

GLENN COUNTY
Planning & Public Works Agency

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



BCM Construction Company, Inc.
Attn: Greg January
2990 Highway 32 Suite 100
Chico, CA 95973

RE: Site Plan Review 2017-009, BCM Construction
Approval Notice APN: 016-030-011

June 9, 2017

To Applicant,

On May 15, 2017, the Glenn County Planning & Public Works Agency received your application for a Site Plan Review. This project is in the "FS-80" (Farmland Security) zoning district and is an allowed use with an approved Site Plan Review.

On June 9, 2017, the Glenn County Planning & Public Works Agency approved the Site Plan Review. Included with the Staff Report is a copy of the Conditions of Approval. Please sign the Conditions of Approval where indicated and email or send to Glenn County Planning & Public Works 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,

Hether Ward
Assistant Planner
hward@countyofglenn.net

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Planning & Public Works Agency

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STAFF REPORT

DATE: June 9, 2017

TO: Di Aulabaugh, Deputy Director

FROM: Hether Ward, Assistant Planner

RE: **Site Plan Review 2017-009, BCM/Carriere**
"FS-80" Zoning District

Attachments:

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

1 PROJECT SUMMARY

BCM Construction has submitted an application to construct a 100 ft. x 150 ft. building for bulk storage of walnuts. The parcel is zoned “FS-80” (Farmland Security Zone, minimum parcel size is 72-acres) and is designated “Intensive Agriculture” in the Glenn County General Plan.

The proposal is located at 1640 State Highway 45, Glenn, CA, 95943. This site is located on the east side State Highway 45, north of County Road 54, south of County Road 52, southeast of Glenn, in the unincorporated area of Glenn County, CA. The Assessor’s Parcel Number (APN) for the 26.9± acre site is 016-030-011.

1.1 RECOMMENDATIONS

Staff recommends that the Deputy Director find that this project qualifies as a statutory exemption within section 15268 of the California Environmental Quality Act.

Staff also recommends that the Deputy Director approve the Site Plan Review with the Findings as presented in the Staff Report and the Conditions of Approval as attached.

2 ANALYSIS

The proposed project is consistent with the land use in this area. This portion of Glenn County is an agricultural area and the proposed project is a permitted use. A Site Plan Review is required prior to construction to ensure compliance with all the requirements of the Glenn County Code.

2.1 ENVIRONMENTAL DETERMINATION

This project as proposed is not anticipated to introduce potentially significant impacts to the environment.

Site plan reviews are statutorily exempt pursuant to Section 15268, “*Ministerial Projects*”, of the Guidelines of the California Environmental Quality Act (CEQA). Article 18 (Statutory Exemptions), §15268(a) & (c) (Ministerial Projects).

Site plan reviews, outlined in Section 15.130 of the Glenn County Code, are deemed as a ministerial project within Glenn County Title 15, Unified Development Code (Title 15, Division 2, Part 1).

2.2 GENERAL PLAN AND ZONING CONSISTENCY

The site is designated “Intensive Agriculture” in the Glenn County General Plan and is zoned “FS-80” (Farmland Security, minimum parcel size is 72-acres). The project to construct an agricultural building for the bulk storage of walnuts is in an area of existing agricultural uses and is a permitted use in the “FS-80” zone (Glenn County Code Chapter 15.470.020) and is consistent with the Williamson Act.

Permitted Uses (Glenn County Code §15.470.020):

The proposed structure is a 40 ft. x 60 ft. metal building to be used for agricultural storage and is a permitted use under section §15.470.020.J. The structure is related to the agricultural use of the property and is permitted provided that the performance standards in Division 4, Part 1 are met.

Purpose (Glenn County Code §15.470.010):

The Farmland Security Zone is to be applied to lands which are covered by a Farmland Security Zone Contract as allowed by the California Land Conservation Act (as amended) to preserve the maximum amount of the limited supply of agricultural land which is vital for the healthy agricultural economy of the County, to protect the general welfare of the agricultural community from encroachments of unrelated agricultural uses which by their nature, would be injurious to the physical and economic well-being of the agricultural community and to provide a unique zoning district for the Farmland Security Zone to meet the requirements of the State Law and the landowners under Farmland Security Zone Contracts. The proposal of the bulk storage building is consistent with surrounding land use because the area consists of agricultural uses and existing agricultural related structures. The proposal will not adversely affect surrounding uses in the area and will not adversely affect the General Plan.

2.2.1 “FS” Farmland Security Zone (Glenn County Code Chapter 15.470):

Site Area (Glenn County Code §15.470.050):

The minimum parcel size for the “FS-80” zone is 72-acres. The parcel is 96.37± 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 §15.470.060)

The proposed agricultural storage building has a height of 42 ft. 8 in., therefore it will not exceed the maximum height of 50 feet.

