

GLENN COUNTY

Planning & Community Development Services Agency

P.O. Box 1070 / 777 N. Colusa Street
Willows, CA 95988
530.934.6540 Fax 530.934.6533
www.countyofglenn.net



Donald Rust, Director

Roger Wolff
PO Box 5836
Napa CA, 94581

RE: Conditional Use Permit 1989-14, Minor Amendment
Approval Notice APN: 045-270-006

April 16, 2019

To Whom It May Concern,

On March 5, 2019, Glenn County Planning & Community Development Service Agency received your application for a Conditional Use Permit Amendment to amend Conditional Use Permit 1989-14. This project is in the "SC" (Service Commercial) zoning district and is an allowed use with an approved Conditional Use Permit Amendment.

On April 16, 2019, the Glenn County Planning & Community Development Services Agency approved the Conditional Use Permit Amendment. 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,

John Lanier
Assistant Planner
jlani@countyofglenn.net

GLENN COUNTY
Planning & Community Development Services Agency

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DONALD RUST, Director

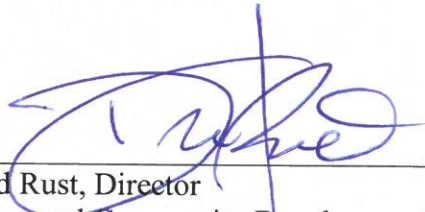
PROJECT: Conditional Use Permit 2000-09, Amendment is an expansion of an existing permitted mini storage facility. The current amendment proposal is to delete 10,800 square feet of unenclosed storage and add 3000 square feet of portable enclosed storage.

I. Environmental Review

I find that that no subsequent environmental review is necessary for Conditional Use Permit 1989-14, Amendment pursuant to CEQA Guidelines Section 15301.

II. Project Approval

I find that Conditional Use Permit 1989-14, Amendment meets the requirements of Chapter 15.220 of the Glenn County Unified Development Code and with authority granted in Section 15.220.010 of the Glenn County Code, approve Conditional Use Permit 1989-14, Amendment with the Findings listed in the Staff Report and the existing conditions of approval.

Signature: 
Donald Rust, Director
Planning and Community Development Services Agency

Date: April 16, 2019

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Donald Rust, Director

STAFF REPORT

DATE: April 16, 2019
TO: Donald Rust, Director
FROM: John Lanier, Assistant Planner
SUBJECT: Conditional Use Permit 1989-14, Amendment

Attachments:

1. Conditions of Approval
2. Previously Approved Conditions of Approval
3. Notice of Exemption
4. Agency Comments
5. Request for Review
6. Application Information
7. Site Plan (Exhibit "A")

1 PROJECT SUMMARY

Roger Wolff has applied to amend Conditional Use Permit 1989-14. Conditional Use Permit 1989-14 was approved by Glenn County Planning Commission on January 17, 1990 for expansion of an existing mini storage facility in three phases. An amendment (Minor) of Conditional Use Permit (CUP) 1989-14 to construct one more building was approved by Glenn County Planning Commission on February 15, 1996. The current amendment proposal is to delete 10,800 square feet of unenclosed storage and add 3000 square feet of portable enclosed storage.

The General Plan land use designation is “Service Commercial” and the zoning designation is “SC” (Service Commercial Zone). The project site is at 6401 County Road 16 approximately 1/2 mile west of Orland. The site is located on the south side of County Road 16, on the west side of County Road HH, north of County Road 17, and east of Orland Estates, within the unincorporated area of Glenn County, California. Assessor’s Parcel Number (APN) 045-270-006.

1.1 RECOMMENDATIONS

Staff recommends that the Director find that this project qualifies as a Categorical Exemption within section 15301 of the California Environmental Quality Act.

Staff also recommends that the Director approve the Minor Amendment with the Findings as presented in the Staff Report and the Conditions of Approval as attached.

2 ANALYSIS

The proposed project to expand the mini storage facility is consistent with surrounding land uses. This area of Glenn County is reserved for commercial use, and adjacent to an exit off of Interstate 5. The proposed expansion will not be detrimental to the health, safety or general welfare of persons residing or working in the vicinity of the mini storage facility. A minor amendment to an approved conditional use permit may be granted as outlined in the Glenn County Unified Development Code, Section 15.190.

2.1 ENVIRONMENTAL DETERMINATION

This project is a Class 1 Categorical Exemption pursuant to Section 15301, “Existing Facilities”, Chapter 3, Title 14 of the California Code of Regulations.

The proposal is for a 3,000 square foot addition in the form of portable mini storage units. The existing facility is approximately 52,600 square feet of mini storage.

This proposal would have minimal impact on public services. The proposal does not include an increase in development that would require additional public services, such as police protection, fire protection, schools, parks, landfills, storm water drainage, or other public facilities. There will be no new well drilling or increase of on-site sewage disposal, septic tanks, or leach lines with this project.

The project corresponding to the approval of the minor amendment of Conditional Use Permit 1989-14 is in an area where all public services and facilities are available to allow for maximum development permissible in the General Plan.

According to the Glenn County General Plan and the California Department of Fish and Game Natural Diversity Database (CNDDDB), there are no areas within the project or surrounding areas that contain habitat for sensitive species, an area of special biological importance, within any migratory wildlife corridor, or designated as a protected wetland site. There are no special-status wildlife species, plants, nor habitat identified at the project site.

Therefore, the project is located in an area which is not environmentally sensitive and will not attribute to any impact on species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service.

Therefore, this addition will qualify for a Categorical Exemption pursuant to Section 15301, “Existing Facilities” (e)(2)(A) & (e)(2)(B).

2.2 GENERAL PLAN AND ZONING CONSISTENCY

The proposed project to expand a mini storage facility is consistent with the Land Use Designation of “Service Commercial” and the zoning of “SC” (Service Commercial Zone, 40,000 square foot minimum parcel size). The proposed project will meet the land use and zoning requirements of the General Plan and the Zoning Code. The existing mini storage facility is a permitted use with Conditional Use Permit 1989-14. The project is consistent with surrounding land use because the area consists of service commercial uses and existing service commercial related structures. The proposal will not adversely affect surrounding uses in the area and will not adversely affect the General Plan.

2.2.1 “SC” Service Commercial Zone (Glenn County Code Chapter 15.420):

Sub-Zone and Lot Area (Glenn County Code §15.420.050):

The minimum parcel size for the “SC” zone is 40,000 square feet. The parcel is 4.815 acres; therefore, the parcel meets the minimum parcel size for this zone and it is adequate in size and shape to accommodate the proposed project.

Maximum Building Height (Glenn County Code §15.420.100)

The maximum building height in “SC” is thirty five feet for principal buildings or structures. The peak height of the structure is 9 feet 2 inches; therefore, this proposal will meet the height requirement.

Minimum Yard Requirements (Glenn County Code §15.420.090):

- A. Front yard exceeds ten feet; therefore, minimum yard requirements will be met.
- B. There are no rear or side yard requirements, therefore rear and side yard requirements will be met.

2.2.3 Minor Amendment to Conditional Use Permit (Glenn County Code §15.190.010)

The director or his or her designated representative may grant an amendment to a previously approved conditional use permit one time provided that:

A. The amendment will not result in an increase of more than ten percent (10%) of the existing facility or use covered by the use permit.

The proposed amendment will add approximately 7 percent to the total square footage; therefore, this requirement will be met.

B. Any extension of time will not exceed two years unless provided for otherwise in the original use permit.

The granting of this minor amendment will not require an extension of time for Conditional Use Permit CUP 1989-14. Conditional Use Permit 1989-14 does not have an expiration date.

C. Applicant/operator has complied with all the conditions of approval of the approved conditional use permit.

American National Mini Storage has currently met all the all conditions of approval as set forth within CUP 1989-14.

D. No significant public controversy was generated during the initial hearing.

According to the minutes for the January 17, 1990 and February 15, 1996, meeting of the Planning Commission, there was no controversy generated by this project.

E. Applicant/operator has submitted an application for amendment with an application fee set by resolution adopted by the board of supervisors.

On March 5, 2019 Roger Wolff submitted an application and application fee for the proposed minor amendment.

2.3 GENERAL PROVISIONS

Flood Zone Designation:

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) 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.

Public Works

The Glenn County Public Works Agency was provided the application information regarding the proposal and did not have any comments regarding this project.

3 PUBLIC BENEFIT

There is a public interest in providing appropriately located storage facilities, this mini storage facility is in a service commercial district, but has proximity to residential areas as well. This area is a commercial area and contains structures associated with commercial use; therefore, the proposed project is compatible with the land uses.

4 RECOMMENDATIONS

- A. Staff recommends that the Planning Director find that this project qualifies as a Class 2 Categorical Exemption within Section 15302 of the Guidelines for the California Environmental Quality Act.
- B. Staff recommends that the Planning Director approve this project with the following Findings:

- Finding 1. The proposed minor amendment to Conditional Use Permit 1989-14 will result in a decrease of the existing facility.
- Finding 2. The proposed minor amendment does not involve an extension of time.
- Finding 3. American National Mini Storage has complied with all of the conditions of approval as required by Conditional Use Permit 1989-14.
- Finding 4. No public controversy was generated during the Planning Commission hearing on January 17, 1990 or February 15, 1996 for Conditional Use Permit 1989-14.
- Finding 5. Roger Wolff has submitted an application and application fee for the proposed minor amendment.

CONDITIONS OF APPROVAL

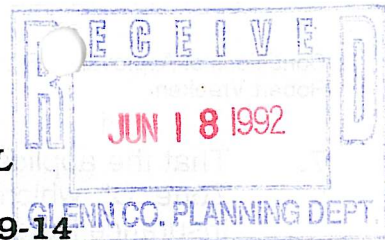
Conditional Use Permit 1989-14, Minor Amendment

APN: 045-270-006

1. That the area in operation shall be confined to those areas as delineated in the revised Exhibit "A" (Site Plan) as filed with the Glenn County Planning & Community Development Services Agency.
2. All Mitigation Measures and Condition of Approval approved by Glenn County Planning Commission and signed by the applicant/landowner on February 15, 1996 shall remain in effect.

Signed: _____ Date: _____
Roger Wolff – Landowner

**CONDITIONS OF APPROVAL
COUNTY OF GLENN
CONDITIONAL USE PERMIT #89-14
Robert W. and Jacqueline A. Vreeken**



Pursuant to the approval of the Glenn County Planning Commission on April 15, 1992, there is hereby granted to **Robert W. and Jacqueline A. Vreeken** Conditional Use Permit #89-14, for expansion of a mini-storage facility in three phases with a sign, on Parcel No. 45-270-006, located on the southwest corner of County Roads "16" and "HH", south of Orland, subject to the following terms and conditions:

1. That the applicant shall have the right to expand the mini-storage facility in three phases with a sign on the southwest corner of County Roads "16" and "HH", APN: 45-270-006.
2. That the area in operation shall be confined to those areas as delineated in Exhibit "A" as filed with the Planning Department.
3. That this Conditional Use Permit shall become effective after a ten (10) day appeal period which shall expire June 19, 1992, at 5:00 P.M. provided that there are no appeals. In the event of an appeal the permit shall be withheld until the conclusion of the appeal hearing.
4. That prior to any construction at the site the applicant shall apply for and receive a permit from the Glenn County Building Inspector.
5. That the Applicant shall file a signed copy of the Conditional Use Permit Conditions of Approval with the Planning Department prior to June 19, 1992, or this Conditional Use Permit shall be void.
6. That the applicant agrees as a condition of issuance and use of this entitlement to defend at its sole expense any action brought against the County within 180 days after the issuance of this entitlement because of or resulting from any proceeding preliminary to or the actual issuance of this entitlement, or, in the alternative, to relinquish such entitlement. Applicant will reimburse the County for any Court costs and attorney's fees which the County may be required by a Court to pay as a result of such action. County may at its sole discretion, participate in the defense of any such action, but such participation shall not relieve applicant of its obligations under this condition.

7. That the applicant is hereby notified that this property is located in Flood Zone "C" which means not subject to flooding according to Federal Flood Insurance Rate Map No. 0375B.
8. That if upon approval of this Conditional Use Permit any health or safety hazard arises due to the operation allowed by this Conditional Use Permit; the Planning Commission shall hold a Public Hearing to hear comments and consider whether Conditions of Approval need to be revised, added, or revoked.
9. That the permittee shall permit the County of Glenn or representative(s) or designee(s) to make periodic inspections at any reasonable time deemed necessary in order to assure that the activity being performed under authority of their permit is in accordance with the terms and conditions prescribed herein.
10. That the Glenn County Planning Director shall have the authority to approve in writing minor alterations to these permit conditions provided that there are no increases in environmental impacts. The applicant shall make his request in writing prior to granting any minor amendment.
11. That the south side of County Road "16" (South Street) shall be improved to Urban Standards as described in the Glenn County Land Division Standards in effect at the time of construction. Said improvement shall include the curb, gutter and sidewalk improvements in the return at the intersection of Road "16" and Road "HH", pavement tapers and a left turn lane on South Street.

The improvements required by this Condition shall be constructed prior to use of the State Two buildings except that the sidewalk shall be constructed under a deferred road improvement agreement which shall be signed by the applicant and a copy shall be submitted to the Planning Department within 180 days from the date of approval of this Conditional Use Permit Amendment. Plans for the above improvements shall be submitted to the Public Works Director for review and approval prior to any work within the County right-of-way.

12. That a deferred road improvement agreement shall be signed by the applicant to insure that the west side of County Road "HH" shall be improved to Urban Standards as described in the Glenn County Land Division Standards in effect at the time of construction. Plans for the above improvements shall be submitted to the Public Works Director for review and approval prior to any work within the County right-of-way. A copy of the signed deferred road improvement agreement shall be submitted to the Planning Department within 180 days from the date of approval of this Conditional Use Permit Amendment.

13. That prior to any work within the County right-of-way, an encroachment permit shall be applied for and received from the Glenn County Public Works Director.
14. That the proposed sign shall not exceed 250 square feet in total aggregate area and shall comply with all applicable regulations of Chapter 19.70 of the Glenn County Code.
15. That the applicant shall deposit one hundred fifty dollars (\$150.00) in a Planning Department Trust Account for the purpose of Mitigation Monitoring within ten (10) working days from the date of approval of the Conditional Use Permit.
16. That off-street parking shall be provided in connection with the expansion of this mini-storage facility as follows:
 - 1) Off-street parking shall be confined to an area near the office.
 - 2) This off-street parking area shall be surface with gravel or its equivalent as follows:

That a total of five (5) off-street public parking spaces shall be constructed prior to obtaining a Building Permit for Phase Three.
 - 3) That the grading and drainage of all parking areas shall conform to the requirements of the Public Works Director. The grading and drainage plan shall be submitted to the Public Works Director for approval prior to obtaining a Building Permit for Phase One.
17. That the landscaping requirements shall be as follows:
 - 1) That the areas on either side of the entrance to the mini-storage development along County Road "16" shall be landscaped with a minimum of a five (5) foot wide planted area, starting at the edge of the County Road right-of-way. This five (5) foot wide planted area shall extend approximately 120 feet west and 148 feet east on either side of the entrance to the mini-storage area and shall be planted with a hedge of oleanders. This shall be constructed prior to obtaining a Building Permit final for Phase One. A photograph shall be submitted to the Planning Department upon application for a Building Permit to ensure that this Condition has been completed satisfactorily.

