

GLENN COUNTY

Planning & Community Development Services Agency

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



REQUEST FOR REVIEW

COUNTY DEPARTMENTS/DISTRICTS

- Glenn County Agricultural Commissioner
- Glenn County Air Pollution Control District/CUPA
- Glenn County Assessor
- Glenn County Building Inspector
- Glenn County Engineering & Surveying Division
- Glenn County Environmental Health Department
- Glenn County Sheriff's Department
- Glenn County Board of Supervisors
- Glenn County Counsel
- Glenn County Planning Commission
- Glenn LAFCO

FEDERAL AGENCIES

- U.S. Army Corps of Engineers
- U.S. Fish and Wildlife Service
- U.S. Department of Agriculture
- U.S. Bureau of Reclamation - Willows

OTHER

- California Water Service Co. (Chico)
- Sacramento River National Wildlife Refuge
- City of Willows
- UC Cooperative Extension Office
- Community Services District:
- Drainage District:
- Pacific Gas and Electric Company (PG&E)
- Fire Protection District: Kanawha
- Glenn County Resource Conservation District
- School District: Willows

STATE AGENCIES

- Central Valley Flood Protection Board
- State Water Resources Control Board – Division of Drinking Water
- Central Valley Regional Water Quality Control Board (RWQCB)
- 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
- California Department of Education

- 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
- Western United Dairymen
- Reclamation District: Reclamation District NO. 2047
- Water/Irrigation District: Kanawha
- Special District:
- Tehama-Colusa Canal Authority

DATE: July 23, 2018

PROJECT: **Pre-Application Review (PAR) 2018-001, Weststeyn Dairy
Conditional Use Permit 2006-007 – Amendment**

PLANNER: Andy Popper, Senior Planner; apopper@countyofglenn.net

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REQUEST FOR REVIEW
PRE-APPLICATION CONSULTATION

DATE: July 23, 2018

PROJECT: **Pre-Application Review (PAR) 2018-001, Weststeyn Dairy
Conditional Use Permit 2006-007 – Amendment**

PLANNER: Andy Popper, Senior Planner; apopper@countyofglenn.net

APPLICANT: JG Weststeyn Dairy
5747 County Road 65
Willows, CA 95988

LANDOWNER: Jake Weststeyn
5747 County Road 65
Willows, CA 95988

SURVEYOR: Jason Toste, PE Provost
Pritchard Consulting Group
4701 Sisk Road
Modesto, CA 95356

PROPOSAL: **Pre-Application Review (PAR) 2018-001, Weststeyn Dairy
Conditional Use Permit 2006-007 – Amendment**

Weststeyn Dairy has applied for a Pre-Application Review/Early Consultation to amend Conditional Use Permit 2006-007. Conditional Use Permit 2006-007 was approved by Glenn County Planning Commission on June 20th, 2007.

The proposed amendment includes increasing the previously approved herd size from 4,957 to 10,750 a herd increase of 5,793. The construction of a one-megawatt PV solar array and an onsite fueling facility. Additional project information/documentation is included.

Previously Approved: Conditional Use Permit 2006-007

- Total head: 4,957
- Total animal units: 5,320
- 5 lactating cow barns
- 1 dry cow barn
- 1 special needs barn
- 4 heifer barns
- 1 baby calf pen with calf milk barn
- 3 hay barns
- 2 commodity barns
- 1 equipment repair shop
- 3 employee residences
- 4 manure settling ponds
- 2 large treatment storage lagoons

Site Plan Review 2017-015

- Install-Operate Manure Digester

LOCATION: The site is located at 5747 County Road 65, approximately seven miles southwest of the City of Willows; west of County Road D, north of County Road 69, and east of the Tehama-Colusa Canal, in the unincorporated area of Glenn County, California.

ZONING: “AP-80” Agriculture Preserve Zone (72-acre minimum parcel size)

GENERAL PLAN: “Intensive Agriculture”

APNs: **014-170-021 (280± acres)** 014-170-028 (185± acres)
 014-170-039 (320± acres) 014-170-041 (81.62± acres)
 014-170-042 (281.15± acres)

FLOOD ZONES: Flood Zone “X” according to Flood Insurance Rate Map (FIRM) No. 06021C0800D, dated August 5, 2010 issued by the Federal Emergency Management Agency (FEMA). Approximately three acres of the southwest corner of 014-170-021 is Flood Zone “A”.

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 **Wednesday, August 8, 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.)?

CUP 2006-007
Extension/Amendment



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

**APPLICATION FOR 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: JG Weststeyn Dairy

Address: 5747 County Road 65 Willows, CA 95988

Phone:(Business) (209) 351-0067 (Home) _____

Fax: _____ E-mail: jgweststeyndairy@outlook.com

2. Property Owner(s):

Name: Jake Weststeyn

Address: 5747 County Road 65 Willows, CA 95988

Phone:(Business) (209) 351-0067 (Home) _____

Fax: _____ E-mail: jgweststeyndairy@outlook.com

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

Name: Jason Toste, PE Provost & Pritchard Consulting Group

Mailing Address: 4701 Sisk Road Modesto, CA 95356

Phone:(Business) (209) 809-2300 (Home) _____

Fax: (209) 809-2290 E-mail: jtoste@ppeng.com

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: Jake Weststeyn

Mailing Address: 5747 County Road 65 Willows, CA 95988

5. Request or Proposal: See project description attached

6. Address and Location of Project: 5747 County Road 65 Willows, CA 95988

7. Current Assessor's Parcel Number(s): 014-170-021

8. Existing Zoning: AP-80

9. Existing Use of Property: Dairy

10. Provide any additional information that may be helpful in evaluating this request: See project description and site plan attached. Note: anaerobic digester reviewed

and environmental review approved on February 13, 2018 under SPR 2017-0015

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: Jake Weststeyn

Date: 6/24/18

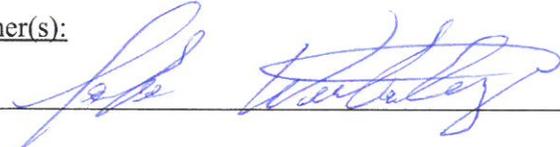
Address: 5747 County Road 65 Willows, CA 95988

I am (We are) the owner(s) of property involved in this application and I (We) have completed this application and all other documents required.

I am (We are) the owner(s) of the property involved in this application and I (We) acknowledge the preparation and submission of this application.

I (We) declare under penalty of perjury that the foregoing is true and correct.

Property Owner(s):

Signed: 

Print: Jake Weststeyn

Date: 6/25/18

Address: 5747 County Road 65 Willows, CA 95988

Case _____

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PLANNING AND PUBLIC WORKS AGENCY
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WILLOWS, CA 95988
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ENVIRONMENTAL INFORMATION FORM

To be completed by applicant or engineer

Use extra sheets if necessary

This list is intended to meet the requirements of State of California Government Code Section 65940.