Minimum Yard Requirements (Glenn County Code §15.470.080):

The proposed structure has setbacks greater than 200 ft. for the front, sides and rear therefore, meets the minimum yard requirements for agricultural zoning.

2.3 GENERAL PROVISIONS

Flood Zone Designation:

The storage building will be located in Flood Zone “A” according to Flood Insurance Rate Map (FIRM) No. 06007C0700E, dated January 6, 2011, issued by the Federal Emergency Management Agency (FEMA). Flood Zone “A” is one of the Special Flood Hazard Areas

(SFHAs) inundation by the 1% annual chance flood event. No base flood elevations or base flood depths are shown within this zone. The proposed building must be properly elevated and shall comply with the Glenn County Flood Plain Management Ordinance. An Elevation Certificate will be required at the time of submittal for a building permit.

Code Violations:

No violations exist on the property, therefore the proposed building and Site Plan Review are compliant with Glenn County Code §15.130.050.F.

Fire Protection Regulations:

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

Environmental Health:

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

1. *The proposed project parcel has existing onsite wastewater treatment systems, domestic and Ag water wells.*
2. *The proposed building is not approved for any sewage or gray water discharge.*

Public Works:

The Glenn County Public Works Department was provided the application information regarding the proposal and responded with the following:

Public Works requirements, if any, will be addressed through the Encroachment Permit process.

3 PUBLIC BENEFIT

There is a public interest in reserving appropriately located areas for agriculture and related activities. This area is an agricultural area and contains structures associated with agricultural use, therefore the proposed project is compatible with the land use.

4 NOTICE TO APPLICANT/AGENT

This site plan review is not a building permit. It is the applicant's responsibility to secure the necessary permits in all affected federal, state, and local agencies and submit copies of such permits to the Planning & Public Works Agency.

If upon approval of this site plan review any problem, nuisance, or health hazard arises from the operation allowed by this review, the director shall determine the need to revise or modify the use or require additional conditions of approval.

In addition to the staff report and conditions of approval, the applicant's and his/her technical or project management representative's attention is directed to the attached memoranda from agencies reflecting their comments on reviewing the application. The items noted are a guide to assist in meeting the requirements of applicable government codes. The memoranda may also note any unusual circumstances that need special attention. The items listed are a guide and not intended to be a comprehensive summary of all codified requirements or site-specific requirements.

4.1 PERMIT ISSUANCE AND APPEAL PERIOD (GLENN COUNTY CODE §15.130.060)

Site plan review permits shall be effective upon issuance, unless within ten (10) calendar days of a decision by the Director, the decision is appealed as provided for in Section 15.050.010. In case an appeal is filed, the site plan review permit shall not have any force or effect until a decision is made by the Approving Authority on such appeal.

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

5 FINDINGS

According to Glenn County Code Section 15.130.050, *the Approving Authority shall only approve or conditionally approve a site plan review permit if all of the following findings are made:*

Finding 1

The proposed use is a permitted and allowed use in the zoning district.

Finding 2

The site for the project is adequate in size, shape, location, and physical characteristics to accommodate the proposed project.

Finding 3

There are adequate public or private services, including but not limited to fire protection, water supply, sewage disposal, and storm drainage.

Finding 4

The project is in conformance with the applicable provisions and policies of Title 15 of the Glenn County Code and the Glenn County General Plan.

Finding 5

The county roads are reasonably adequate to safely accommodate the proposed project.

Finding 6

After searching county records, no violation of the Glenn County Code currently exists on the property.

CONDITIONS OF APPROVAL

Site Plan Review 2017-009

APN: 016-030-011

To construct a 100 ft. x 150 ft. building for agricultural (walnut bulk) storage with a maximum height of 43 feet in the "FS-80" (Farmland Security) zoning district.

1. That the area of operation shall be confined to those areas as shown on the site plan being identified as Exhibit "A" as submitted and on file at the Glenn County Planning & Public Works Agency.

Acknowledgment:

I hereby declare that I have read the foregoing conditions, that they are in fact the conditions that were imposed upon the granting of this permit, and that I agree to abide fully by said conditions. Additionally, I have read the staff report and I am aware of codified county, state, and/or federal standards and regulation that shall be met with the granting of this permit.