- 2) That the area that borders the west side of County Road "HH", approximately 200 feet south from the northeast corner of this parcel, starting at the edge of the County Road "HH" right-of-way, shall be landscaped with a minimum of a five (5) foot wide planted area. This five (5) foot wide planted area shall be planted with the oleanders. This shall be completed prior to obtaining a Certificate of Occupancy for Phase One.
- 3) That the applicant shall plant an additional ²⁰⁰160 foot by five (5) foot planted area along County Road "HH" with oleanders. This shall be completed prior to obtaining a Certificate of Occupancy for Phase Two. A photograph shall be submitted to the Planning Department upon application for a Building Permit to ensure that this Condition has been completed satisfactorily.
- 4) That the applicant shall plan an additional ¹⁶⁰200 foot by five (5) foot planted area along County Road "HH" with oleanders. This shall be completed prior to obtaining a Certificate of Occupancy for Phase Three. A photograph shall be submitted to the Planning Department upon application for a Building Permit to ensure that this Condition has been completed satisfactorily.
- 5) That an additional five (5) percent of the off-street parking area shall be landscaped by planting two (2) additional trees and by placement of decorative bark or gravel around the perimeter of the "Outdoor Parking Area" as delineated on Exhibit "A" on file with the Planning Department. The decorative bark or gravel shall be spread in a five foot (5') strip around the perimeter of the parking area on the north, south and west sides. These improvements shall be constructed prior to obtaining Certificate of Occupancy for Phase One of this project. A photograph shall be submitted to the Planning Department prior to final inspection by the Building Department to ensure that this Condition has been completed satisfactorily.
- 6) That the applicant shall install sprinkler or drip system irrigation in order to maintain the landscaping as required by paragraphs 1 through 5 above.

18. That the applicant shall install a six (6) foot chain link fence around the entire perimeter of this project. This fence shall be continuously maintained. This fence shall be required at the time a Building Permit is applied for, for Phase ~~Three~~^{one}. A photograph shall be submitted to the Planning Department upon application for a Building Permit for Phase Three to ensure that this Condition has been completed satisfactorily.
19. That prior to the completion of Phase One buildings the applicant shall install a standard private driveway approach to the entrance to the mini-storage off of County Road "16".
20. That the applicant shall verify the leach field location and demonstrate an adequate reserve area prior to obtaining a Building Permit for Phase One.
21. That all exterior lighting shall be hooded, shield, or opaque. No unobstructed light shall be directed beyond the property line.
22. All solid waste shall be removed at least once a week to an approved disposal site.
23. Parking spaces, entrances, exits and circulation direction shall be marked and discernible at all times.
24. The County has submitted a certificate of Fee Exemption for a De Minimis Impact upon Fish and Game Resources. In the event the Department of Fish and Game disagrees with the County, the applicant shall be responsible for all required Fish and Game fees.

DATE OF ISSUANCE:

JOHN BENOIT, PLANNING DIRECTOR

BY:

John Benoit

ACCEPTANCE

I have read and understand the foregoing Use Permit and agree to each and every term and condition thereof.

Date: 6/16/92

Robert Vreeken

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
777 North Colusa Street, Willows, CA 95988

Project Title: Conditional Use Permit 1989-14, Amendment

Name of Person Carrying Out Project (Applicant): Roger Wolff

Project Location: The location of the American National Mini Storage facility is situated on Assessor's Parcel Number (APN) 045-270-006, south side of County Road 16, on the west side of County Road HH, north of County Road 17, and east of Orland Estates, within the unincorporated area of Glenn County, California.

Description of Project: Conditional Use Permit Amendment to expand a mini storage facility by adding 3,000 square feet of portable storage units. As an expansion of an existing use under 10,000 square feet, this qualifies as a Class 1 Categorical Exemption.

Name of Public Agency Approving Project: Glenn County Planning Commission

Exempt Status: California Code of Regulations (CCR) State CEQA Guidelines (14 CCR 15301)

Lead Agency Contact Person:

John Lanier, Assistant Planner
Glenn County Planning & Community Development Services Agency
777 N. Colusa Street, Willows, CA 95988 (530-934-6540)

Signature: _____


Donald Rust, Director
Planning and Community Development Services Agency

Date: April 16, 2019



Glenn County Environmental Health

247 N Villa Avenue, Willows, CA 95988
(530) 934-6102 • Fax: (530) 934-6103

Date: March 21, 2019

To: John Lanier, Assistant Planner
Glenn County Planning & Community Development Services Agency
(Via Email)

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

Re: Conditional Use Permit 1989-14, Wolff, (Amendment Mini Storage Expansion)
APN 045-270-006

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 proposed project parcel has an existing onsite wastewater treatment system, replacement area and water well.
2. The proposed Mini Storage Expansion is not approved for any sewage or gray water discharge.
3. The proposed Mini Storage Expansion shall not affect the onsite wastewater treatment system, replacement area or water well in anyway.

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

GLENN COUNTY

Planning & Community Development Services Agency

P.O. Box 1070 / 777 N. Colusa Street
Willows, CA 95988
530.934.6540 Fax 530.934.6533
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
- ☐ California Water Service Co. (Chico)
- ☐ Sacramento River National Wildlife Refuge
- ☐ City of Willows
- ☐ Comcast Cable (Chico Office)
- ☐ Community Services District:
- ☒ Pacific Gas and Electric Company (PG&E)
- ☒ Fire Protection District: Orland Rural
- ☐ Glenn County Resource Conservation District
- ☒ School District: Orland
- ☐ Northeast Center of the California Historical Resources Information System
- ☐ Grindstone Rancheria of Wintun-Wailaki
- ☐ Paskenta Band of Nomlaki Indians
- ☐ Mechoopda Indian Tribe of Chico Rancheria
- ☐ Middletown Rancheria of Pomo Indians California
- ☐ Railroad:
- ☐ Reclamation District:
- ☐ Capay Rancho Water District:
- ☐ Special District:
- ☐ Glenn Colusa Irrigation District

DATE: March 15, 2019

PROJECT: Conditional Use Permit 1989-14, Amendment
Mini Storage Expansion

PLANNER: John Lanier, Assistant Planner; jlanier@countyofglenn.net

APPLICANT/
LANDOWNER/
SURVEYOR: Roger Wolff, General Partner
Wolff Realty Investments, Ltd.
PO Box 5836
Napa, CA 94581

PROPOSAL: Conditional Use Permit 1989-14, Amendment
Mini Storage Expansion

On March 5, 2019, Roger Wolff applied to amend Conditional Use Permit 1989-14. On January 17, 1990, the Glenn County Planning Commission approved Conditional Use Permit #89-14 for expansion of a mini storage facility in three phases. On February 15, 1996, a Technical Advisory Committee approved a minor amendment to construct one more storage building on site. The current amendment proposal is to delete 10,800 square feet of unenclosed storage and add 3000 square feet of portable enclosed storage.

Additional project information/documentation has been included. Please refer to the attached application, project narrative, site plans and photographs.

LOCATION: The project site is at 6401 County Road 16 approximately 1/2 mile west of Orland. The site is located on the south side of County Road 16, on the west side of County Road HH, north of County Road 17, and east of Orland Estates, within the unincorporated area of Glenn County, California.

ZONING: "SC" Service Commercial Zone (40,000 square foot minimum parcel size)

GENERAL PLAN: "Service Commercial"

APN: 045-270-006 (4.815± acres)

FLOOD ZONES: 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) 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 conditions of approval. If comments are not received by **Friday, March 29, 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.

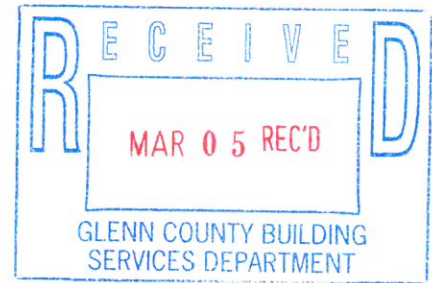
AGENCY COMMENTS:

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.)?
4. Are there significant environmental impacts? What mitigation(s) would bring the impacts to a less than significant level? When should mitigation(s) be accomplished (i.e. prior to recording parcel map, filing Final Map, or Certificate of Occupancy, etc.)?

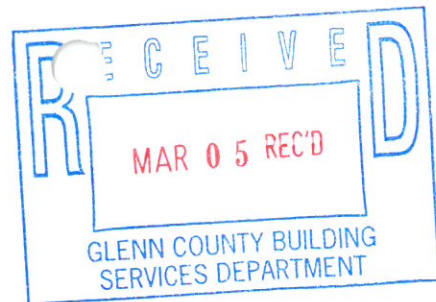
TRANSMITTAL

From
Roger Wolff
PO Box 5836
Napa, CA 94581
707-738-0969



To:	Glenn County Planning Dept Attention: Greg Conant 777 North Colusa Street Willows, CA 95988
Date:	3/1/19
Description of items:	<ol style="list-style-type: none">1. Application for Extension/Amendment to Conditional Use Permit2. Signed declaration under penalty of perjury3. Narrative4. 2 copies of structural calculations with illustrations of portable storage buildings5. Grant Deed6. Assessors Parcel Map7. Check #1132 made out to The County of Glenn for \$1198.00 from Wolff Realty Investments, Ltd.8. Site Plan drawing (11x17 size) 3 copies folded in half to 11x8 size.9. Google photo of site plan with overlay and location of requested buildings (11x17 size) folded in half to 11x8 size.10. 2 copies of letter size color photograph of site.11. Color photograph (brochure) illustrating proposed portable storage units12. Resolution from Wolff Realty Investments, Ltd. authorizing Roger Wolff to sign the application on behalf of the partnership.

CUP 1989-14 Ammd 2019-001
Extension/Amendment



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

**APPLICATION FOR EXTENSION/AMENDMENT TO
CONDITIONAL USE PERMIT**

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

1. Applicant(s):

Name: ROGER WOLFF, GENERAL PARTNER
WOLFF REALTY INVESTMENTS, LTD

Address: P.O. BOX 5836, NAPA, CA 94581

Phone: (Business) 707-738-0969 (Home) SAME

Fax: E-mail: ROGER@RWARCHITECT.NET

2. Property Owner(s):

Name: ROGER WOLFF, GENERAL PARTNER
WOLFF REALTY INVESTMENTS, LTD

Address: P.O. BOX 5836, NAPA, CA 94581

Phone: (Business) 707-738-0969 (Home) SAME

Fax: E-mail: ROGER@RWARCHITECT.NET

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

Name: ROGER WOLFF

Mailing Address: P.O. BOX 5836, NAPA CA 94581

Phone: (Business) 707-738-0969 (Home) SAME

Fax: E-mail: ROGER@RWARCHITECT.NET

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: ROGER WOLFF

Mailing Address: P.O. Box 5836, NAPA, CA 94581

5. Request or Proposal:

DELETE EXISTING 10,800 SF UNENCLOSED STORAGE
AND ADD 3000 SF OF PORTABLE ENCLOSED STORAGE

6. Address and Location of Project: 6401 COUNTY ROAD 16, ORLAND,
CA, 95963

7. Current Assessor's Parcel Number(s): 045-270-006

8. Existing Zoning: "C" COMMERCIAL
Zoning Map <http://gis.gcppwa.net/zoning/>

9. Existing Use of Property: MINI SELF STORAGE

10. Provide any additional information that may be helpful in evaluating this request:

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: _____

RL Wolff
ROGER WOLFF
2/28/19
P.O. Box 5836, NAPA, CA 94581

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: _____

RL Wolff For WOLFF REALTY INVESTMENTS, LTD
ROGER WOLFF
2/28/19
P.O. Box 5836, NAPA, CA 94581

Narrative for Amendment to an existing CUP for American National Mini Storage

1. The mini storage facility began in 1979 per records in the file I obtained when I purchased the facility.
2. In reviewing these records I note that over the years it had been granted expansions bringing us to the current state of the facility: Owner/manager/caretaker's residence and office of approximately 1800 sf. 17 metal storage buildings of approximately 42,100 square feet of enclosed units with 30 (12' x30') unenclosed vehicle/boat/RV storage spaces totaling 10,800 sf yielding 52,600 gross sf of storage.
3. It is my intension to eliminate 10,800 sf of **unenclosed** storage on site and add 3000 sf of **enclosed** portable storage yielding a **net decrease** of 7,500 sf of storage area on site.
4. Since the inception of ownership of the facility, 5 years ago, I have concluded that keeping the unenclosed storage of boats, cars, RV's, etc. is not in the best interest of the property or its maintenance. Too many people store their unwanted vehicles on our site, pay the first month's rent and disappear leaving me, the owner, to deal with their unwanted property. Unwanted vehicles, boats, RV's, trailers, etc. because they are licensed by the state, and some of them are from out of state, have to be dealt with in an expensive and time consuming process. Furthermore, the areas around the unenclosed spaces are difficult to maintain with respect to weeds and "critters" that seem to find them as a good home. I wish to make some "critters" homeless.

After having considered several alternatives and by speaking to many other people in the self storage industry I have decided on purchasing 40 portable storage units. They are manufactured off site, brought to the site on a truck, and constructed on site with no foundations (as they are designed for this). They will be situated in two lines each approximately 150' long on the **upper pad** of the site at the same level as the residence and the maintenance buildings. They will open towards each other with a 25'+ drive between them. This location is ideally suited for portable storage, with a flat hard-packed gravel base that drains well.
5. Currently the manager's do not live on the site. Both live in their own homes near the facility in Orland. As the owner I visit the facility and stay in the on-site residence approximately 20 days a year to oversee my investment and to make sure the property is properly cared for.
6. A structural engineer, Christian Holbrook, SE #5250, has reviewed these new storage units and his calculations and recommendations are included in this submittal.
7. Since I am not adding to the size of the facility the off street parking will not increase. Currently we have 5 parking spaces on site one of which is van accessible. In the 5 years I have owned the site I have never heard of or seen all five spaces occupied at one time except at times of auction for unclaimed articles at units where the tenants have defaulted and relinquished their rights. (1 or 2 days a year).
8. Lighting for the new units will be exterior solar powered LED lights with motion control directed to the front of the new units in the area between the two rows. No electrical to the new units.
9. The office is currently open Monday through Friday 9am to 5pm. No change to this is currently considered. The facility itself, for tenants' access, will remain 6am to 9pm.
10. Any increase in traffic would be nominal, fractionally more than with the unenclosed spaces. The facility is very close to the Interstate Freeway 5 as shown in the inset map, and traffic getting to and from the facility generally passes on rural roads or directly from the freeway and does not pass through residential areas.