I. GENERAL INFORMATION:

1. Name: JG Weststeyn Dairy
Address, City, State, Zip: 5747 County Road 65 Willows, CA 95988
Telephone: (209) 351-0067 Fax: n/a
E-mail: jgweststeyndairy@outlook.com
2. Name: Jake Weststeyn
Address, City, State, Zip: 5747 County Road 65 Willows, CA 95988
Telephone: (209) 351-0067 Fax: _____
E-mail: jgweststeyndairy@outlook.com
3. Address and Location of Project: 5747 County Road 65 Willows, CA 95988
4. Current Assessor's Parcel Number(s): 014-170-021 et al
5. Existing Zoning: AP-80
6. Existing Use: Dairy
7. Proposed Use of Site (project for which this form is prepared): Dairy expansion
8. Indicate the type of permit(s) application(s) to which this form pertains: Amendment to existing CUP# 2006-007

9. If the project involves a variance, conditional use permit, or rezoning application, state this and indicate clearly why the application is required:
This is an amendment to the existing CUP to expand the herd size. Cows will go into the barns identified on the existing CUP. The dairy plans to add solar and onsite CNG fueling for trucks and farm equipment directly related to farm and dairy activity only.
10. List and describe any other related permit(s) and other public approvals required for this project, including those required by city, regional, state, and federal agencies: County building permits, Air District Authority to Construct, Fire Marshall review and approval, Regional Water Board updates to Waste Management Plan, Nutrient Management Plan.
11. Have any special studies been prepared for the project site that are related to the proposed project including, but not limited to traffic, biology, wetlands delineation, archaeology, etc? This work was already done under the existing CUP

II. ENVIRONMENTAL SETTING:

1. Describe in detail the project site as it exists before the project, including information on topography, soil stability, plants and animals (wetlands, if any), different crops, irrigation systems, streams, creeks, rivers, canals, water table depth, and any cultural historical or scenic aspects. Describe any existing structures on the site, and the use of the structures. Attach photographs of the site. Snapshots or Polaroid photos will be accepted.
The location is a dairy. All activity will be performed on dairy-owned property.

2. Describe the surrounding properties, including information on plants, animals, and any cultural, historical or scenic aspects. Indicate the type of land use (residential, commercial, agricultural, etc.), intensity of land use (one-family, apartment houses, shops, department stores, dairy, row crops, orchards, etc.) Attach photographs of the vicinity. Snapshots or Polaroid photos will be accepted.
North: Crop lands and orchards with one residence
East: Crop lands
South: Crop lands
West: Range lands
3. Describe noise characteristics of the surrounding area (include significant noise sources): Nothing unusual.

III. SPECIFIC ITEMS OF IMPACT:

1. Drainage:

Describe how increased runoff will be handled (on-site and off-site): Stormwater will be managed in existing storm water ponds. Manure will be directed to an anaerobic digester per SPR 2017-0015

Will the project change any drainage patterns? (Please explain): No

Will the project require the installation or replacement of storm drains or channels? If yes, indicate length, size, and capacity: Existing drainage systems will be utilized. Stormwater management is covered in the existing Waste Management Plan. Stormwater and process water stays on site.

Are there any gullies or areas of soil erosion? (Please explain): No

Do you plan to grade, disturb, or in any way change swales, drainages, ditches, gullies, ponds, low lying areas, seeps, springs, streams, creeks, river banks, or other area on the site that carries or holds water for any amount of time during the year? No

If yes, you may be required to obtain authorization from other agencies such as the Army Corps of Engineers or California Department of Fish and Game.

2. Water Supply:

Indicate and describe source of water supply (domestic well, irrigation district, private water company): Agricultural and domestic wells on dairy property and the Kanawha Water District provide water to the dairy.

Will the project require the installation or replacement of new water service mains? No

3. Liquid Waste Disposal:

Will liquid waste disposal be provided by private on-site septic system or public sewer?: Dairy manure will be directed to an anaerobic digester. A small septic will be added for office.

If private on-site septic system, describe the proposed system (leach field or seepage pit) and include a statement and tests explaining percolation rates, soil types, and suitability for any onsite sewage disposal systems: Leach field. Similar to what is existing and permitted at the dairy barn. Details to be provided upon building permit application.

Will any special or unique sewage wastes be generated by this project other than normally associated with resident or employee restrooms? Industrial, chemical, manufacturing, animal wastes? (Please describe) Additional dairy manure will be generated by the herd expansion. Manures will be directed toward an anaerobic digester per SPR 2017-0015. Solids and liquids from the digester will be managed according to Waste Management Plans and Nutrient Management Plans to be updated to reflect the increased herd numbers in conjunction with the Regional Water Board.

Should waste be generated by the proposed project other than that normally associated with a single family residence, Waste Discharge Requirements may be required by the Regional Water Quality Control Board.

4. Solid Waste Collection:

How will solid waste be collected? Individual disposal, private carrier, city? Individual disposal

5. Source of Energy:

What is the source of energy (electricity, natural gas, propane)?: Applicant proposes to add solar for electricity to supplement grid power.

If electricity, do any overhead electrical facilities require relocation? Is so, please describe: Power to the barns will be drawn from the adjacent barns using existing electrical service.

If natural gas, do existing gas lines have to be increased in size? If yes, please describe: New gas lines are not required for the herd expansion.

Do existing gas lines require relocation? If yes, please describe: n/a

6. Fire Protection:

Indicate number and size of existing and/or proposed fire hydrants and distance from proposed buildings: n/a

Indicate number and capacity of existing and/or proposed water storage facilities and distance from proposed buildings: 20,000 gallon storage tank at the dairy barn with available water

IV. FOR ZONE CHANGE, ZONE VARIANCE, AND SPECIAL USE PERMIT APPLICATION:

1. Number and sizes of existing and proposed structures: _____

Square footage (structures) _____ S.F.; _____ S.F.
(New) (Existing)
2. Percentage of lot coverage: _____
3. Amount of off-street parking provided: _____
4. Will the project be constructed in phases? If so, please describe each phase briefly: _____

5. If residential, include the number of units, schedule of unit sizes, range of sale prices or rents, and type of household size expected: _____

6. If commercial, indicate type, estimated employment per shift, days and hours of operation, estimated number of daily customers/visitors on site at peak time, and loading facilities: _____

7. If industrial, indicate type, estimated employment per shift, and loading facilities: _____

8. If institutional, indicate the major function, estimated employment per shift, estimated occupancy, loading facilities, and community benefits to be derived from the project: _____

9. List types and quantities of any hazardous or toxic materials, chemicals, pesticides, flammable liquids, or other similar product used as a part of the operation and storage container sizes:

Submit Material Safety Data Sheets (MSDS) for any proposed hazardous materials. If hazardous materials are proposed, it is recommended that the applicant contact the Air Pollution Control District/CUPA for permitting requirements.

