATE, COUNTY AND LOCAL AGENCIES WHICH MAY REQUIRE SUCH PERMITS, PRIOR TO BEGINNING ANY CONSTRUCTION ACTIVITIES RELATED TO THIS PROJECT.

NOTICE

NOT LESS THAN 48-HOUR NOTICE IS REQUIRED PRIOR TO STARTING ANY EXCAVATION NEAR UNDERGROUND UTILITIES BELONGING TO PG&E, AT&T OR SHASTA COUNTY. PLEASE CALL TOLL FREE, "ONE CALL" UNDERGROUND SERVICE ALERT (USA) 811/1-800-642-2444. FOR CHARTER FACILITIES CALL 1-866-731-5420

LEGEND

- PROPERTY LINE
- (EX) BUILDING
- (N) 50' BUFFER

EXHIBIT A

PLANS PREPARED UNDER THE SUPERVISION OF

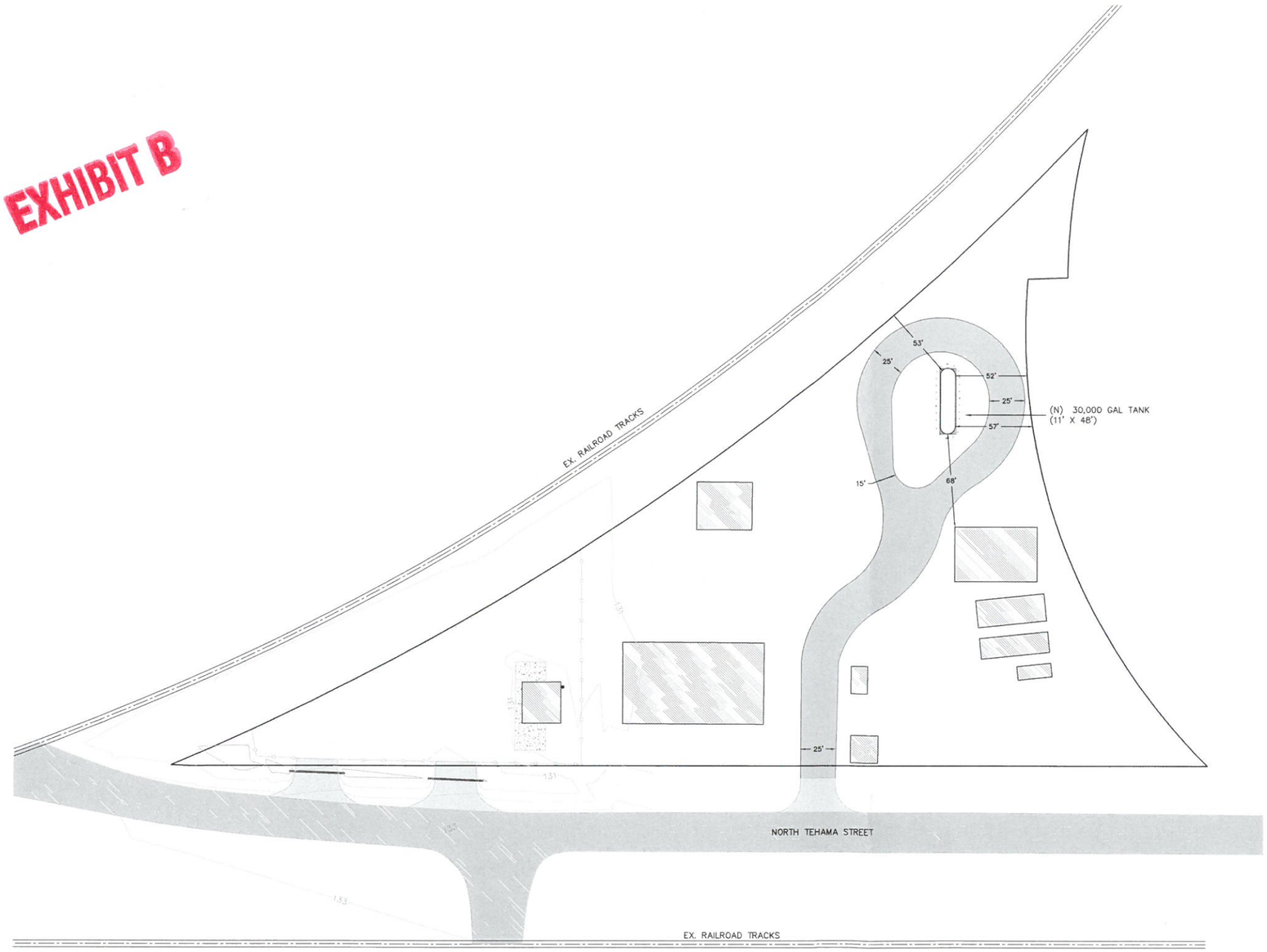
REGISTERED PROFESSIONAL ENGINEER
No. 29490
Exp. 03/31/19
CIVIL
STATE OF CALIFORNIA

PRELIMINARY
SUBJECT TO
CHANGE

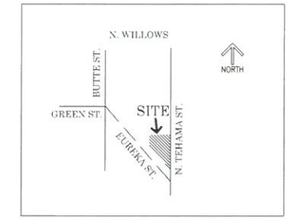
P:\Projects\17.000 Jobs\17.078.DWG\SITE PLAN 5/1/2018

City of Willows		
50' Buffer Region		
DUANE K. MILLER CIVIL ENGINEER, INC. PO BOX 1507 6172 MEISTER WAY, UNIT 1 ANDERSON, CA 96007 530-365-5610 DKMENGR.COM	DATE 5/1/18	SHEET 2
	SCALE 1"= 10'	OF 2

EXHIBIT B



NORTH
1" = 40'



VICINITY MAP
NOT TO SCALE

LEGEND

OG CONTOURS	(EX) BUILDING
PROPERTY LINE	(EX) HMA
(EX) STORM DRAIN	(EX) ROADS
(EX) FENCE	(EX) BASEROCK
(EX) CENTERLINE RAILROAD TRACKS	(N) TRUCK ROUTE

OWNER
ER ENERGY
3371 NORTH STATE STREET
UKIAH, CA 95482
707-462-5554

ENGINEER
DUANE K. MILLER
CIVIL ENGINEER, INC.
6172 MEISTER WAY, UNIT 1
PO BOX 1307
ANDERSON, CA 96007

PROJECT ADDRESS
807 NORTH TEHAMA STREET
WILLOWS, CA 95988

APN
005-290-001

TOTAL AREA
2.85 ACRES

ZONING
M

GENERAL PLAN
INDUSTRIAL

GRAPHIC SCALE
40 0 20 40 80 160
(IN FEET)
1 inch = 40 ft.

P:\Projects\17.009 Jobs\17.078 (DWG)\SITE PLAN 5\1\2018

PLANS PREPARED UNDER THE SUPERVISION OF
REGISTERED PROFESSIONAL ENGINEER
DUANE K. MILLER
No. 29490
Exp. 03/31/19
CIVIL
STATE OF CALIFORNIA
PRELIMINARY SUBJECT TO CHANGE

City of Willows

ER Energy Site Plan

DUANE K. MILLER
CIVIL ENGINEER, INC.
PO BOX 1307
6172 MEISTER WAY, UNIT 1
ANDERSON, CA 96007
530-365-6610
DKMENGR.COM

DATE	SHEET
5/1/18	1
SCALE	OF
1"= 40'	2