RECORDING REQUESTED BY

First American Title Company of Napa

Mail Tax Statements to:
AND WHEN RECORDED MAIL TO

Name: WOLFF REALTY INVESTMENTS, LTD
Street: PO BOX 5836
Address:
City, State, Zip: NAPA CA 94558

Order No. 00137092-LF

CIOS ENCLOSED

2014-0750

Recorded at the request of:
TIMIOS TITLE COMPANY

02/28/2014 10:22 AM
Fee: \$1767.90 Pgs: 3

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

SPACE ABOVE THIS LINE FOR RECORDER'S USE

GRANT DEED

THE UNDERSIGNED GRANTOR(s) DECLARE(s)
APN(S) 046-27-0-006-0

Documentary Transfer Tax is \$1,747.90
☒ computed on full value of interest or property conveyed, or
☐ full value less value of liens or encumbrances remaining at the
time of sale

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

LOCATED IN THE UNINCORPORATED AREA

M & V SANTINO INC., A CALIFORNIA CORPORATION

hereby GRANT(s) to

WOLFF REALTY INVESTMENTS, LTD, A CALIFORNIA LIMITED PARTNERSHIP

the following real property in the County of Glenn, State of California:

LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF
AND DESIGNATED AS EXHIBIT "A"

Dated: February 23, 2014

M & V SANTINO INC
A CALIFORNIA CORPORATION


BY: MATHEW N. SANTINO, PRESIDENT


BY: VICKIE N. SANTINO, SECRETARY

MAIL TAX STATEMENTS AS DIRECTED ABOVE

grnidefv (05/25/11)

STATE OF CALIFORNIA

COUNTY OF Glenn

} SS:

On 2-26-2014

Ron Campbell

before me,
Notary Public,
personally appeared Matthew N. Santino and Vickie N. Santino,
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.

Signature

Ron Campbell

FOR NOTARY SEAL OR STAMP



2014-0750 2 of 3



Description: Glenn, CA Document - Year DocID 2014.750 Page: 2 of 3
Order: Wolff Comment:

EXHIBIT "A"

Escrow Number: 00137092-LF

Description:

The following described real property in the, County of Glenn, State of California:

PARCEL ONE:

All that portion of the West one-half of the East one-half of Lot 1 of Subdivision No. 7 of the United States Irrigation District of Orland lying North of Ditch No. 12, according to the official map thereof filed for record December 21, 1908 in Book 1 of Maps, at page 192, Glenn County Records, California.

EXCEPTING THEREFROM that portion thereof lying Northeasterly from the line described as follows:

Beginning at a point from which the Northwest corner of Section 28, Township 22 North, Range 3 West, M.D. B. & M., bears N. 71 degrees 46' 04" W. 2,655.97 feet, said point also being distant 257.18 feet Westerly, measured at right angles from the base line at Engineer's Station "C" 213 + 29.08 of the Department of Public Works' 1958 Survey from Artois to Tehama County Line, road III-Gle-7-C; thence from said point of beginning N. 58 degrees 18' 37" W. 159.30 feet; thence along a curve to the right with a radius of 230.00 feet (the chord of which curve bears N. 28 degrees 43' 31" W 227.11 feet), through an angle of 59 degrees 10' 11", an arc distance of 237.52 feet; thence N 00 degrees 51' 34" E 420.66 feet; thence N. 07 degrees 20' 52" W 64.55 feet; thence N. 81 degrees 59' 00" W 243.12 feet; thence N. 00 degrees 51' 34" E 60.00 feet to a point on the North line of County Road No. 16 that is 756.18 feet Westerly, measured at right angles from the base line at Engineer's Station "C" 221 + 83.46 of said survey.

ALSO EXCEPTING THEREFROM that portion deeded to United States of America by deed recorded October 22, 1909 in Book 29 of Deeds, at page 342.

PARCEL TWO:

A portion of Lot 1 of "Subdivision No. 7 of the United States Irrigation District of Orland" lying North of Ditch No. 12, according to the map thereof filed for record in the office of the Recorder of the County of Glenn, State of California, on December 21, 1908 in Book 1 of Maps, at page 192, which was acquired by the State of California by deed recorded August 12, 1964 in Book 468, page 587, Official Records, of Glenn County.

Said portion is all that part thereof lying Northerly of said Ditch No. 12, and Southerly of the following described line:

Beginning at a point from which the Northwest corner of Section 28, T22N., R. 3'W., M.D.B. & M., bears N. 71 degrees 46' 04" W 2655.97 feet, said point also being distant 257.18 feet Westerly, measured at right angles, from the "C" line at Engineer's Station "C" 213 + 29.08 of the Department of Public Works' 1958 Survey on road 03-Gle-5, Post Mile 17.5/28/5 (formerly road III-Gle-7-C); thence from said point of beginning N 58 degrees 18' 37" W. 159.30 feet; thence along a tangent curve to the right with a radius of 230.00 feet, through an angle of 59 degrees 10' 11", a distance of 237.52 feet to a point distant 505.99 feet Westerly, measured at right angles from the "C" line at Engineer's Station "C" 216 + 08.52 of said survey.

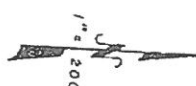
APN: 045-270-006-0

2014-0750 3 of 3



45-27

24



28

Assessor's Map Bk. 45 - Pg 27

County of Glenn, Calif.

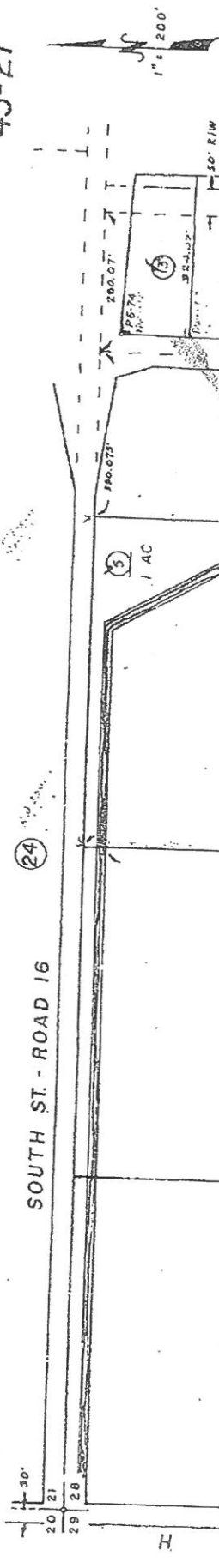
1374

U.S. SUBDIVISION NO. 7 &
 POR. SEC. 28, T. 22N., R. 3W., M.D.B. & M.

45-27

SOUTH ST. - ROAD 16

(24)



NOTE: This map may or may not be a survey of the land depicted hereon. You should not rely upon it for any other purpose other than orientation to the general location of the parcel or parcels depicted. First American expressly disclaims any liability for alleged loss or damage which may result from reliance upon this map.

(28)

M. & S. Bk. 1 - Pg. 192 - L. S. i. D. Sub'n No. 7
 P.M. Bk. 6 Pg. 74
 P.M. Bk. 10, Pg. 64

Assessor's Map Bk. 45 - Pg. 27

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

County of Glenn, Calif.

(1374)



vehicle / boat storage

Office

Facility Entrance

County Road 16

314 Enclosed Secure Units

frontage road

American National Mini Storage

6401 County Road 16

Orland, CA 95963

(530) 865-5790

GOING SOUTH

Interstate Highway 5

GOING NORTH



JANUS
INTERNATIONAL GROUP

Consult. Create. Construct.
That's the Janus advantage.

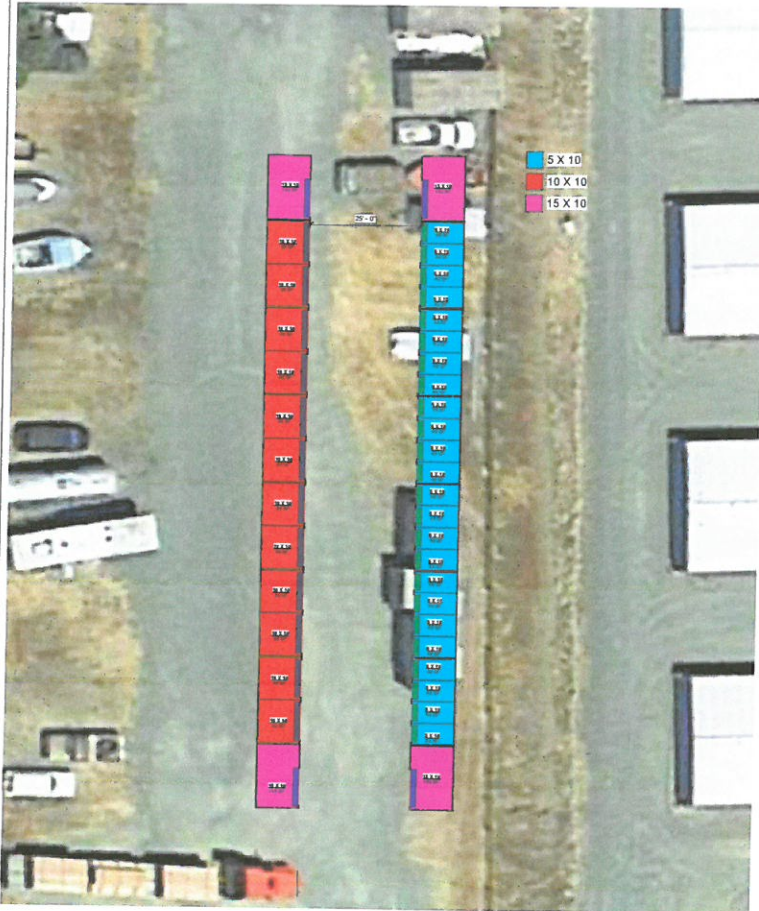
Relocatable Storage Units



Generate Additional Profit From Your Idle Land

Janus International offers an innovative solution to temporary storage needs for a variety of business and home applications—Movable Additional Storage Structures (MASS)





1st Unit Mix Schedule			
Count	Name	Rent As	%
24	5 X 10	1200	60%
12	10 X 10	1200	30%
4	15 X 10	600	10%
40		3000	100%

MASS Buildings

(6) 20 x 10 Mass w/ (2) 10 x 10 Door Front

(6) 20 x 10 Mass Door w/ (4) 5 x 10 Door Front

(4) 15 x 10 Mass Door Front



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Orland Ca

Drawn For Wolfe Realty Investments

6401 County Rd 16

Project # 25197

Rev #	Date
01-MJW	08.13.18
02-MJW	12.14.18

Drawn On: 08.24.18
Drawn By: M. Williams
Checked By: R. Johnson

J101

Site Plan
MASS

PROPOSED



1. Dred
1/32" = 1'-0"

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Orland Ca
6401 County Rd 16

Drawn For Wolfe Realty Investments

Project #
25197

Rev # Date

Drawn On 06.24.18

Drawn By M. Williams

Checked By S. Johnson

J103

Site Plan
Proposed

~~PERFORM~~
(EXISTING)



JANUS
INTERNATIONAL

115 Janus Intl Blvd
Tomball, Georgia 30179
(800) 360-7440
www.janusintl.com

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Orland Ca

Wolfe Realty Investments
6401 County Rd 16

Project #
25197

Rev #	Date

Drawn On: 08.24.18
Drawn By: M. Williams
Checked By: S. Johnson

J102

Site Plan
Existing

3/1/2019

Authorization Resolution

Wolff Realty Investments, Ltd., a California Limited Partnership herein known as WRI, does hereby grant Roger Wolff, 2% General Partner and Roger Wolff, (Roger Wolff Family Trust) 98% limited partner, the authorization to sign all documents on behalf of the limited partnership (WRI).

By Roger Wolff, General Partner and Trustee for the Roger Wolff Family Trust

Date

3/1/2019

A handwritten signature in black ink, appearing to read "R. Wolff", with a stylized flourish at the end.

Please find attached the Fourth Amendment to the WRI partnership agreement giving Roger Wolff the powers to act on behalf of the Partnership.

FOURTH AMENDMENT TO
AGREEMENT OF LIMITED PARTNERSHIP

OF

WOLFF REALTY INVESTMENTS, LTD., a California Limited Partnership

This Fourth Amendment to Agreement of Limited Partnership of WOLFF REALTY INVESTMENTS, LTD., a California Limited Partnership is effective the 1ST day of JANUARY, 2015 by and

BETWEEN ROGER WOLFF,
 herein referred to as

"GENERAL PARTNER"

AND ROGER WOLFF, as successor Trustee
 of the Lester H. and June Wolff Family
 Trust dated September 18, 1990,
 herein referred to as

"WOLFF FAMILY TRUST"

AND ROGER WOLFF, as Limited Partner
 herein referred to as

"ROGER WOLFF. LP"

AND ROGER WOLFF, as Trustee
 of the Roger Wolff Family Trust
 dated October 15, 2014,
 herein referred to as

"ROGER'S TRUST"

RECITALS:

A. June Wolff, individually and as Trustee, and Roger Wolff executed an Agreement of Limited Partnership effective December 12, 2000, a First Amendment thereto dated January 2, 2001, a Second Amendment thereto dated December 31, 2005, and a Third Amendment thereto dated January 1, 2013, (the "Partnership Agreement") and thereby established WOLFF REALTY INVESTMENTS, LTD., a California Limited Partnership (the "Partnership").

B. By reason of the death of June Wolff on January 26, 2014, it is necessary to amend the Partnership Agreement to provide for the transfer of the Wolff Family Trust interest in the Partnership to Roger Wolff pursuant to the provisions of that Trust Agreement.

C. Concurrently with the execution of this Amendment Roger Wolff desires to transfer his interest as a limited partner that he owned previously together with the interest that he has acquired from the Wolff Family Trust to the Roger Wolff Family Trust.

D. In order to set forth their respective agreements, understandings, rights, duties and obligations, the parties have executed this Fourth Amendment.

TERMS AND PROVISIONS

In consideration of their mutual promises, each party intending to be legally bound, it is agreed:

1. Incorporation of Recitals:

The foregoing Recitals are incorporated herein by reference as if set forth at length.

2. Effective Date:

This Amendment shall be effective as of January 1, 2015.