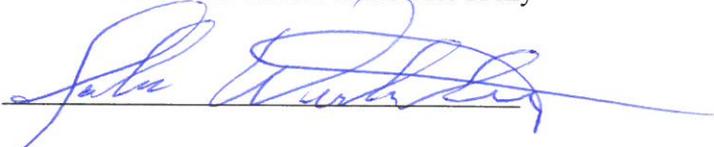
10. Describe any earthwork (grading) to be done and dust control methods to be used during construction: _____

11. Describe any potential noise or vibration sources associated with the project (i.e. compressor, machine noise, heavy equipment). _____

12. Describe source, type, and amount of air pollutant emissions (smoke, odors, steam, gases, water vapor, dust, chemicals) from the project. Describe what methods would be used to reduce emissions: _____

V. CERTIFICATION:

I hereby certify that the statements furnished above and in the attached exhibits present the data and information required for this initial evaluation to the best of my ability, and that the facts, statements and information presented are true and correct to the best of my knowledge and belief.

Date: 6/21/18 Signature: 
For: _____

According to Section 65943 for the California Government Code, your application will be reviewed within 30 days and you or your agent will receive written notice regarding the completeness of your application. Any reviewing agency may, in the course of processing the application, request the applicant to clarify, amplify, correct, or otherwise supplement the information required for the application.

According to Section 65944 (C), additional information may be requested in order to comply with Division 13 of the State of California Public Resources Code.

Conditional Use Permit Amendment Project Description

Conditional Use Permit: 2006-007

Applicant: JG Weststeyn Dairy LP (dairy owner and operator)

Location: JG Weststeyn Dairy ("Dairy") on Assessor's Parcel Number: 014-170-021 et al.

Description of Proposed Amendment:

Applicant proposes the following amendments to its existing Conditional Use Permit:

1. Increase the dairy herd to reflect the numbers in the table below.
2. Add a 1 megawatt solar energy facility
3. Install an onsite truck and farm equipment fueling facility

Each of these additions is described in more detail below:

Herd Size Increase:

The Dairy's existing CUP 2006-007 allows for up to nine barns to be built. Currently the dairy operates with four barns that house the animal population in the table below. The Dairy operator plans to build additional barns to house the following herd expansion:

Herd Size & Description

Animal Type	2017 Animal Averages	Proposed New Animal Averages
Lactating Cows	2,200	5,000
Dry Cows	357	750
Replacement Heifers & Calves	2,400	5,000
Total:	4,957	10,750

To support the proposed herd expansion, the Applicant also plans to build additional features into the dairy including a manure digester permitted under SPR 2017-0015 and other related facilities designed to convert manure into renewable vehicle fuels.

Solar Power Production:

The Dairy is proposing to add a 1 megawatt PV solar array to produce renewable electricity that will be used to run the dairy, the digester, and related equipment.

Onsite Fueling Station:

The digester will produce biogas that will be upgraded on site to PG&E biomethane (Rule 21-compliant) natural gas specifications. Biomethane can be used to power trucks and other farm equipment with renewable gas (RCNG). Applicant proposes to install a small pre-fabricated onsite fueling station that will be used solely to fuel milk trucks (approximately six daily), Applicant-owned hauling trucks and farm equipment. The RCNG will displace diesel fuel, thus improving air quality in the region while helping optimize dairy operating costs.

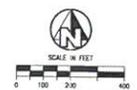
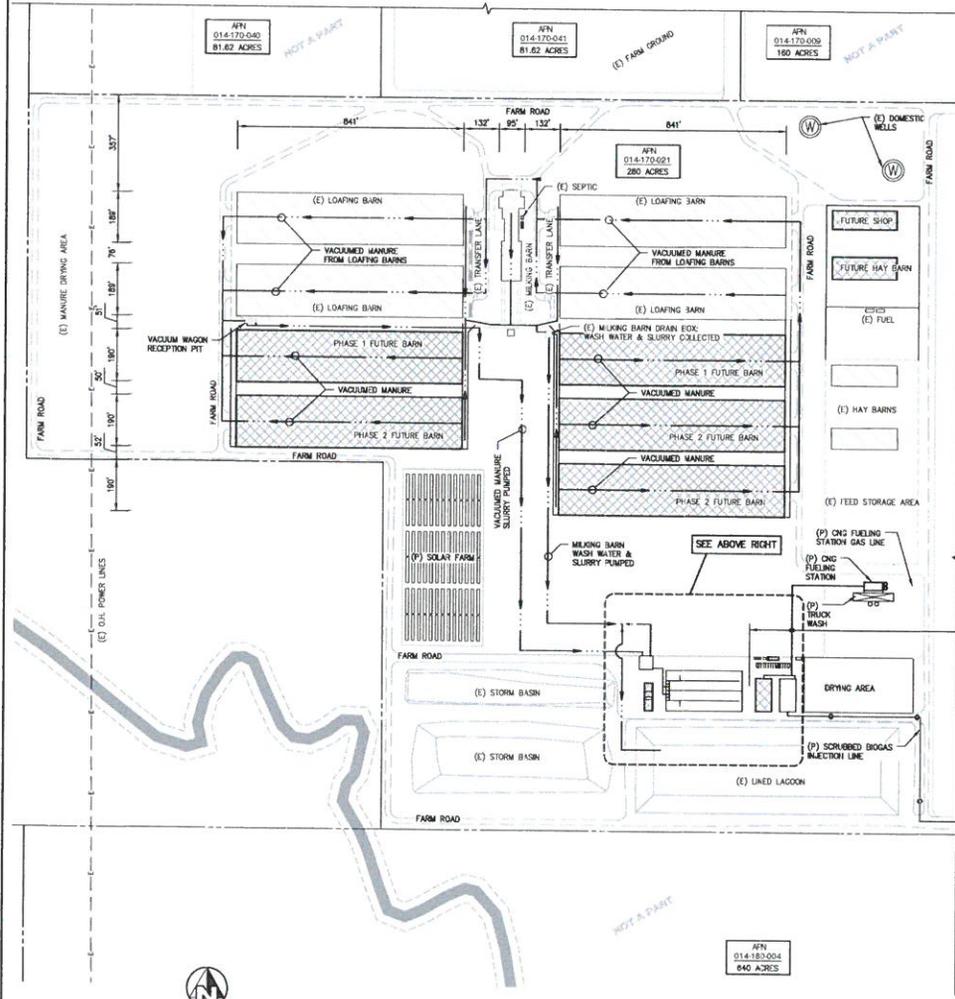
The location and general arrangement of the additional barns and infrastructure described above are included on the attached site plan. Design and construction will be in compliance with all applicable building codes as to be prescribed and issued in permits by the Glenn County Building Department.