3. Transfer of Limited Partnership Interest:

As of the Effective Date, all of the right, title and interest of June Wolff as Trustee of the Lester H. and June Wolff Family Trust dated September 18, 1990 (Wolff Family Trust), is transferred and assigned to ROGER WOLFF as Trustee of the Roger Wolff Family Trust (Roger's Trust) and the interest of ROGER WOLFF, as a Limited Partner (Roger Wolff, LP) is assigned to the Roger Wolff Family Trust.

4. Sharing of Profits and Losses:

The sharing of profits and losses and the capital ownership interest of the parties following the Effective Date shall be as follows:

- A. General Partner. ROGER WOLFF as General Partner shall be entitled to a share in profits and losses in an amount equal to two percent (2%) thereof.
- B. Limited Partner. ROGER WOLFF as Trustee of the Roger Wolff Family Trust shall be entitled to a share in profits and losses in an

- B. Limited Partner. ROGER WOLFF as Trustee of the Roger Wolff Family Trust shall be entitled to a share in profits and losses in an amount equal to ninety-eight percent (98%).

5. Notices:

The provisions of paragraph 32 of the Partnership Agreement are amended to read in full as follows:

"32. Notices:

All notices under this Agreement shall be in writing, shall be given to all Partners by United States mail, postage prepaid, and shall be addressed to each Partner at the address last on file at the office of the General Partner, or at such other address as may be hereafter specified in writing by such Partner to the General Partner.

General Partner: ROGER WOLFF
 3008 Cuttings Wharf Road
 Napa, CA 94559

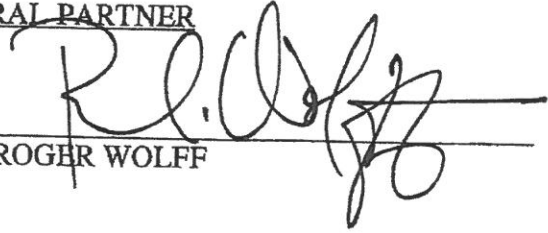
Limited Partner: ROGER WOLFF, Trustee of the
 Roger Wolf Family Trust
 3008 Cuttings Wharf Road
 Napa, CA 94559"

6. Effect of Amendment:

Except as expressly modified and amended by this Fourth Amendment, the Partnership Agreement is ratified and affirmed in all particulars.


EXECUTED AND DELIVERED on the effective date.

GENERAL PARTNER



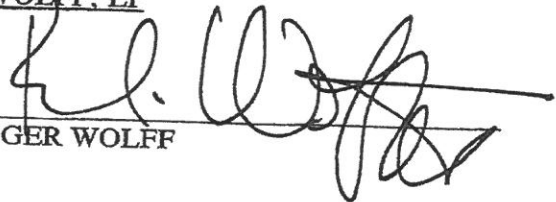
ROGER WOLFF

WOLFF FAMILY TRUST



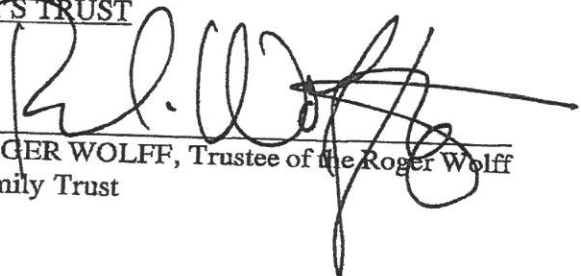
ROGER WOLFF, as successor trustee of the
Lester H. and June Wolff Family Trust

ROGER WOLFF, LP



ROGER WOLFF

ROGER'S TRUST



ROGER WOLFF, Trustee of the Roger Wolff
Family Trust



CSE JOB # 19-20

STRUCTURAL CALCULATIONS

WOLFF STORAGE CONTAINER OVERTURNING ANALYSIS

6401 COUNTY ROAD 16

ORLAND, CA 95963



FEBRUARY 24, 2019



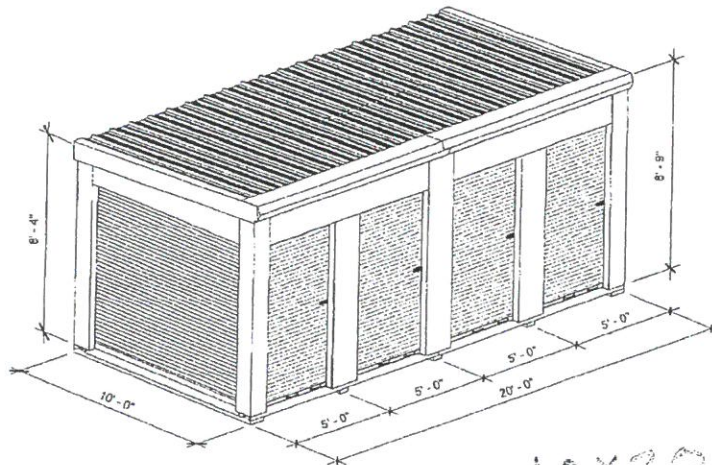
Wolff Storage Containers

Project	
Date	2/24/2019
PE	1 OF 17

DESIGN CRITERIA

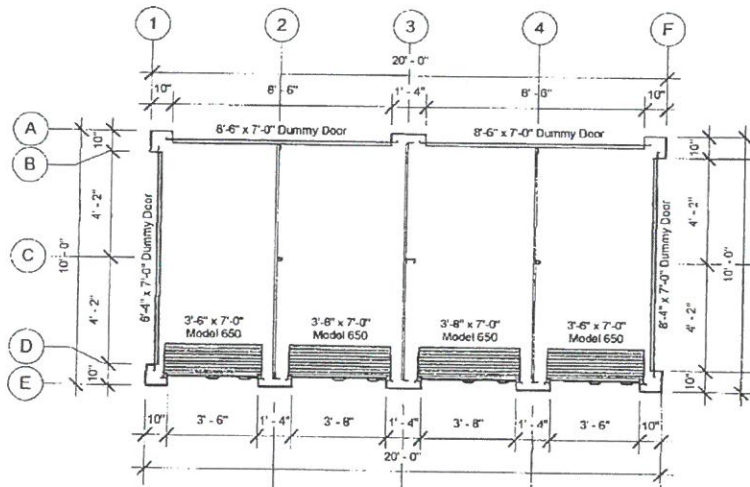
CSE JOB		19-20	
CODES		2016 CALIFORNIA BUILDING CODE	
		2016 CALIFORNIA RESIDENTIAL CODE	
VERTICAL LOADS		LATERAL DESIGN PARAMETERS	
UNIT TYPE	LOAD (LBS)	WIND DESIGN PARAMETERS	
UNIT 1	3324	ANALYSIS PROCEDURE	ENVELOPE PROCEDURE
UNIT 2	2941	ULTIMATE WIND SPEED (V_{ULT}) MPH	110
UNIT 3	2391	NOMINAL WIND SPEED (V_{ASD}) MPH	85
UNIT 4	2963	EXPOSURE CATEGORY	C
		RISK CATEGORY	II

2



① 3D View

10 x 20 UNIT
SUBDIVIDED



② Floor Plan
3/16" = 1'-0"



135 East Luke Road
Tempe, Georgia 30179
(866) 562-2580 Toll-Free
(770) 562-0686
www.janusintl.com

Copyright © 2010, Janus International Corporation.

20 x 10 R-4/5 x 10 F
(4) - 5'-0" x 10'-0" Units
3324 lbs
MASS Storage (20 x 10)
(4 - 5'-0" x 10'-0" Units)

Drawn On:
5-20-2014

Drawn By: B. Johnson
Checked By: D. Theut

Building Layout

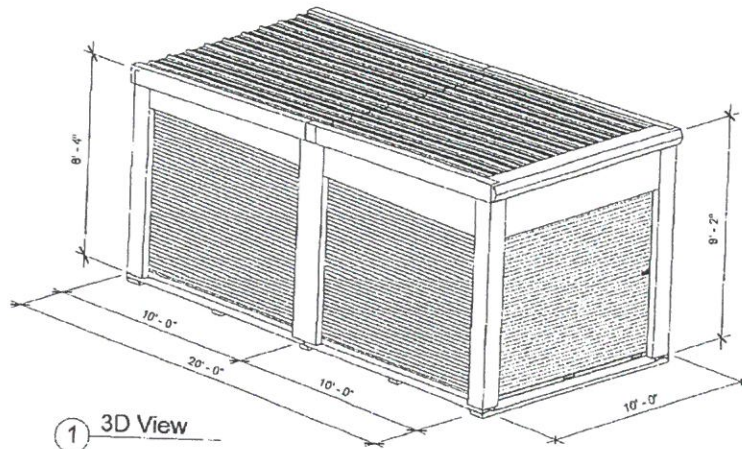
Project #

XXXX

BL - 1

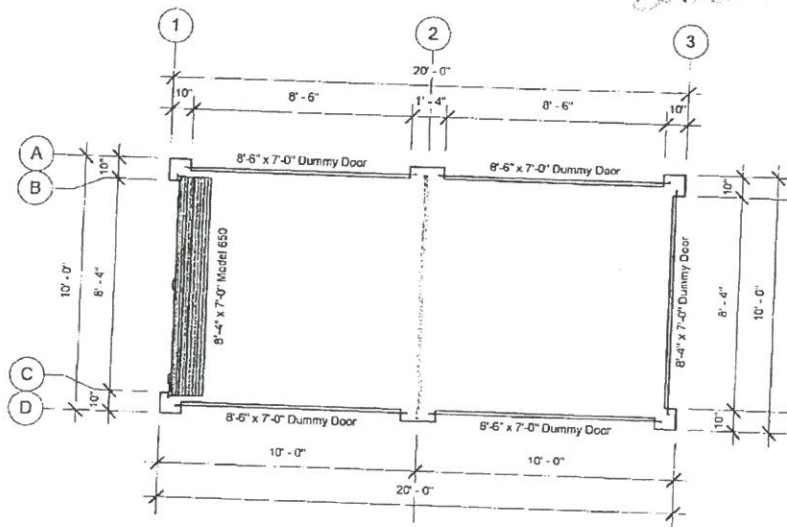
UNIT 1

3




① 3D View

10x20R-1F
20x20R-1F

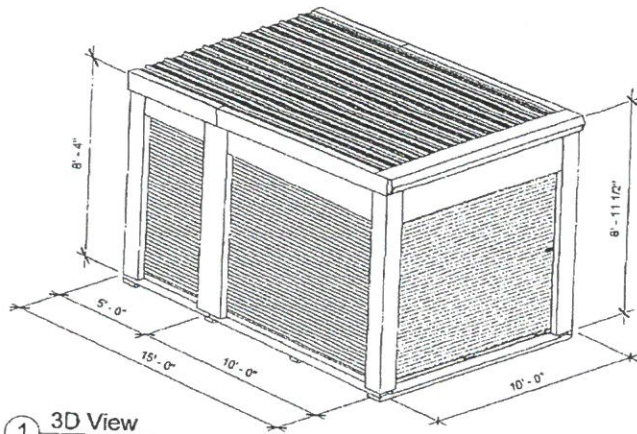


② Floor Plan
3/16" = 1'-0"

 <p>135 East Luke Road Tempe, Georgia 30179 (866) 562-2580 Toll-Free (770) 562-0686 www.janusintl.com</p>	<p>10 x 20R-1F 10 x 20 Single Unit Front Door 2941 lbs</p>	<p>Drawn On: 4-22-2014</p>	<p>Project # XXXX</p>
		<p>Drawn By: B. Johnson Checked By: D. Theut</p>	
	<p>Building Layout</p>	<p>BL - 1</p>	

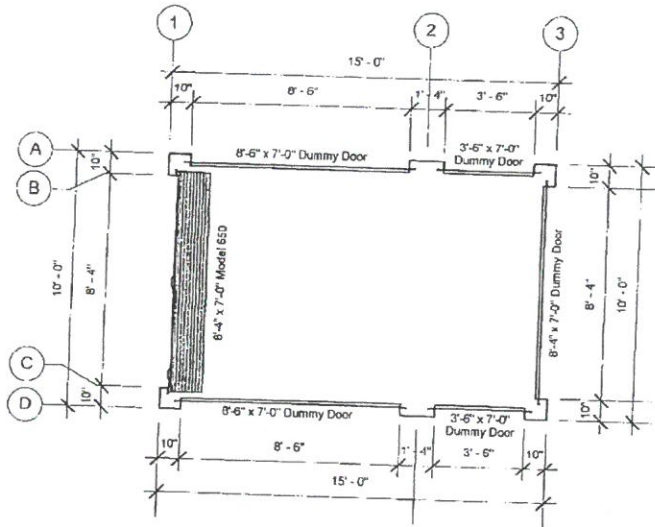
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UNIT 2 & 4



① 3D View

10 x 15



② Floor Plan
3/16" = 1'-0"



135 East Luke Road
Temple, Georgia 30179
(866) 562-2580 Toll-Free
(770) 562-0686
www.janusintl.com

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10 x 15 R-1/F
10 x 15 Single Unit Front Door

2391 lbs

Drawn On:
4-22-2014

Drawn By: B. Johnson
Checked By: D. Theut

Building Layout

Project #

XXXX

BL - 1

UNIT 3



Wolff Storage Containers

Project	
Date	2/24/2019
PE	S or

ASCE 7-10 Wind Design - Chapter 28, Envelope Procedure								
Nominal Design Wind Speed (mph) (V_{asd})	K_d :	Risk Category	Exposure Category:	Topo Factor K_{zt} :	Bldg. Classification	Roof Pitch	Mean Roof height h (ft) ²	End Zone Width $2a$ (ft)
85	0.85	II	C	1.0	enclosed	0:12	15	6.0
Ultimate Design Wind Speed (mph) (V_{ult})			110	q_h (psf) at mean roof height (ASD)				13.4

MWFRS Windward + Leeward Component (ASD)			
Pressures On Vertical Projected Area ^{4,5,6}			
Interior		End ¹	
Wall	Roof (horiz. compnt) ^{7,8}	Wall	Roof (horiz. compnt) ^{7,8}
9.3	0.0	13.9	0.0

Windward Coefficient (ASD)			
p (neg GCpi)			
Interior		End ¹	
Wall	Roof ³	Wall	Roof ³
0.84	0.00	0.76	0.00

MWFRS Zone Pressures (Normal Pressures, psf) ⁴ Load Case "A" (ASD)								
Zone (Fig. 28.4-1)	1	2	3	4	1E	2E	3E	4E
case 1: pos int.press	3.0	-11.7	-7.4	-6.3	5.8	-16.8	-9.5	-8.2
case 2: neg int.press	7.8	-6.8	-2.5	-1.5	10.6	-11.9	-4.7	-3.4

MWFRS Zone Pressures (Normal Pressures, psf) ⁴ Load Case "B" (ASD)						
Zone (Fig. 28.4-1)	1	2	3	4	5	6
case 1: pos int.press	-8.4	-11.7	-7.4	-8.4	3.0	-6.3
case 2: neg int.press	-3.6	-6.8	-2.5	-3.6	7.8	-1.5
Zone (Fig. 28.4-1)	1E	2E	3E	4E	5E	6E
case 1: pos int.press	-8.85	-16.76	-9.52	-8.85	5.77	-8.18
case 2: neg int.press	-4.02	-11.94	-4.69	-4.02	10.59	-3.35

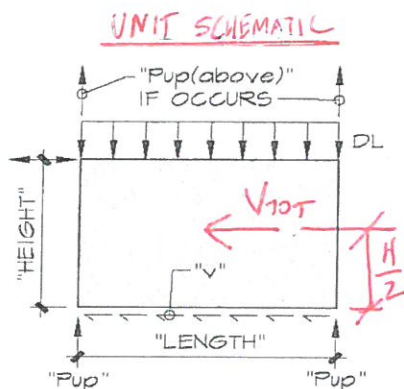
Maximum Component @ Cladding Wall Pressures (psf, see Figure 30.4-1) (ASD)						
Effective Wind Area (ft ²)	10		100		500	
	pos.	neg	pos	neg	pos	neg
Zone 4	15.82	-17.17	13.28	-14.75	11.80	-13.14
Zone 5	15.82	-21.19	13.28	-16.36	11.80	-13.14

Notes:

- End zone width = $2a$; a =smallest of 0.1(least horiz. bldg. dimension) or $0.4h$, but not less than 4% of least horiz. dim. or 3'.
- h = mean roof ht. except that eave ht. shall be used for $\theta \leq 10^\circ$.
- Roof windward coefficients = 0 if roof zone 2 or 2E normal forces are ≤ 0 .
- Positive and negative values signify pressures acting toward and away from the surfaces, respectively.
- Loads to MWFRS shall not be less than 10 psf multiplied by the projected area normal to the wind direction.
- Check Figure 28.4-1 footnotes for additional requirements.
- Where combined roof horizontal component pressures are negative, 0 will be used in design of the MWFRS.
- Roof component pressure calculation assumes symmetry about the ridge. For other conditions, use horizontal component pressures along the length of sloping roof for zones 2,3,2E,3E.