The Applicant will work with the Regional Water Quality Control Board staff to update the dairy Waste Management Plan and Nutrient Management Plan to reflect the increased herd size.

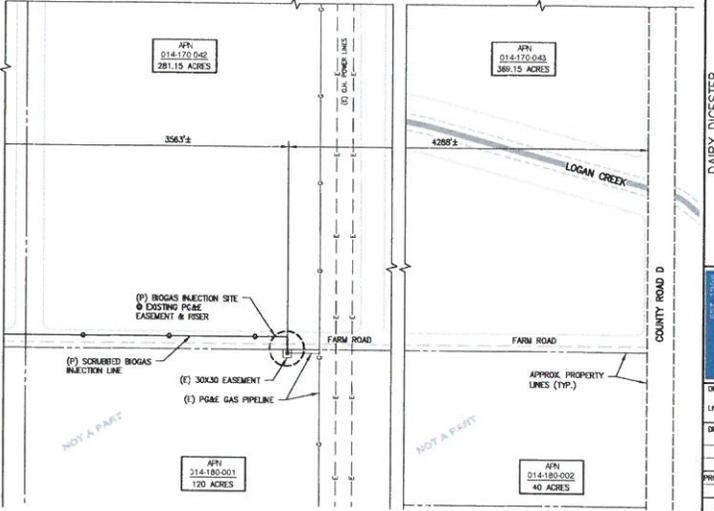
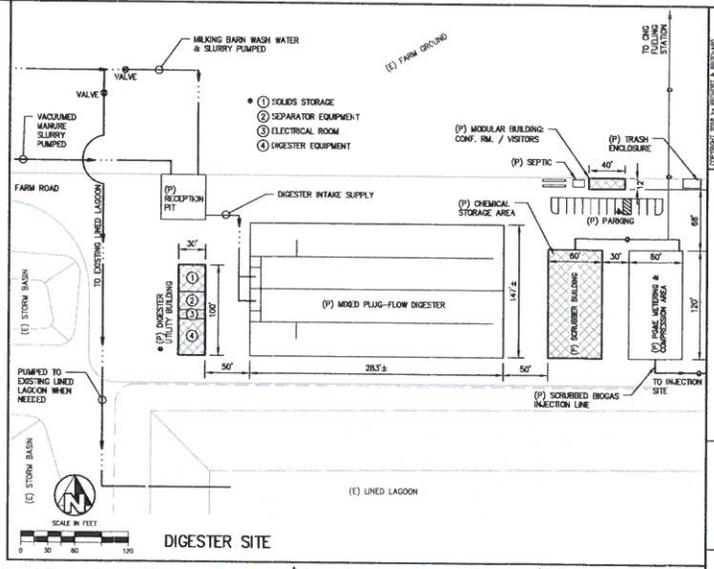
All activities will take place on Dairy property. There will be a minor increase in truck traffic due to the hauling of additional milk as a result of the proposed expansion. Dairy management predicts an additional three trucks per day will result from this increase in milk production.

Construction time for the barns is typically approximately four to six months from initiation. The solar array will be installed using standard solar industry practices. The onsite fueling station will be prefabricated offsite and connected onsite to the biomethane production facility as depicted on the attached draft site plan.

SITE LEGEND	
	APPROX. PROPERTY LINE
	EXISTING GROUND FEATURE
	PROPOSED STRUCTURE
	EXISTING STRUCTURE



SITE PLAN - JG WESTSTEYN DAIRY DIGESTER



JG WESTSTEYN DAIRY
 GLENN COUNTY, CALIFORNIA
 DIGESTER PLANNING DRAWINGS

PROVOST & PRITCHARD
 An Engineering Owned Company
 1000 S. WASHINGTON BLVD
 SUITE 200
 YUBA CITY, CA 95994
 TEL: 530-885-1100
 WWW.P&P.COM

DESIGN ENGINEER: J1018
 LICENSE #2: RCE 77353
 DRAFTED BY: J1018
 CHECKED BY: JT
 DATE: 8-19-2018
 JOB NO: 3334-1441
 PROJECT NO: 3334
 PHASE: UT
 ORIGINAL SCALE SHOWN IN ONE INCH. ADJUST SCALE FOR REDUCED OR ENLARGED PLANS.
 SHEET: 2
 2 OF 2

DAIRY DIGESTER
 JG WESTSTEYN DAIRY
 GLENN COUNTY, CALIFORNIA
 DIGESTER PLANNING DRAWINGS
 SITE PLAN

DATE: _____
 REVISION: _____
 NO. _____

9/17/2018 8:58 AM @ Weststeyn Dairy Farm-3334\3334\01-01-digester\DWG\3334\01\01 SITE PLAN.dwg - 2018-11-14

2016-1574

Recorded at the request of:
TIMIOS TITLE COMPANY
04/19/2016 02:26 PM
Fee: \$44.00 Pgs: 11
OFFICIAL RECORDS
Sheryl Thur, Clerk-Recorder
Glenn County, CA

RECORDING REQUESTED BY, AND
WHEN RECORDED MAIL TO:

ANTHONY M. DESPOTES, ESQ.
NEUMILLER & BEARDSLEE
A PROFESSIONAL CORPORATION
POST OFFICE BOX 20
STOCKTON, CALIFORNIA 95201-3020

MAIL TAX STATEMENTS TO:

JAKOB AND GLADYS WESTSTEYN
5745 County Road 65
Willows, CA 95988

SPACE ABOVE THIS LINE FOR RECORDER'S USE
DOCUMENTARY TRANSFER TAX \$ 0.00
the undersigned declares
.....
Computed on the consideration or value of property conveyed;
OR
.....
Computed on the consideration or value less liens or
encumbrances remaining at time of sale.

Signature of Declarant or Agent Determining Tax

APN: 014-17-0-21, 028, 039, 041, 042, 043
020-016-01-005
020-21-0-003
020-22-0-014 & 017

CORRECTIVE DEED

FOR NO CONSIDERATION,

JAKOB WESTSTEYN and GLADYS WESTSTEYN, husband and wife,

hereby GRANT(S) to

JAKOB WESTSTEYN and GLADYS WESTSTEYN, as Co-Trustees of the
WESTSTEYN 2015 IRREVOCABLE REAL PROPERTY TRUST dated March 19,
2015,

that certain real property situated in the City of Willows, County of Glenn, State of California,
and more particularly described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

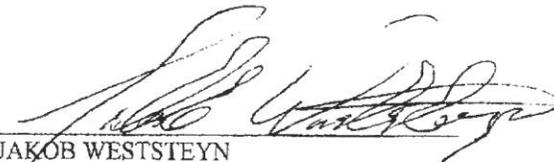
****THIS DEED IS GIVEN TOGETHER WITH ALL RIPARIAN WATER RIGHTS
RUNNING WITH AND OTHER WATER RIGHTS APPURTENANT TO THE
HEREIN DESCRIBED PARCELS.**

**THE PURPOSE OF THIS DEED IS TO CORRECT THE SPELLING OF THE
LAST NAME OF GLADYS WESTSTEYN, CO-TRUSTEE OF THE WESTSTEYN
2015 IRREVOCABLE REAL PROPERTY TRUST DATED MARCH 19, 2015,**

2016-1574 1 of 11

AS ORIGINALLY SET FORTH IN THAT CERTAIN GRANT DEED
RECORDED ON APRIL 1, 2015 AS DOCUMENT NUMBER 2015-1503,
OFFICIAL RECORDS, GLENN COUNTY, CA.