Lateral Design - Wind											
		End Zone				Interior Zone				ASD Load (lbs)	
		Wind	Tributary			Wind	Tributary				
Unit	Location	Pressure	Height	Width	Area	Pressure	Height	Width	Area	Wind Load	Max Load
1	Roof	0.0		0	0		0.0		0		
	Wall	13.9	9	12	108		9.3	9	8	72	2172
		Minimum load case check with 5 psf roof and 10psf wall pressure								1800	
2	Roof	0.0		0	0		0.0		0		
	Wall	13.9	9	12	108		9.3	9	8	72	2172
		Minimum load case check with 5 psf roof and 10psf wall pressure								1800	
3	Roof	0.0		0	0		0.0		0		
	Wall	13.9	9	12	108		9.3	9	3	27	1756
		Minimum load case check with 5 psf roof and 10psf wall pressure								1350	
4	Roof	0.0		0	0		0.0		0		
	Wall	13.9	9	12	108		9.3	9	8	72	2172
		Minimum load case check with 5 psf roof and 10psf wall pressure								1800	
	Roof	0.0		0	0		0.0		0		
	Wall	0.0		0	0		0.0		0		
		Minimum load case check with 5 psf roof and 10psf wall pressure									
	Roof	0.0		0	0		0.0		0		
	Wall	0.0		0	0		0.0		0		
		Minimum load case check with 5 psf roof and 10psf wall pressure									
	Roof	0.0		0	0		0.0		0		
	Wall	0.0		0	0		0.0		0		
		Minimum load case check with 5 psf roof and 10psf wall pressure									
	Roof	0.0		0	0		0.0		0		
	Wall	0.0		0	0		0.0		0		
		Minimum load case check with 5 psf roof and 10psf wall pressure									
	Roof	0.0		0	0		0.0		0		
	Wall	0.0		0	0		0.0		0		
		Minimum load case check with 5 psf roof and 10psf wall pressure									
	Roof	0.0		0	0		0.0		0		
	Wall	0.0		0	0		0.0		0		
		Minimum load case check with 5 psf roof and 10psf wall pressure									

Unit Analysis



TYPICAL SHEARWALL DESIGN PARAMETERS		
VARIABLE	DESCRIPTION	EQUATION
V	$0.6 \cdot W$	---
v	Shear stress	$V/L(\text{total})$
L(min)	Minimum shearwall length	$L(\text{min})$
DL	Minimum uniform dead load on UNIT	---
Pup (wind)	Uplift demand due to wind at UNIT boundary	$v - 0.6 \cdot DL \cdot (L_{\text{min}}/2) - 0.6 \cdot W$

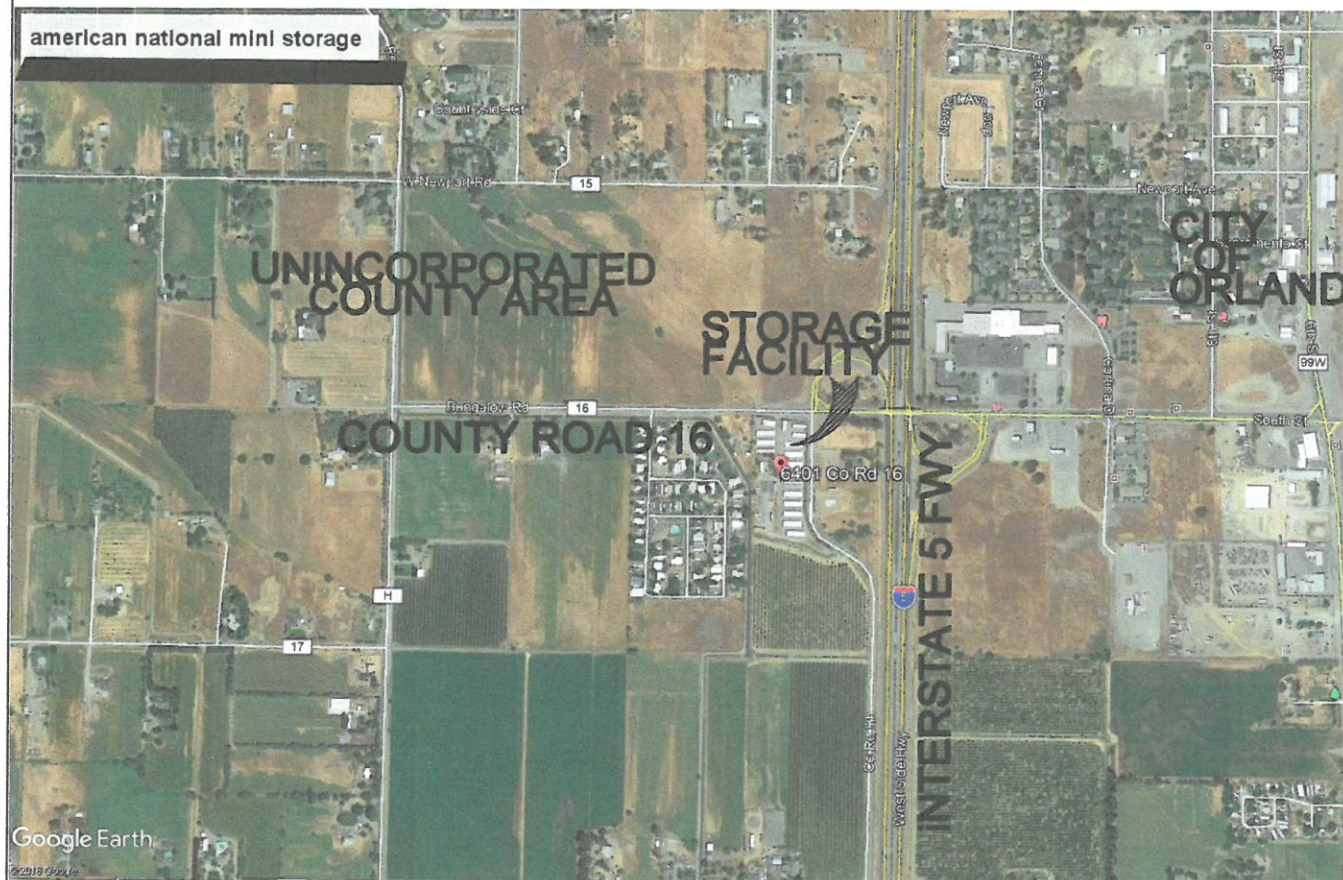
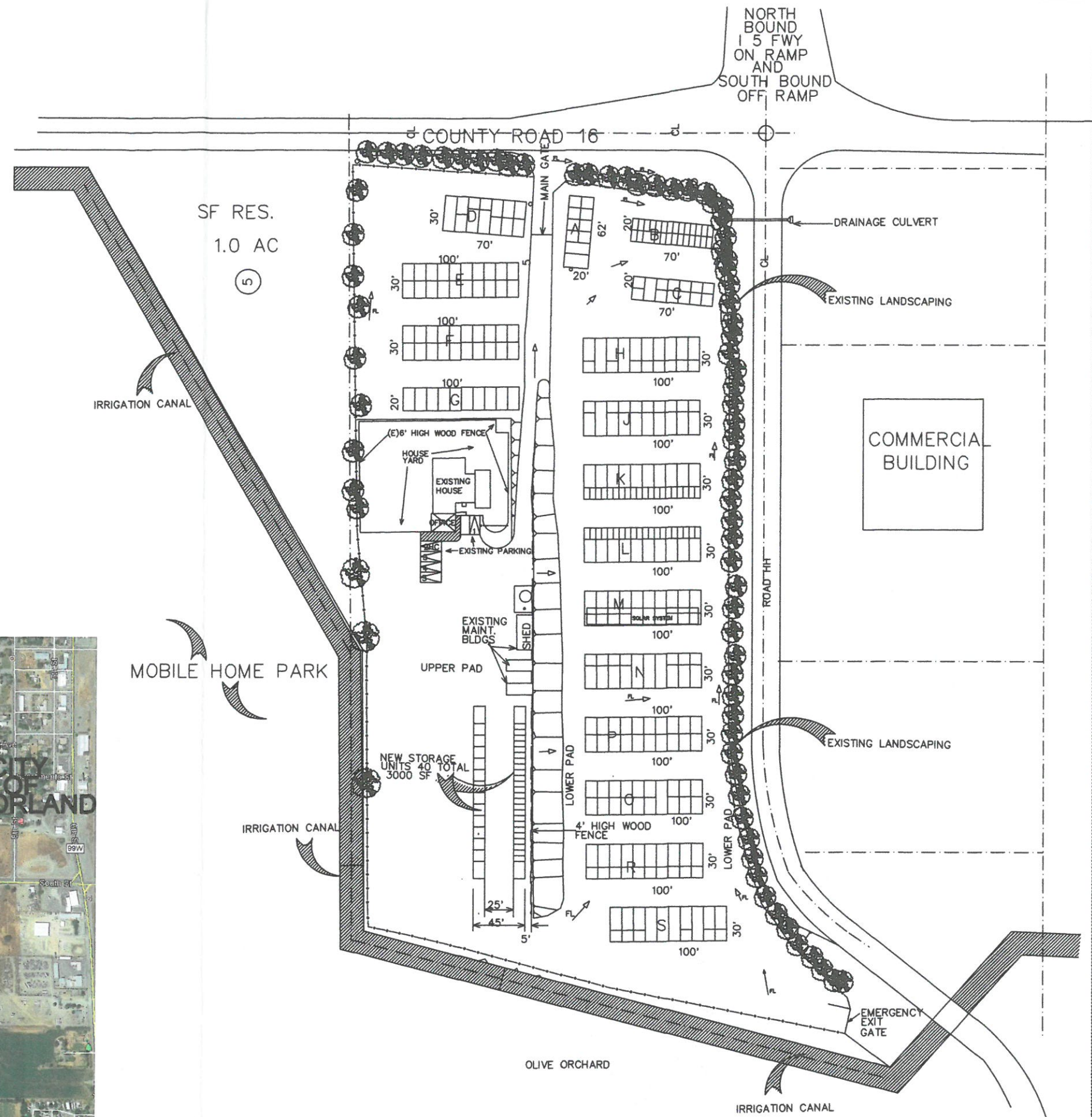
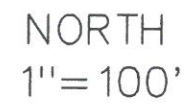
Unit	V (lbs)	v (lbs/ft)	Unit Length	Height (feet)	W _{DL} (lbs/ft)	P _{up} (lbs)	Overturning	
1	2172		10	9	332	0	Negligible	
0.6*W	217							Seismic does not control by inspection
Unit experiences negligible uplift								
2	2172		10	9	294	95	Negligible	
0.6*W	217							Seismic does not control by inspection
Unit experiences negligible uplift								
3	1756		10	9	239	73	Negligible	
0.6*W	176							Seismic does not control by inspection
Unit experiences negligible uplift								
4	2172		10	9	296	89	Negligible	
0.6*W	217							Seismic does not control by inspection
Unit experiences negligible uplift								
0.6*W					0			
0.7*E								
0.6*W					0			
0.7*E								

Write a description for your map.

Legend

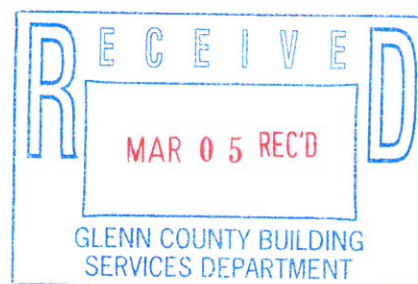


AREA
ACREAGE 4.31 AC



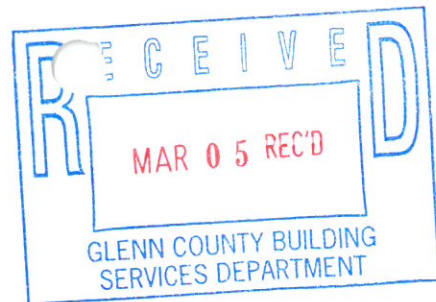
TRANSMITTAL

From
Roger Wolff
PO Box 5836
Napa, CA 94581
707-738-0969



To:	Glenn County Planning Dept Attention: Greg Conant 777 North Colusa Street Willows, CA 95988
Date:	3/1/19
Description of items:	<ol style="list-style-type: none">1. Application for Extension/Amendment to Conditional Use Permit2. Signed declaration under penalty of perjury3. Narrative4. 2 copies of structural calculations with illustrations of portable storage buildings5. Grant Deed6. Assessors Parcel Map7. Check #1132 made out to The County of Glenn for \$1198.00 from Wolff Realty Investments, Ltd.8. Site Plan drawing (11x17 size) 3 copies folded in half to 11x8 size.9. Google photo of site plan with overlay and location of requested buildings (11x17 size) folded in half to 11x8 size.10. 2 copies of letter size color photograph of site.11. Color photograph (brochure) illustrating proposed portable storage units12. Resolution from Wolff Realty Investments, Ltd. authorizing Roger Wolff to sign the application on behalf of the partnership.

CUP 1989-14 Ammd 2019-001
Extension/Amendment



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

**APPLICATION FOR EXTENSION/AMENDMENT TO
CONDITIONAL USE PERMIT**

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

1. Applicant(s):

Name: ROGER WOLFF, GENERAL PARTNER

WOLFF REALTY INVESTMENTS, LTD

Address: P.O. BOX 5836, NAPA, CA 94581

Phone: (Business) 707-738-0969 (Home) SAME

Fax: E-mail: ROGER@RWARCHITECT.NET

2. Property Owner(s):

Name: ROGER WOLFF, GENERAL PARTNER

WOLFF REALTY INVESTMENTS, LTD

Address: P.O. BOX 5836, NAPA, CA 94581

Phone: (Business) 707-738-0969 (Home) SAME

Fax: E-mail: ROGER@RWARCHITECT.NET

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

Name: ROGER WOLFF

Mailing Address: P.O. BOX 5836, NAPA CA 94581

Phone: (Business) 707-738-0969 (Home) SAME

Fax: E-mail: ROGER@RWARCHITECT.NET

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: ROGER WOLFF

Mailing Address: P.O. Box 5836, NAPA, CA 94581

5. Request or Proposal:

DELETE EXISTING 10,800 SF UNENCLOSED STORAGE
AND ADD 3000 SF OF PORTABLE ENCLOSED STORAGE

6. Address and Location of Project: 6401 COUNTY ROAD 16, ORLAND,
CA, 95963

7. Current Assessor's Parcel Number(s): 045-270-006

8. Existing Zoning: "C" COMMERCIAL
Zoning Map <http://gis.gcppwa.net/zoning/>

9. Existing Use of Property: MINI SELF STORAGE

10. Provide any additional information that may be helpful in evaluating this request:

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: _____

RL Wolff
ROGER WOLFF
2/28/19
P.O. Box 5836, NAPA, CA 94591

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: _____

RL Wolff For WOLFF REALTY INVESTMENTS, LTD
ROGER WOLFF
2/28/19
P.O. Box 5836, NAPA, CA 94591

Narrative for Amendment to an existing CUP for American National Mini Storage

1. The mini storage facility began in 1979 per records in the file I obtained when I purchased the facility.
2. In reviewing these records I note that over the years it had been granted expansions bringing us to the current state of the facility: Owner/manager/caretaker's residence and office of approximately 1800 sf. 17 metal storage buildings of approximately 42,100 square feet of enclosed units with 30 (12' x30') unenclosed vehicle/boat/RV storage spaces totaling 10,800 sf yielding 52,600 gross sf of storage.
3. It is my intension to eliminate 10,800 sf of **unenclosed** storage on site and add 3000 sf of **enclosed** portable storage yielding a **net decrease** of 7,500 sf of storage area on site.
4. Since the inception of ownership of the facility, 5 years ago, I have concluded that keeping the unenclosed storage of boats, cars, RV's, etc. is not in the best interest of the property or its maintenance. Too many people store their unwanted vehicles on our site, pay the first month's rent and disappear leaving me, the owner, to deal with their unwanted property. Unwanted vehicles, boats, RV's, trailers, etc. because they are licensed by the state, and some of them are from out of state, have to be dealt with in an expensive and time consuming process. Furthermore, the areas around the unenclosed spaces are difficult to maintain with respect to weeds and "critters" that seem to find them as a good home. I wish to make some "critters" homeless.

After having considered several alternatives and by speaking to many other people in the self storage industry I have decided on purchasing 40 portable storage units. They are manufactured off site, brought to the site on a truck, and constructed on site with no foundations (as they are designed for this). They will be situated in two lines each approximately 150' long on the **upper pad** of the site at the same level as the residence and the maintenance buildings. They will open towards each other with a 25'+ drive between them. This location is ideally suited for portable storage, with a flat hard-packed gravel base that drains well.
5. Currently the manager's do not live on the site. Both live in their own homes near the facility in Orland. As the owner I visit the facility and stay in the on-site residence approximately 20 days a year to oversee my investment and to make sure the property is properly cared for.
6. A structural engineer, Christian Holbrook, SE #5250, has reviewed these new storage units and his calculations and recommendations are included in this submittal.
7. Since I am not adding to the size of the facility the off street parking will not increase. Currently we have 5 parking spaces on site one of which is van accessible. In the 5 years I have owned the site I have never heard of or seen all five spaces occupied at one time except at times of auction for unclaimed articles at units where the tenants have defaulted and relinquished their rights. (1 or 2 days a year).
8. Lighting for the new units will be exterior solar powered LED lights with motion control directed to the front of the new units in the area between the two rows. No electrical to the new units.
9. The office is currently open Monday through Friday 9am to 5pm. No change to this is currently considered. The facility itself, for tenants' access, will remain 6am to 9pm.
10. Any increase in traffic would be nominal, fractionally more than with the unenclosed spaces. The facility is very close to the Interstate Freeway 5 as shown in the inset map, and traffic getting to and from the facility generally passes on rural roads or directly from the freeway and does not pass through residential areas.

RECORDING REQUESTED BY

First American Title Company of Napa

Mail Tax Statements to:
AND WHEN RECORDED MAIL TO

Name: WOLFF REALTY INVESTMENTS, LTD
Street: PO BOX 5836
Address:
City, State, Zip: NAPA CA 94558

Order No. 00137092-LF

CIOS ENCLOSED

2014-0750

Recorded at the request of:
TIMIOS TITLE COMPANY

02/28/2014 10:22 AM
Fee: \$1767.90 Pgs: 3

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

SPACE ABOVE THIS LINE FOR RECORDER'S USE

GRANT DEED

THE UNDERSIGNED GRANTOR(s) DECLARE(s)
APN(S) 046-27-0-006-0

Documentary Transfer Tax is \$1,747.90
☒ computed on full value of interest or property conveyed, or
☐ full value less value of liens or encumbrances remaining at the
time of sale

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

LOCATED IN THE UNINCORPORATED AREA

M & V SANTINO INC., A CALIFORNIA CORPORATION

hereby GRANT(s) to

WOLFF REALTY INVESTMENTS, LTD, A CALIFORNIA LIMITED PARTNERSHIP

the following real property in the County of Glenn, State of California:

LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF
AND DESIGNATED AS EXHIBIT "A"

Dated: February 23, 2014

M & V SANTINO INC
A CALIFORNIA CORPORATION


BY: MATHEW N. SANTINO, PRESIDENT


BY: VICKIE N. SANTINO, SECRETARY

MAIL TAX STATEMENTS AS DIRECTED ABOVE

grndefv (05/25/11)

STATE OF CALIFORNIA

COUNTY OF Glenn

On 2-26-2014

} SS:

Ron Campbell, before me,
Notary Public,
personally appeared Matthew N. Santino and Vickie N. Santino,
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.

Signature

Ron Campbell

FOR NOTARY SEAL OR STAMP



2014-0750 2 of 3



Description: Glenn, CA Document - Year DocID 2014.750 Page: 2 of 3
Order: Wolff Comment:

EXHIBIT "A"

Escrow Number: 00137092-LF

Description:

The following described real property in the, County of Glenn, State of California:

PARCEL ONE:

All that portion of the West one-half of the East one-half of Lot 1 of Subdivision No. 7 of the United States Irrigation District of Orland lying North of Ditch No. 12, according to the official map thereof filed for record December 21, 1908 in Book 1 of Maps, at page 192, Glenn County Records, California.

EXCEPTING THEREFROM that portion thereof lying Northeasterly from the line described as follows:

Beginning at a point from which the Northwest corner of Section 28, Township 22 North, Range 3 West, M.D. B. & M., bears N. 71 degrees 46' 04" W. 2,655.97 feet, said point also being distant 257.18 feet Westerly, measured at right angles from the base line at Engineer's Station "C" 213 + 29.08 of the Department of Public Works' 1958 Survey from Artois to Tehama County Line, road III-Gle-7-C; thence from said point of beginning N. 58 degrees 18' 37" W. 159.30 feet; thence along a curve to the right with a radius of 230.00 feet (the chord of which curve bears N. 28 degrees 43' 31" W 227.11 feet), through an angle of 59 degrees 10' 11", an arc distance of 237.52 feet; thence N 00 degrees 51' 34" E 420.66 feet; thence N. 07 degrees 20' 52" W 64.55 feet; thence N. 81 degrees 59' 00" W 243.12 feet; thence N. 00 degrees 51' 34" E 60.00 feet to a point on the North line of County Road No. 16 that is 756.18 feet Westerly, measured at right angles from the base line at Engineer's Station "C" 221+ 83.46 of said survey.

ALSO EXCEPTING THEREFROM that portion deeded to United States of America by deed recorded October 22, 1909 in Book 29 of Deeds, at page 342.

PARCEL TWO:

A portion of Lot 1 of "Subdivision No. 7 of the United States Irrigation District of Orland" lying North of Ditch No. 12, according to the map thereof filed for record in the office of the Recorder of the County of Glenn, State of California, on December 21, 1908 in Book 1 of Maps, at page 192, which was acquired by the State of California by deed recorded August 12, 1964 in Book 468, page 587, Official Records, of Glenn County.

Said portion is all that part thereof lying Northerly of said Ditch No. 12, and Southerly of the following described line:

Beginning at a point from which the Northwest corner of Section 28, T22N., R. 3' W., M.D.B. & M., bears N. 71 degrees 46' 04" W 2655.97 feet, said point also being distant 257.18 feet Westerly, measured at right angles, from the "C" line at Engineer's Station "C" 213+ 29.08 of the Department of Public Works' 1958 Survey on road 03-Gle-5, Post Mile 17.5/28/5 (formerly road III-Gle-7-C); thence from said point of beginning N 58 degrees 18' 37" W. 159.30 feet; thence along a tangent curve to the right with a radius of 230.00 feet, through an angle of 59 degrees 10' 11", a distance of 237.52 feet to a point distant 505.99 feet Westerly, measured at right angles from the "C" line at Engineer's Station "C" 216 + 08.52 of said survey.

APN: 045-270-006-0

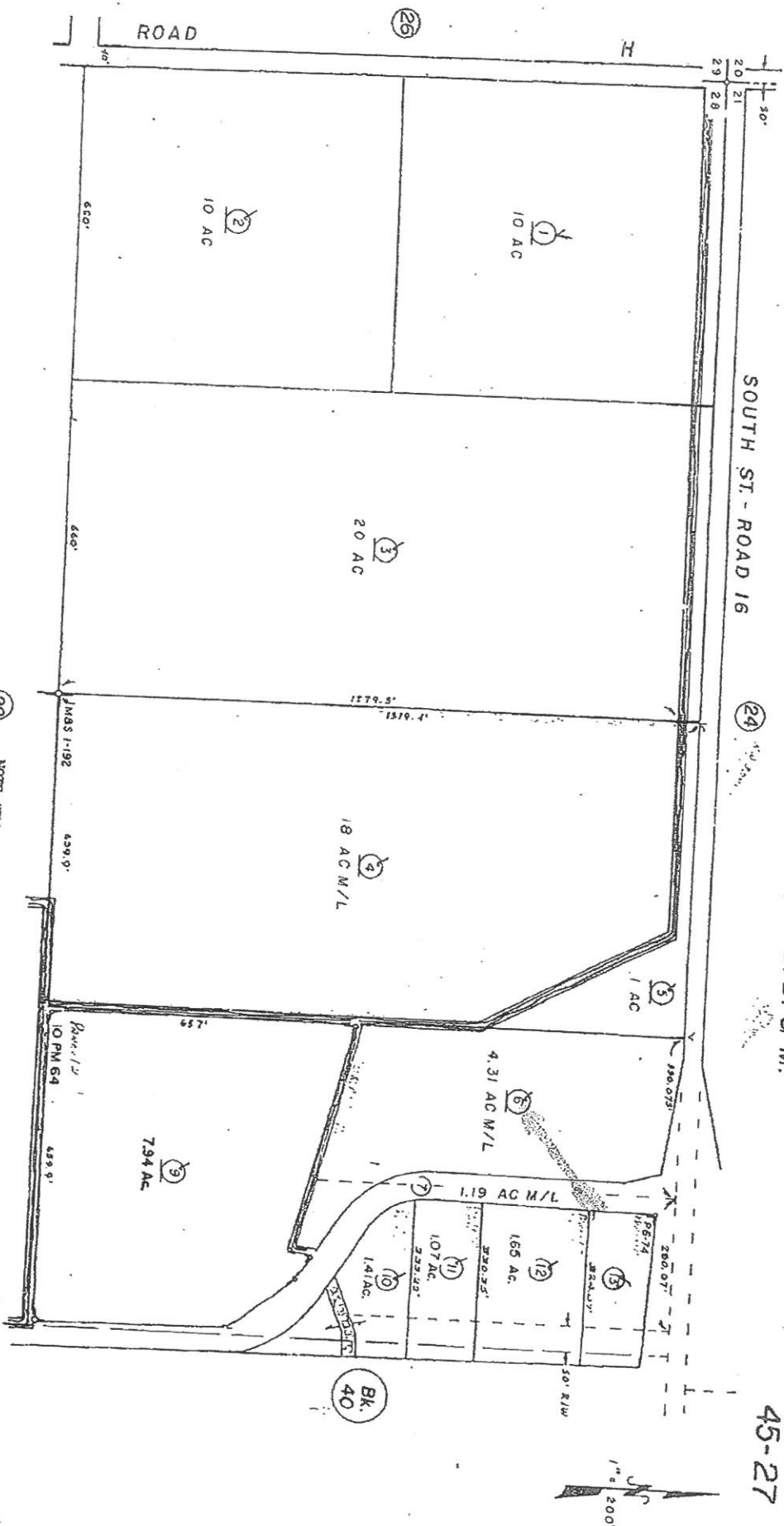
2014-0750 3 of 3



U.S. SUBDIVISION NO. 7 &
 POR. SEC. 28, T. 22N., R. 3W., M.D.B. & M.

SOUTH ST. ROAD 16

45-27



M. & S. Bk. 1 - Pg. 152 - L. S. I. D. Sub'n No. 7
 P.M. Bk. 6, Pg. 74
 P.M. Bk. 10, Pg. 64

NOTE: "This map may or may not be a survey of the land depicted hereon. You should not rely upon it for any other purpose other than orientation to the general location of the parcel or parcels depicted. First American expressly disclaims any liability for alleged loss or damage which may result from reliance upon this map."