Dated: Jan 21, 2016


JAKOB WESTSTEYN


GLADYS WESTSTEYN

2016-1574 2 of 11


ACKNOWLEDGMENT

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

STATE OF CALIFORNIA)
COUNTY OF Yolo)

On Jan. 21, 2016, before me, B. Juarez, a Notary Public, personally appeared JAKOB WESTSTEYN and GLADYS WESTSTEYN, 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.

B. Juarez

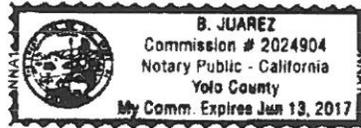


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): 014-17-0-021, 028, 039, 041, 042, 043, 020-016-01-005, 020-21-0-003 and
020-22-0-014 & 017

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF WILLOWS, COUNTY OF GLENN,
STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS:

TRACT ONE:

PARCEL ONE: All of Divisions No. 6, No. 7, No. 8, No. 9 and No. 10, Series A, Eucalyptus Plantation, Sections 16 and 17, Township 20 North, Range 3 West, M.D.B & M., according to the plat thereof filed in the office of the County Recorder of Glenn County, State of California, on March 15, 1909 in Book 1 of Maps, at page 196.

EXCEPTING THEREFROM a portion of the South one-half of Section 17, Township 20 North, Range 3 West, M.D.B. & M., Glenn County, California, and more particularly described as follows:

Commencing at the Southeast corner of said Section 17, thence S. 89°45'W., on and along the South line of said Section 17, 3649.40 feet to the true point of beginning of this description; thence leaving said line N. 0°25'W. 30.0 feet to a 5/8" diameter iron pin; thence N. 0°25' W. 1308.0 feet to a 5/8" diameter iron pin, said pin being the Northwest property corner; thence N. 89°45' E. 2614.30 feet to a 5/8" iron pin said pin being the Northeast property corner; thence S. 0°25' E. 1308.0 feet to a 5/8" diameter iron pin; thence S. 0°25' E. 30.0 feet to a point on the aforesaid South line of Section 17; thence S. 89°45' W. 2614.30 feet to the point of beginning of this description.

The basis of bearing of this description is the South line of Section 17, Township 20 North, Range 3 West, M.D.B. & M., which bears S. 89°45' W.

Said above described land being a portion of Division 7, 8 and 9 of Forest Syndicate as per map filed March 15, 1909 in Book 1 of Maps, at page 196.

ALSO EXCEPTING THEREFROM a parcel of land in the West half of Section 17, T. 20 N., R. 3 W., M.D.B. & M., said parcel being a portion of Divisions 9 and 10 of the Forest Syndicate Series A, filed in the Records of Glenn County, said parcel being more particularly described as follows:

Beginning at a 5/8" iron rod bronze topped marking the common corner to Sections 17, 18, 19 and 20, T. 20N., R. 3 W., M.D.B. & M., thence N. 89°45' E. 1666.9 feet along the centerline of the county road to a 3/4" iron rod, thence N. 0°25' W. 30 feet to a 5/8" iron rod bronze topped, thence 1308.0 feet to a 5/8" iron rod bronze topped, thence N. 0°25' W. 1289.7



EXHIBIT "A"
Legal Description

feet to a 3/4" iron rod, thence S. 89°45' W. 1662.6 feet to a 3/4" iron rod, thence S. 0°15'E 2626.3 feet to the place of beginning.

EXCEPTING from the above description a 30 foot strip across the South line for road purposes.

ALSO EXCEPTING THEREFROM a portion of the South half of Section 17, Township 20 North, Range 3 West, M.D.B. & M., more particularly described as follows:

Commencing at the SE corner of said Section 17; thence S. 89°45' W. 3649.40 feet along the South line of said Section 17 to a point; thence leaving said line, N.0°25' West 1338.0 feet to the true point of beginning of this description, which is the NW corner of the present Glenn County Golf Course; thence from said point of beginning N. 0°25' W. 878.88 feet to a 3/4" gal. iron pipe; thence N. 89°45' E. 2314.30 feet to a 3/4" gal. iron pipe; thence S.0° 25' E. 878.88 feet to a 3/4" gal. iron pipe located in the North line of the present course; thence S. 89°45'W. 2314.30 feet along said North line to the place of beginning.

ALSO EXCEPTING THEREFROM THAT PORTION OF THE FOLLOWING DESCRIBED PROPERTY WHICH LIES WITHIN THE BOUNDARIES OF PARCEL ONE:

A parcel of land situate in the Southwest one-quarter of Section 16, and in the Southeast one-quarter of Section 17, all of T. 20 N., R. 3 W., M.D.B. & M., Glenn County, California, more particularly described as follows:

Beginning at the Southeast corner of said Section 17; thence S. 89°45' W. on and along the South line of said Section 17; 150.82 feet; thence leaving said line on and along the following courses and distances: N. 0°15' W. 908.23 feet; thence N. 89°45' E. 145.18 feet; thence S. 0°16' E. 48.83 feet; thence N. 89°45' E. 126.86 feet; thence S. 0°30' E. 859.41 feet to a point on the South line of aforesaid Section 16; thence S. 89°45' W., on and along the said South line, 126.17 feet to the point of beginning.

APN: 020-220-014-0 and 020-220-017-0

PARCEL TWO: All that certain real property situate, lying and being in the County of Glenn, State of California, lying westerly of the westerly line of that certain parcel of land conveyed to the State of California by deed recorded March 9, 1965 in Book 475 of Official Records, at page 577 of the property described as follows:

Grant Deed
SCAD0000129.doc / Updated: 02.10.14

Printed: 10.31.14 @ 10:07AM
CA-CT-FSST-02100.054611-FSST-3111400143



EXHIBIT "A"
Legal Description

All of Division 5, Series A, Eucalyptus Plantation, Sections 16 and 17, Township 20 North, Range 3 West, M.D.B. & M., according to the plat thereof filed in the office of the County Recorder of Glenn County, State of California, on March 15, 1909 in Book 1 of Maps, at page 196,

EXCEPTING THEREFROM THAT PORTION OF THE FOLLOWING DESCRIBED PROPERTY WHICH LIES WITHIN THE BOUNDARIES OF PARCEL TWO:

A parcel of land situate in the Southwest one-quarter of Section 16, and in the Southeast one-quarter of Section 17, all of T. 20 N., R. 3 W., M.D.B. & M., Glenn County, California, more particularly described as follows:

Beginning at the Southeast corner of said Section 17; thence S. 89°45' W. on and along the South line of said Section 17; 150.62 feet; thence leaving said line on and along the following courses and distances: N. 0°15' W. 908.23 feet; thence N. 89°45' E. 145.18 feet; thence S. 0°15' E. 48.83 feet; thence N. 89°45' E. 126.86 feet; thence S. 0°30' E. 859.41 feet to a point on the South line of aforesaid Section 16; thence S. 89°45' W., on and along the said South line, 125.17 feet to the point of beginning.

ALSO EXCEPTING THEREFROM a portion of Division Number 5 of Eucalyptus Plantation Series "A", according to the map thereof filed for record in the office of the County Recorder of the County of Glenn, in Book 1 of Maps and Surveys, at page 196.

Said portion is that part thereof described as follows:

BEGINNING at a point in the Westerly line of the existing State Highway being the Southerly terminus of Course (15) as described in deed recorded March 9, 1965, in Book 475, at page 577, Official Records, of Glenn County; THENCE from said point of beginning along said Westerly line N. 08°31'15" E. 341.42 feet; thence N. 03°18'40" E. 294.62 feet to a point distant 107.00 feet Westerly, measured at right angles from the base line of Engineer's Station "B" 293+84.62 of the Department of Public Works' Survey on Road 03-Gle-5 from Post Mile 8.0 to Post Mile 17.9; thence leaving said Westerly line S. 08°10'48" W. 844.15 feet to a point in said Westerly line; thence along said Westerly line N. 76°24'32" E. 24.74 feet to the point of beginning.

APN: 020-161-005-0

PARCEL THREE: The West one-half of Section 8, Township 20 North, Range 3 West, M.D.B. & M.



EXHIBIT "A"
Legal Description

APN: 0 20-210-003-9

TRACT TWO:

PARCEL ONE: The South half of Section 11, excepting therefrom the Southwest quarter of the Southwest quarter of said Section 11 and all of Section 12, all in Township 18 North, Range 4 West, M.D.B. & M.

EXCEPTING THEREFROM a portion of Section 12, Township 18 North, Range 4 West, M.D.B. & M., being more particularly described as follows:

Beginning at the Northeast corner of said Section 12; thence South 00° 14' 09" East, along the East line of said section, 5334.76 feet, more or less, to the Southeast corner of said section; thence South 89° 54' 31" West, along the South line of said Section, 2664.65 feet, more or less, to the south one-quarter corner of said section; thence South 89° 42' 36" West, along the South line of said section, 364.15 feet to a 3/4" iron pipe with an aluminum cap stamped "L.S. 3653"; thence North 00° 14' 09" West, parallel with the East line of said section, 5314.02 feet to a 3/4" iron pipe with an aluminum cap stamped "L.S. 3653" situate on the South line of that certain parcel conveyed to the County of Glenn in that certain document on file in Book 6 of Deeds at Page 614, Glenn County Records; thence South 89° 56' 24" East, along said South line, 2998.83 feet, more or less, to the West line of Glenn County Road "D", as occupied; thence North 00° 14' 09" West, along said West line, 30.00 feet to the North line of said Section 12; thence South 89° 56' 24" East, along said North line, 30.00 feet to the true point of beginning of the parcel herein described.

ALSO EXCEPTING THEREFROM that portion deeded to the County of Glenn, described as follows: Beginning at the Northwest corner of the Northwest quarter of Section 12, Township 18 North, Range 4 West, running thence East along the section line between said Section 12 and Section 11 of said Township 18, one mile more or less to the County Road running North and South between the range line of Range 3 West and Range 4 West; thence South along the West line of said County Road 30 feet, thence at right angles West one mile more or less to the Section line between Section 12 and 11 of said Township 18 North, Range 4 West, thence North along said section line 30 feet to the point of commencement.

APN's: 14-170-021-0 and 14-170-042-0



EXHIBIT "A"
Legal Description

PARCEL TWO: A portion of Section 2, T. 18 N., R. 4 W., M.D.B. & M., more particularly described as follows:

Beginning at the west $\frac{1}{4}$ corner common to Sections 2 and 3, T. 18 N., R. 4 W., thence S. $89^{\circ} 51' 45''$ E., 1048.4 feet to a $\frac{3}{4}$ " iron pipe tagged RCE #2042, thence S. $0^{\circ} 19'$ E., 2698.4 feet to a $\frac{3}{4}$ " iron pipe tagged RCE #2042, thence N. $89^{\circ} 54' 29''$ E., 4183.5 feet along the south section line to a $\frac{3}{4}$ " iron pipe tagged RCE #2042, thence N. $0^{\circ} 22' 40''$ W., 3341.1 feet to a $\frac{3}{4}$ " iron pipe tagged RCE #2042, thence N. $0^{\circ} 22' 40''$ W 2019.0 feet to a $\frac{3}{4}$ " iron pipe tagged RCE #2042 on the north section line of Section 2, thence N. $89^{\circ} 36' 30''$ W., 1765.1 feet along the section line to a $\frac{3}{4}$ " iron pipe tagged RCE #3042, thence S. $0^{\circ} 22' 40''$ E., 1885.3 feet to a $\frac{3}{4}$ " iron pipe tagged RCE # 2042, thence N. $85^{\circ} 16'$ W., 1604.1 feet to a $\frac{1}{2}$ " steel fence post set in concrete, thence N. $87^{\circ} 18'$ W., 366.6 feet to a 2" steel fence post set in concrete, thence N. $88^{\circ} 28'$ W., 1499.8 feet to a $\frac{3}{4}$ " iron pipe tagged RCE #2042 in the west section line, thence S. $0^{\circ} 19'$ E., 982.7 feet to the $\frac{1}{4}$ section corner which is the place of beginning.