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

Assessor's Map Bk. 45 - Pg. 27
 County of Glenn, Calif.

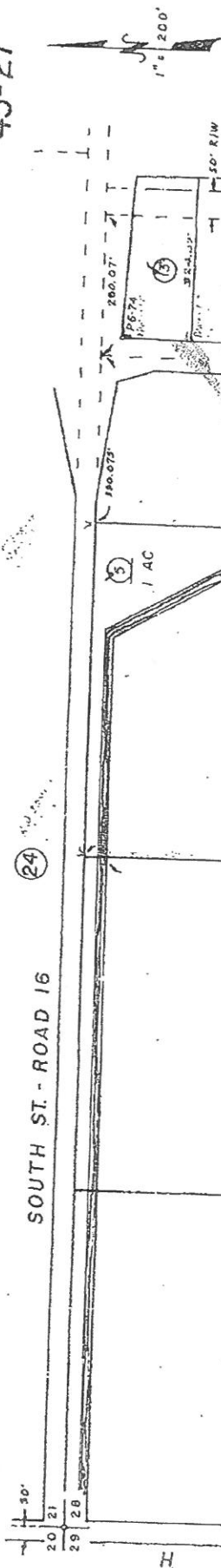
1374

U.S. SUBDIVISION NO. 7 &
 POR. SEC. 28, T. 22N., R. 3W., M.D.B. & M.

45-27

SOUTH ST. - ROAD 16

(24)



NOTE: This map may or may not be a survey of the land depicted hereon. You should not rely upon it for any other purpose other than orientation to the general location of the parcel or parcels depicted. First American expressly disclaims any liability for alleged loss or damage which may result from reliance upon this map.

(28)

M. & S. Bk. 1 - Pg. 192 - L. S. i. D. Sub'n No. 7
 P.M. Bk. 6 Pg. 74
 P.M. Bk. 10, Pg. 64

Assessor's Map Bk. 45 - Pg. 27

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

County of Glenn, Calif.

(1374)



American National Mini Storage

6401 County Road 16

Orland, CA 95963

(530) 865-5790



JANUS
INTERNATIONAL GROUP

Consult. Create. Construct.
That's the Janus advantage.

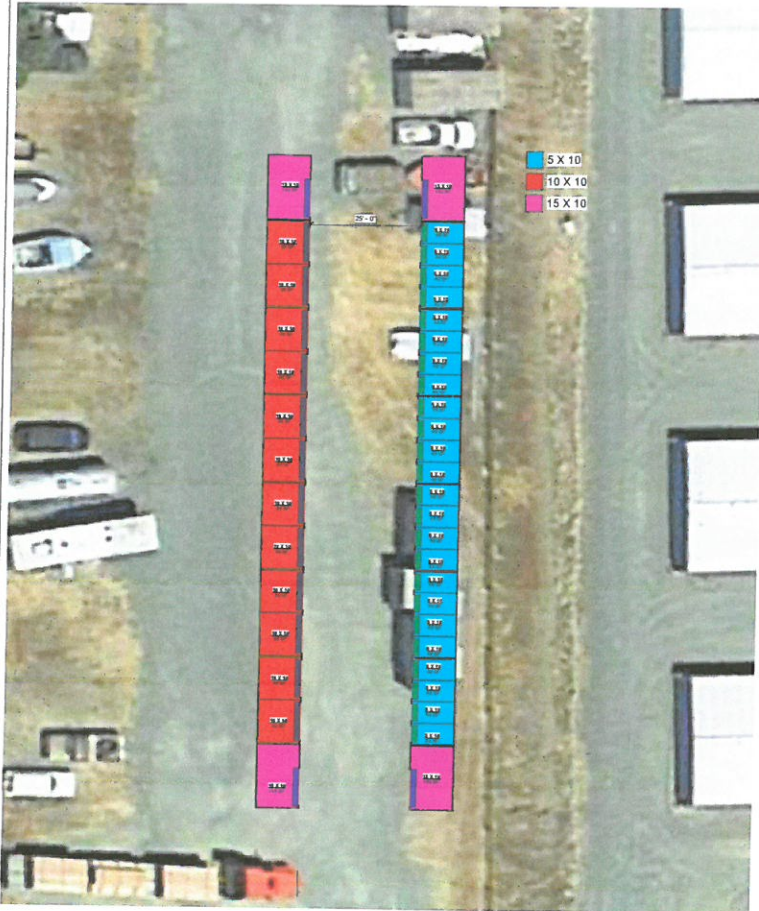
Relocatable Storage Units



Generate Additional Profit From Your Idle Land

Janus International offers an innovative solution to temporary storage needs for a variety of business and home applications—Movable Additional Storage Structures (MASS)





1st Unit Mix Schedule			
Count	Name	Rent As	%
24	5 X 10	1200	60%
12	10 X 10	1200	30%
4	15 X 10	600	10%
40		3000	100%

MASS Buildings

(6) 20 x 10 Mass w/ (2) 10 x 10 Door Front

(6) 20 x 10 Mass Door w/ (4) 5 x 10 Door Front

(4) 15 x 10 Mass Door Front



JANUS
INTERNATIONAL
131 Janus Loop Blvd
Tempe, Georgia 30179
(866) 262-5280 Toll-Free
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www.janusintl.com

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Orland Ca

Drawn For Wolfe Realty Investments

6401 County Rd 16

Project #

25197

Rev #	Date
01-MAY	05.13.18
02-MAY	12.14.18

Drawn On: 05.24.18

Drawn By: M. Williams

Checked By: R. Johnson

J101

Site Plan
MASS

PROPOSED



1. Dred
1/32" = 1'-0"

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Orland Ca
6401 County Rd 16

Drawn For Wolfe Realty Investments

Project #
25197

Rev # Date

Drawn On 06.24.18

Drawn By M. Williams

Checked By S. Johnson

J103

Site Plan
Proposed

~~REFORM~~
(EXISTING)



JANUS
INTERNATIONAL

135 Janus Intl Blvd
Tomball, Georgia 30179
(800) 360-7440
www.janusintl.com

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Orland Ca

Wolfe Realty Investments
6401 County Rd 16

Project #
25197

Rev #	Date

Drawn On: 08.24.18
Drawn By: M. Williams
Checked By: S. Johnson

J102

Site Plan
Existing

3/1/2019

Authorization Resolution

Wolff Realty Investments, Ltd., a California Limited Partnership herein known as WRI, does hereby grant Roger Wolff, 2% General Partner and Roger Wolff, (Roger Wolff Family Trust) 98% limited partner, the authorization to sign all documents on behalf of the limited partnership (WRI).

By Roger Wolff, General Partner and Trustee for the Roger Wolff Family Trust

Date

3/1/2019

A handwritten signature in black ink, appearing to read "R. Wolff", with a stylized flourish at the end.

Please find attached the Fourth Amendment to the WRI partnership agreement giving Roger Wolff the powers to act on behalf of the Partnership.

FOURTH AMENDMENT TO
AGREEMENT OF LIMITED PARTNERSHIP

OF

WOLFF REALTY INVESTMENTS, LTD., a California Limited Partnership

This Fourth Amendment to Agreement of Limited Partnership of WOLFF REALTY INVESTMENTS, LTD., a California Limited Partnership is effective the 1ST day of JANUARY, 2015 by and

BETWEEN ROGER WOLFF,
 herein referred to as

"GENERAL PARTNER"

AND ROGER WOLFF, as successor Trustee
 of the Lester H. and June Wolff Family
 Trust dated September 18, 1990,
 herein referred to as

"WOLFF FAMILY TRUST"

AND ROGER WOLFF, as Limited Partner
 herein referred to as

"ROGER WOLFF. LP"

AND ROGER WOLFF, as Trustee
 of the Roger Wolff Family Trust
 dated October 15, 2014,
 herein referred to as

"ROGER'S TRUST"

RECITALS:

A. June Wolff, individually and as Trustee, and Roger Wolff executed an Agreement of Limited Partnership effective December 12, 2000, a First Amendment thereto dated January 2, 2001, a Second Amendment thereto dated December 31, 2005, and a Third Amendment thereto dated January 1, 2013, (the "Partnership Agreement") and thereby established WOLFF REALTY INVESTMENTS, LTD., a California Limited Partnership (the "Partnership").

B. By reason of the death of June Wolff on January 26, 2014, it is necessary to amend the Partnership Agreement to provide for the transfer of the Wolff Family Trust interest in the Partnership to Roger Wolff pursuant to the provisions of that Trust Agreement.

C. Concurrently with the execution of this Amendment Roger Wolff desires to transfer his interest as a limited partner that he owned previously together with the interest that he has acquired from the Wolff Family Trust to the Roger Wolff Family Trust.

D. In order to set forth their respective agreements, understandings, rights, duties and obligations, the parties have executed this Fourth Amendment.

TERMS AND PROVISIONS

In consideration of their mutual promises, each party intending to be legally bound, it is agreed:

1. Incorporation of Recitals:

The foregoing Recitals are incorporated herein by reference as if set forth at length.

2. Effective Date:

This Amendment shall be effective as of January 1, 2015.

3. Transfer of Limited Partnership Interest:

As of the Effective Date, all of the right, title and interest of June Wolff as Trustee of the Lester H. and June Wolff Family Trust dated September 18, 1990 (Wolff Family Trust), is transferred and assigned to ROGER WOLFF as Trustee of the Roger Wolff Family Trust (Roger's Trust) and the interest of ROGER WOLFF, as a Limited Partner (Roger Wolff, LP) is assigned to the Roger Wolff Family Trust.

4. Sharing of Profits and Losses:

The sharing of profits and losses and the capital ownership interest of the parties following the Effective Date shall be as follows:

- A. General Partner. ROGER WOLFF as General Partner shall be entitled to a share in profits and losses in an amount equal to two percent (2%) thereof.
- B. Limited Partner. ROGER WOLFF as Trustee of the Roger Wolff Family Trust shall be entitled to a share in profits and losses in an

- B. Limited Partner. ROGER WOLFF as Trustee of the Roger Wolff Family Trust shall be entitled to a share in profits and losses in an amount equal to ninety-eight percent (98%).

5. Notices:

The provisions of paragraph 32 of the Partnership Agreement are amended to read in full as follows:

"32. Notices:

All notices under this Agreement shall be in writing, shall be given to all Partners by United States mail, postage prepaid, and shall be addressed to each Partner at the address last on file at the office of the General Partner, or at such other address as may be hereafter specified in writing by such Partner to the General Partner.

General Partner: ROGER WOLFF
 3008 Cuttings Wharf Road
 Napa, CA 94559

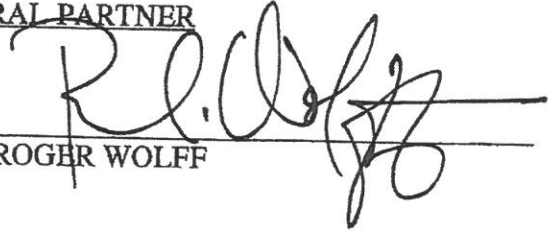
Limited Partner: ROGER WOLFF, Trustee of the
 Roger Wolf Family Trust
 3008 Cuttings Wharf Road
 Napa, CA 94559"

6. Effect of Amendment:

Except as expressly modified and amended by this Fourth Amendment, the Partnership Agreement is ratified and affirmed in all particulars.


EXECUTED AND DELIVERED on the effective date.

GENERAL PARTNER



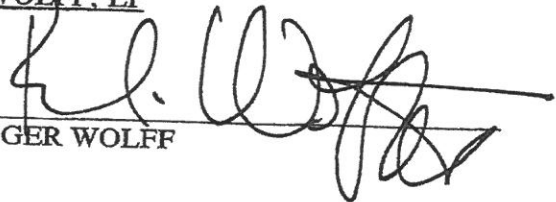
ROGER WOLFF

WOLFF FAMILY TRUST



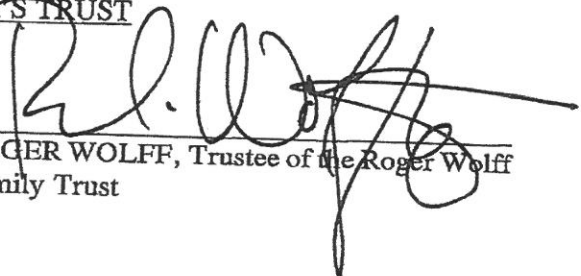
ROGER WOLFF, as successor trustee of the
Lester H. and June Wolff Family Trust

ROGER WOLFF, LP



ROGER WOLFF

ROGER'S TRUST



ROGER WOLFF, Trustee of the Roger Wolff
Family Trust



CSE JOB # 19-20

STRUCTURAL CALCULATIONS

WOLFF STORAGE CONTAINER OVERTURNING ANALYSIS

6401 COUNTY ROAD 16

ORLAND, CA 95963



FEBRUARY 24, 2019



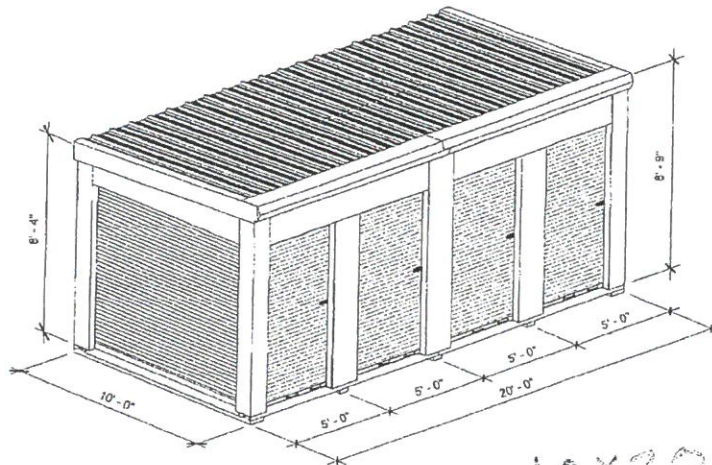
Wolff Storage Containers

Project	
Date	2/24/2019
PE	1 OF 17

DESIGN CRITERIA

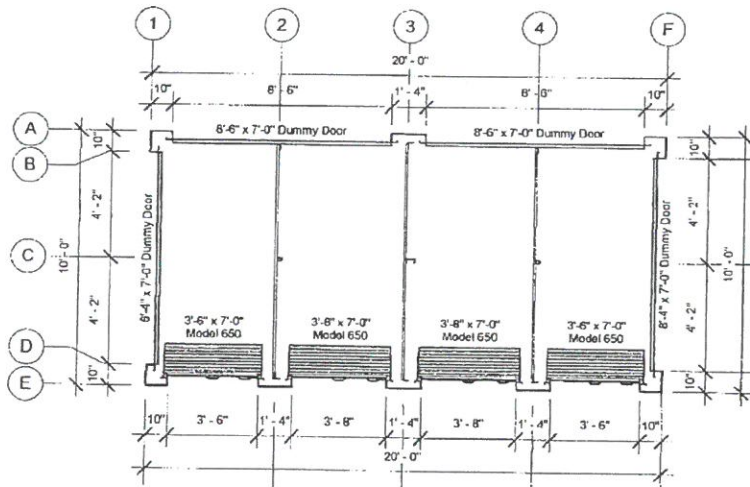
CSE JOB	19-20		
CODES		2016 CALIFORNIA BUILDING CODE	
		2016 CALIFORNIA RESIDENTIAL CODE	
VERTICAL LOADS		LATERAL DESIGN PARAMETERS	
UNIT TYPE	LOAD (LBS)	WIND DESIGN PARAMETERS	
UNIT 1	3324	ANALYSIS PROCEDURE	ENVELOPE PROCEDURE
UNIT 2	2941	ULTIMATE WIND SPEED (V_{ULT}) MPH	110
UNIT 3	2391	NOMINAL WIND SPEED (V_{ASD}) MPH	85
UNIT 4	2963	EXPOSURE CATEGORY	C
		RISK CATEGORY	II