EXCEPTING THEREFROM that portion described as follows: Commencing at the Northwest corner of said Section 2, thence South $0^{\circ} 19'$ East, on and along the West line of said Section. A distance of 1718.7 feet to the true point of beginning of this description said point being monumented with a $\frac{3}{4}$ " iron pipe, tagged RCE #2042, and also being the Northwest corner of Parcel 1B as shown on that certain map of record in Book 1 of Parcel Maps at page 10, Glenn County Records; thence traversing in an Easterly direction, on and along the North line of said Parcel 1B, South $88^{\circ} 28'$ East, a distance of 1499.8 feet; thence South $87^{\circ} 18'$ East, a distance of 366.6 feet; thence South $85^{\circ} 16'$ East, a distance of 2016.19 feet; thence leaving said North line, South $0^{\circ} 22' 40''$ East, along a line that lies parallel with the East line of said Section 2, a distance of 3455.32 feet, more or less, to its point of intersection with the South line of said Section; thence South $89^{\circ} 54' 29''$ West, on and along said South line, a distance of 2828.81 feet, more or less, to a $\frac{3}{4}$ " iron pipe, tagged RCE #2042 monumenting the Southwest corner of said Parcel 1B; thence traversing on and along the boundary lines of said parcel, North $0^{\circ} 19'$ West, a distance of 2698.4 feet, thence North $89^{\circ} 51' 45''$ West, a distance of 1048.4 feet; thence North $0^{\circ} 19'$ West, a distance of 982.7 feet to the true point of beginning of this description.

ALSO EXCEPTING THEREFROM a strip of land on the South boundary of Southeast quarter of Section 2, Township 18 North, Range 4 West and beginning at a point on the quarter section line dividing Section 2, Township 18 North, Range 4 West, North and South, said point being 115 links North of said quarter section quarter; thence South on said quarter Section line 115 links to said quarter Section corner; thence East on Section line dividing Sections 2 and 11, Township 18 North, Range 4 West, 40.32 chains to the Southeast corner of Section 2; thence North $88^{\circ} 29'$ West 40.32 chains to the point of beginning, containing 1.91 acres and being that certain property conveyed by A.T. St. Louis to the County of Glenn be deed recorded May 28, 1897 in Book 5 of Deeds, at page 186.

APN: 014-170-028-0

PARCEL THREE: BEING a portion of Fractional Section 2, Township 18 North, Range 4 West M. D. B. & M., more particularly described as follows:

Grant Deed
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Printed: 10.31.14 @ 10:07AM
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EXHIBIT "A"
Legal Description

COMMENCING at the Northwest corner of said Section 2, thence South 0° 19' East, on and along the West line of said Section. A distance of 1718.7 feet to the true point of beginning of this description said point being monumented with a ¾" iron pipe, tagged RCE #2042, and also being the Northwest corner of Parcel 1B as shown on that certain map of record in Book 1 of Parcel Maps at page 10, Glenn County Records: thence traversing in an Easterly direction, on and along the North line of said Parcel 1B, South 88° 28' East, a distance of 1499.8 feet; thence South 87° 18' East, a distance of 386.6 feet; thence South 85° 16' East, a distance of 2016.19 feet; thence leaving said North line, South 0° 22' 40" East, along a line that lies parallel with the East, along a line that lies parallel with the East line of said Section 2, a distance of 3455.32 feet, more or less, to its point of intersection with the South line of said Section; thence South 89° 54' 29" West, on and along said South line, a distance of 2828.81 feet, more or less, to a ¾" iron pipe, tagged RCE #2042 monumenting the Southwest corner of said Parcel 1B; thence traversing on and along the boundary lines of said parcel, North 0° 19' West, a distance of 2698.4 feet, thence North 89° 51' 45" West, a distance of 1048.4 feet; thence North 0° 19' West, a distance of 982.7 feet to the true point of beginning of this description.

EXCEPTING FROM PARCELS I AND II ABOVE THE FOLLOWING:

EXCEPTING THEREFROM a strip of land on the South boundary of Southeast quarter of Section 2, Township 18 North, Range 4 West and beginning at a point on the quarter section line dividing Section 2, Township 18 North, Range 4 West, North and South, said point being 115 links North of said quarter section quarter; thence South on said quarter Section line 115 links to said quarter Section corner; thence East on Section line dividing Sections 2 and 11, Township 18 North, Range 4 West, 40.32 chains to the Southeast corner of Section 2; thence North 88° 29' West 40.32 chains to the point of beginning, containing 1.91 acres and being that certain property conveyed by A. T. St. Louis to the County of Glenn be deed recorded May 28, 1897 in Book 5 of Deeds, at page 185.

APN: 014-170-039-0 portion

PARCEL FOUR: The West 65 acres of the Southwest quarter of Section 2, Township 18 North, Range 4 West, M. D. B. & M., said parcel being more particularly described as follows:

BEGINNING at the Southwest corner of said Section 2, marked with a ¾" iron pipe, bronze capped; thence North 89° 54' 29" East, 1048.4 feet along the South section line of said Section 2, to a ¾" iron pipe tagged RCE #2042; thence North 00° 19' West 2000.4 feet to a ¾" iron pipe tagged RCE #2042; thence North 89° 51' 45" West, 1048.4 feet to a ½" iron capped pipe being the quarter corner on the West section line; thence South 00° 19' East, 2702.7 feet along the Section line, to the place of beginning.

APN: 014-170-039-0 portion



EXHIBIT "A"
Legal Description

PARCEL FIVE: A portion of Section 12, Township 18 North, Range 4 West, M. D. B. & M., being more particularly described as follows:

Beginning at the Northeast corner of said Section 12; thence South $00^{\circ} 14' 09''$ East, along the East line of said section, 5334.75 feet, more or less, to the Southeast corner of said section; thence South $89^{\circ} 54' 31''$ West, along the South line of said Section, 2664.65 feet, more or less, to the South one-quarter corner of said section; thence South $89^{\circ} 42' 36''$ West, along the South line of said section; 364.15 feet to a $\frac{3}{4}$ " iron pipe with an aluminum cap stamped "L.S. 3653"; thence North $00^{\circ} 14' 09''$ West, parallel with the East line of said section, 5314.02 feet to a $\frac{3}{4}$ " iron pipe with an aluminum cap stamped "L.S. 3653" situate on the South line of that certain parcel conveyed to the County of Glenn in that certain document on file in Book 6 of Deeds at Page 614, Glenn County Records; thence South $89^{\circ} 56' 24''$ East, along said South line, 2998.83 feet, more or less to the West line of Glenn County Road "D", as occupied; thence North $00^{\circ} 14' 09''$ West, along said West line, 30.00 feet to the North line of said Section 12; thence South $89^{\circ} 56' 24''$ East, along said North line, 30.00 feet to the true point of beginning of the parcel herein described.

APN: 014-170-043-0

PARCEL SIX: Parcel Two as shown on that certain Parcel Map filed for record in the office of the County Recorder, County of Glenn, State of California, on December 9, 1986 in Book 9 of Parcel Maps, at page 80.

APN: 014-170-041-0TRACT ONE:

PARCEL ONE: All of Divisions No. 6, No. 7, No. 8, No. 9 and No. 10, Series A, Eucalyptus Plantation, Sections 16 and 17, Township 20 North, Range 3 West, M.D.B & M., according to the plat thereof filed in the office of the County Recorder of Glenn County, State of California, on March 15, 1909 in Book 1 of Maps, at page 196.