2



① 3D View

10 x 20 UNIT
SUBDIVIDED



② Floor Plan
3/16" = 1'-0"



135 East Luke Road
Tempe, Georgia 30179
(866) 562-2580 Toll-Free
(770) 562-0686
www.janusintl.com

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20 x 10 R-4/5 x 10 F
(4) - 5'-0" x 10'-0" Units
3324 lbs
MASS Storage (20 x 10)
(4 - 5'-0" x 10'-0" Units)

Drawn On:
5-20-2014

Drawn By: B. Johnson
Checked By: D. Theut

Building Layout

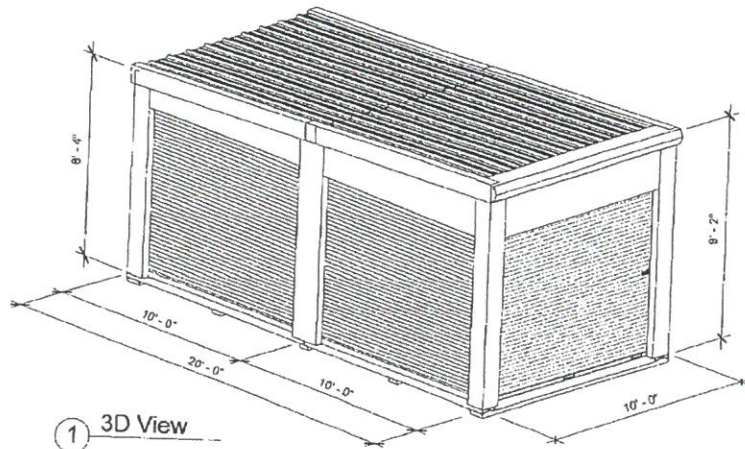
Project #

XXXX

BL - 1

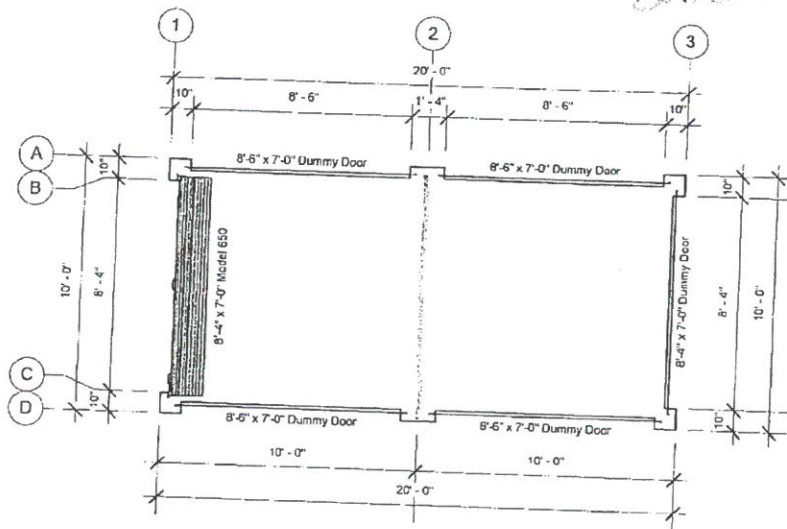
UNIT 1

3




① 3D View

10x20R-1F
20x20R-1F

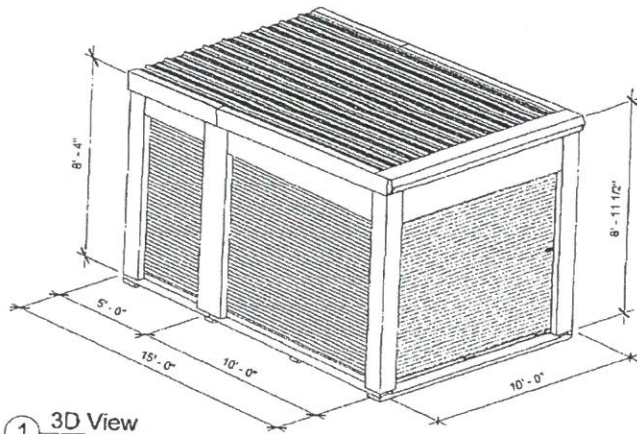


② Floor Plan
3/16" = 1'-0"

 <p>135 East Luke Road Tempe, Georgia 30179 (866) 562-2580 Toll-Free (770) 562-0686 www.janusintl.com</p>	<p>10 x 20R-1F 10 x 20 Single Unit Front Door 2941 lbs</p>	<p>Drawn On: 4-22-2014</p>	<p>Project # XXXX</p>
		<p>Drawn By: B. Johnson Checked By: D. Theut</p>	
	<p>Building Layout</p>	<p>BL - 1</p>	

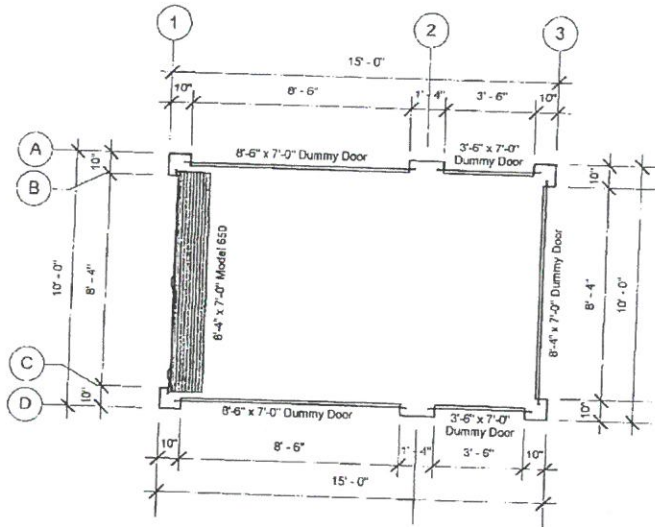
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UNIT 2 & 4

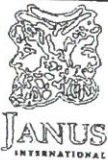


① 3D View

10 x 15



② Floor Plan
3/16" = 1'-0"



135 East Luke Road
Temple, Georgia 30179
(866) 562-2580 Toll-Free
(770) 562-0686
www.janusintl.com

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10 x 15 R-1/F
10 x 15 Single Unit Front Door

2391 lbs

Drawn On:
4-22-2014

Drawn By: B. Johnson
Checked By: D. Theut

Building Layout

Project #

XXXX

BL - 1

UNIT 3



Wolff Storage Containers

Project	
Date	2/24/2019
PE	S or

ASCE 7-10								
Wind Design - Chapter 28, Envelope Procedure								
Nominal Design Wind Speed (mph) (V_{asd})	K_d :	Risk Category	Exposure Category:	Topo Factor K_{zt} :	Bldg. Classification	Roof Pitch	Mean Roof height h (ft) ²	End Zone Width $2a$ (ft)
85	0.85	II	C	1.0	enclosed	0:12	15	6.0
Ultimate Design Wind Speed (mph) (V_{ult})			110	q_h (psf) at mean roof height (ASD)			13.4	

MWFRS Windward + Leeward Component (ASD)			
Pressures On Vertical Projected Area ^{4,5,6}			
Interior		End ¹	
Wall	Roof (horiz. compnt) ^{7,8}	Wall	Roof (horiz. compnt) ^{7,8}
9.3	0.0	13.9	0.0

Windward Coefficient (ASD)			
p (neg GCpi)			
Interior		End ¹	
Wall	Roof ³	Wall	Roof ³
0.84	0.00	0.76	0.00

MWFRS Zone Pressures (Normal Pressures, psf) ⁴ Load Case "A" (ASD)								
Zone (Fig. 28.4-1)	1	2	3	4	1E	2E	3E	4E
case 1: pos int.press	3.0	-11.7	-7.4	-6.3	5.8	-16.8	-9.5	-8.2
case 2: neg int.press	7.8	-6.8	-2.5	-1.5	10.6	-11.9	-4.7	-3.4

MWFRS Zone Pressures (Normal Pressures, psf) ⁴ Load Case "B" (ASD)						
Zone (Fig. 28.4-1)	1	2	3	4	5	6
case 1: pos int.press	-8.4	-11.7	-7.4	-8.4	3.0	-6.3
case 2: neg int.press	-3.6	-6.8	-2.5	-3.6	7.8	-1.5
Zone (Fig. 28.4-1)	1E	2E	3E	4E	5E	6E
case 1: pos int.press	-8.85	-16.76	-9.52	-8.85	5.77	-8.18
case 2: neg int.press	-4.02	-11.94	-4.69	-4.02	10.59	-3.35

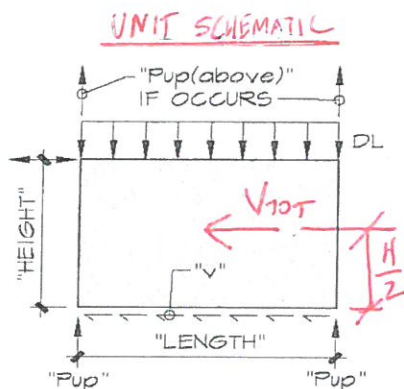
Maximum Component @ Cladding Wall Pressures (psf, see Figure 30.4-1) (ASD)						
Effective Wind Area (ft ²)	10		100		500	
	pos.	neg	pos	neg	pos	neg
Zone 4	15.82	-17.17	13.28	-14.75	11.80	-13.14
Zone 5	15.82	-21.19	13.28	-16.36	11.80	-13.14

Notes:

- End zone width = $2a$; a =smallest of 0.1(least horiz. bldg. dimension) or $0.4h$, but not less than 4% of least horiz. dim. or 3'.
- h = mean roof ht. except that eave ht. shall be used for $\theta \leq 10^\circ$.
- Roof windward coefficients = 0 if roof zone 2 or 2E normal forces are ≤ 0 .
- Positive and negative values signify pressures acting toward and away from the surfaces, respectively.
- Loads to MWFRS shall not be less than 10 psf multiplied by the projected area normal to the wind direction.
- Check Figure 28.4-1 footnotes for additional requirements.
- Where combined roof horizontal component pressures are negative, 0 will be used in design of the MWFRS.
- Roof component pressure calculation assumes symmetry about the ridge. For other conditions, use horizontal component pressures along the length of sloping roof for zones 2,3,2E,3E.

Lateral Design - Wind											
		End Zone				Interior Zone				ASD Load (lbs)	
		Wind	Tributary			Wind	Tributary				
Unit	Location	Pressure	Height	Width	Area	Pressure	Height	Width	Area	Wind Load	Max Load
1	Roof	0.0		0	0		0.0		0		
	Wall	13.9	9	12	108		9.3	9	8	72	2172
		Minimum load case check with 5 psf roof and 10psf wall pressure								1800	
2	Roof	0.0		0	0		0.0		0		
	Wall	13.9	9	12	108		9.3	9	8	72	2172
		Minimum load case check with 5 psf roof and 10psf wall pressure								1800	
3	Roof	0.0		0	0		0.0		0		
	Wall	13.9	9	12	108		9.3	9	3	27	1756
		Minimum load case check with 5 psf roof and 10psf wall pressure								1350	
4	Roof	0.0		0	0		0.0		0		
	Wall	13.9	9	12	108		9.3	9	8	72	2172
		Minimum load case check with 5 psf roof and 10psf wall pressure								1800	
	Roof	0.0		0	0		0.0		0		
	Wall	0.0		0	0		0.0		0		
		Minimum load case check with 5 psf roof and 10psf wall pressure									
	Roof	0.0		0	0		0.0		0		
	Wall	0.0		0	0		0.0		0		
		Minimum load case check with 5 psf roof and 10psf wall pressure									
	Roof	0.0		0	0		0.0		0		
	Wall	0.0		0	0		0.0		0		
		Minimum load case check with 5 psf roof and 10psf wall pressure									
	Roof	0.0		0	0		0.0		0		
	Wall	0.0		0	0		0.0		0		
		Minimum load case check with 5 psf roof and 10psf wall pressure									
	Roof	0.0		0	0		0.0		0		
	Wall	0.0		0	0		0.0		0		
		Minimum load case check with 5 psf roof and 10psf wall pressure									
	Roof	0.0		0	0		0.0		0		
	Wall	0.0		0	0		0.0		0		
		Minimum load case check with 5 psf roof and 10psf wall pressure									

Unit Analysis



TYPICAL SHEARWALL DESIGN PARAMETERS		
VARIABLE	DESCRIPTION	EQUATION
V	$0.6 \cdot W$	---
v	Shear stress	$V/L(\text{total})$
L(min)	Minimum shearwall length	$L(\text{min})$
DL	Minimum uniform dead load on UNIT	---
Pup (wind)	Uplift demand due to wind at UNIT boundary	$v - 0.6 \cdot DL \cdot (L_{\text{min}}/2) - 0.6 \cdot W$

Unit	V (lbs)	v (lbs/ft)	Unit Length	Height (feet)	W _{DL} (lbs/ft)	P _{up} (lbs)	Overturning	
1	2172		10	9	332	0	Negligible	
0.6*W	217							Seismic does not control by inspection
Unit experiences negligible uplift								
2	2172		10	9	294	95	Negligible	
0.6*W	217							Seismic does not control by inspection
Unit experiences negligible uplift								
3	1756		10	9	239	73	Negligible	
0.6*W	176							Seismic does not control by inspection
Unit experiences negligible uplift								
4	2172		10	9	296	89	Negligible	
0.6*W	217							Seismic does not control by inspection
Unit experiences negligible uplift								
0.6*W					0			
0.7*E								
0.6*W					0			
0.7*E								