EXCEPTING THEREFROM a portion of the South one-half of Section 17, Township 20 North, Range 3 West, M.D.B. & M., Glenn County, California, and more particularly described as follows:

Commencing at the Southeast corner of said Section 17, thence S. $89^{\circ} 45' W.$, on and along the South line of said Section 17, 3649.40 feet to the true point of beginning of this description; thence leaving said line N. $0^{\circ} 25' W.$ 30.0 feet to a $\frac{5}{8}$ " diameter iron pin; thence N. $0^{\circ} 25' W.$ 1308.0 feet to a $\frac{5}{8}$ " diameter iron pin, said pin being the Northwest property corner; thence N. $89^{\circ} 45' E.$ 2614.30 feet to a $\frac{5}{8}$ " iron pin said pin being the Northeast property corner; thence S. $0^{\circ} 25' E.$ 1308.0 feet to a $\frac{5}{8}$ " diameter iron pin; thence S. $0^{\circ} 25' E.$ 30.0 feet to a point on the aforesaid South line of Section 17; thence S. $89^{\circ} 45' W.$ 2614.30 feet to the point of beginning of this description.



EXHIBIT "A"
Legal Description

The basis of bearing of this description is the South line of Section 17, Township 20 North, Range 3 West, M.D.B. & M., which bears S. 69°45' W.

Said above described land being a portion of Division 7, 8 and 9 of Forest Syndicate as per map filed March 15, 1909 in Book 1 of Maps, at page 198.

ALSO EXCEPTING THEREFROM a parcel of land in the West half of Section 17, T. 20 N., R. 3 W., M.D.B. & M., said parcel being a portion of Divisions 9 and 10 of the Forest Syndicate Series A, filed in the Records of Glenn County, said parcel being more particularly described as follows:

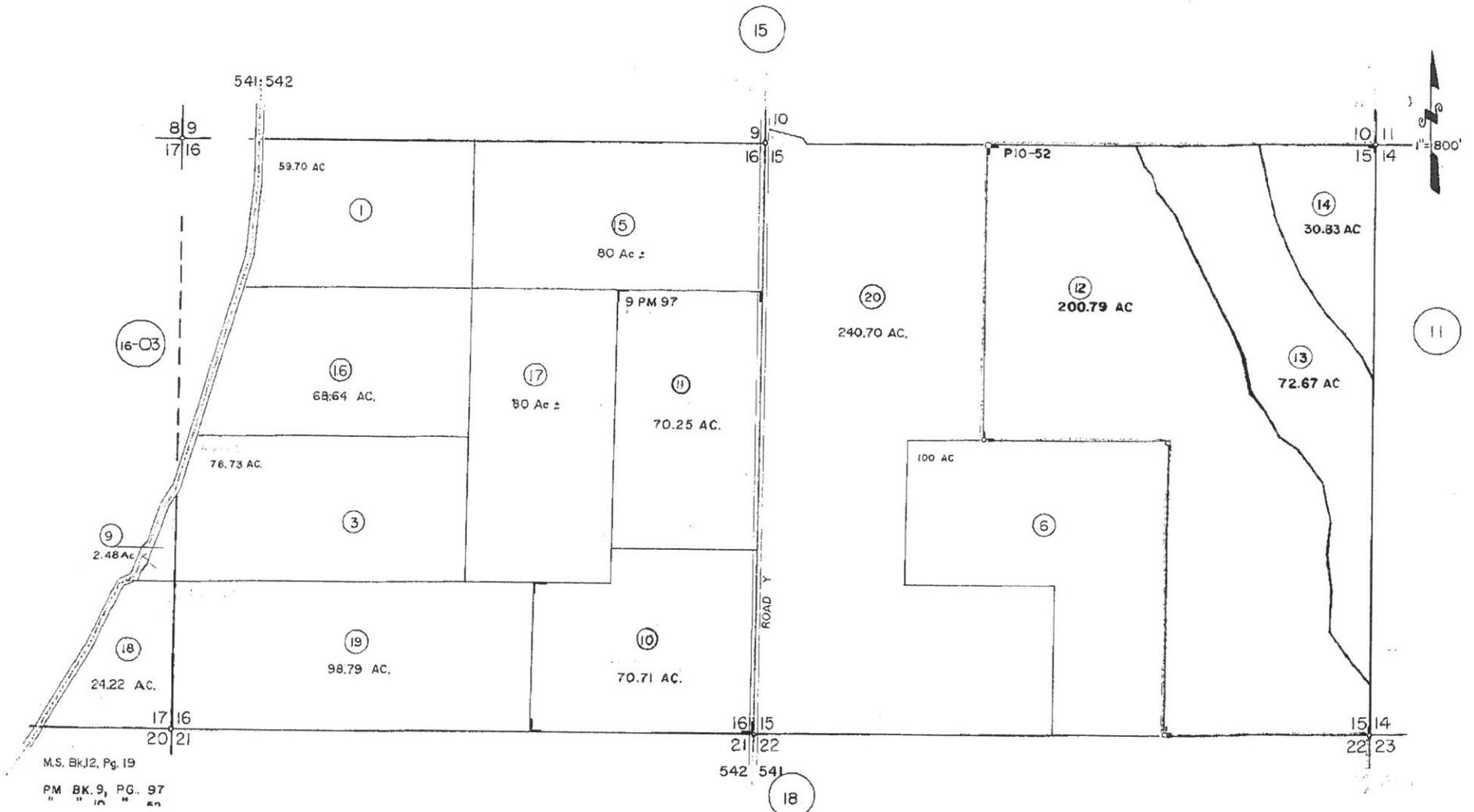
Beginning at a 5/8" iron rod bronze topped marking the common corner to Sections 17, 18, 19 and 20, T. 20N., R. 3 W., M.D.B. & M., thence N. 89°45' E. 1666.9 feet along the centerline of the county road to a 3/4" iron rod, thence N. 0°25' W. 30 feet to a 5/8" iron rod bronze topped, thence 1308.0 feet to a 5/8" iron rod bronze topped, thence N. 0°25' W. 1289.7 feet to a 3/4" iron rod, thence S. 89°45' W, 1662.6 feet to a 3/4" iron rod, thence S. 0°15'E 2626.3 feet to the place of beginning.



NOTE: ALL INFORMATION SHOWN ON ASSESSOR
 PARCEL MAPS ARE FOR ASSESSOR'S OFFICE USE
 AND DO NOT NECESSARILY CONSTITUTE LEGAL
 LOTS. NO LIABILITY IS ASSUMED FOR THE
 ACCURACY OF THE DATA SHOWN.

T19N R1W

T.C.A. 15-17



M.S. Bk. 12, Pg. 19

PM BK. 9, PG. 97

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