Signed: _____

Greg January, BCM Construction

Date: _____

GLENN COUNTY

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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

- AT&T
- California Water Service Co. (Chico)
- California Association of RC&D
- City of Willows
- Comcast Cable (Chico Office)
- Community Services District:
- Drainage District:
- Enterprise Rancheria of Maidu Indians
- Fire Protection District: Glenn-Codora
- Glenn County Resource Conservation District
- Grindstone Rancheria of Wintun-Wailaki

STATE AGENCIES

- Central Valley Flood Protection Board
- Central Valley Regional Water Quality Control Board (RWQCB)
- CHP – Willows Office (GPA's, ZC's, and TSM's)
- Department of Alcoholic Beverage Control (ABC)
- Department of Conservation, Division of Land Resource Protection
- Department of Conservation, Office of Mine Reclamation (OMR)
- Department of Conservation, Division of Oil, Gas, and Geothermal Resources
- Department of Fish and Wildlife
- Department of Food and Agriculture
- Department of Forestry and Fire Protection (Cal Fire)
- Department of Housing and Community Development (HCD)
- Department of Public Health
- Department of Toxic Substances Control (DTSC)
- Department of Transportation (Caltrans)
- Department of Water Resources (DWR)
- Office of the State Fire Marshall
- Public Utilities Commission

- Northeast Center of the California Historical Resources Information System
- Pacific Gas and Electric Company (PG&E)
- Paskenta Band of Nomlaki Indians
- Railroad:
- Reclamation District:
- School District:
- Special District:
- Tehama-Colusa Canal Authority
- UC Cooperative Extension Office
- Water/Irrigation District:

DATE: May 19, 2107

PROJECT: Site Plan Review 2017-009, BCM Const./Carriere

APN: 016-030-011

PLANNER: Hether Ward, Assistant Planner

GLENN COUNTY

Planning & Public Works Agency

P.O. Box 1070 / 777 N. Colusa Street
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REQUEST FOR REVIEW

DATE: May 19, 2017

PROJECT: **Site Plan Review 2017-009, BCM/Carriere**

PLANNER: Hether Ward, Assistant Planner

APPLICANT: BCM Construction Company, Inc.
2990 Highway 32 Suite 100
Chico, CA 95973
gregj@bcmconstruction.com
(530) 342-1722

LANDOWNER: Carriere Family Farms
1640 State Highway 45
Glenn, CA 95943
(530) 934-8200

ENGINEER: Kibler & Kibler
2556 Heather Lane
Redding, CA 96002
(530) 220-0566
rkibler@k2ae.com

PROPOSAL: **Site Plan Review 2017-009, BCM/Carriere**
The applicant has applied for a Site Plan Review in order to construct a 100 ft. by 150 ft. agricultural building for bulk storage of walnuts.

LOCATION: The proposal is located at 1640 State Highway 45, Glenn, CA, 95943. This site is located on the east side State Highway 45, north of County Road 54, south of County Road 52, southeast of Glenn, in the unincorporated area of Glenn County, CA.

APN: 016-030-011

ZONING: "FS-80" (Farmland Security Zone, minimum parcel size 72 acres)

GENERAL PLAN: “Intensive Agriculture”

FLOOD ZONE: Flood Zone “A” according to Flood Insurance Rate Map (FIRM) No. 06007C0700E, dated January 6, 2011 issued by the Federal Emergency Management Agency (FEMA). Flood Zone “A” is one of the Special Flood Hazard Areas (SFHAs) inundation by the 1% annual chance flood event. 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, JUNE 2, 2017**, it is assumed that there are no specific comments to be included in the analysis of the project. Comments submitted by e-mail are acceptable. Thank you for considering this matter.

AGENCY COMMENTS:

Please consider the following:

1. Is the information in the application complete enough to analyze impacts and conclude review?
2. Comments may include project-specific code requirements unique to the project. Cite code section and document (i.e. General Plan, Subdivision Map Act, etc.).
3. What are the recommended Conditions of Approval for this project and justification for each Condition? When should each Condition be accomplished (i.e. prior to any construction at the site, prior to recording the parcel map, filing the Final Map, or issuance of a Certificate of Occupancy, etc.)?

SPR 2017-009

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

APPLICATION FOR SITE PLAN REVIEW (AGRICULTURAL)

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

1. Applicant(s):

Name: BCM CONSTRUCTION

Address: 2990 HWY 32 SUITE 100 CHICO CA. 95973

Phone: (Business) (530) 342-1722 (Home) _____

Fax: (530) 342-1768 E-mail: gregj@bcmconstruction.com

2. Property Owner(s):

Name: CARRIERE FAMILY FARMS

Address: 1640 STATE HWY 45 GLENN, CA 95943

Phone: (Business) (530) 934-8200 (Home) _____

Fax: _____ E-mail: _____

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

Name: KIBLER & KIBLER

Mailing Address: 2556 HEATHER LANE, REDDING, CA 96002

Phone: (Business) (530) 228-0566 (Home) _____

Fax: (530) 221-3985 E-mail: rkibler@k2ae.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: _____

Mailing Address: _____

5. Request or Proposal: WALNUT BULK STORAGE BUILDING

6. Address and Location of Project: 1645 STATE HWY 45, GLENN CA, 95943

7. Current Assessor's Parcel Number(s): 016-030-011

8. Existing Zoning: _____

9. Existing Use of Property: AGRICULTURE

10. Provide any additional information that may be helpful in evaluating your proposal: _____

DECLARATION UNDER PENALTY OF PERJURY

(Must be signed by Applicant(s) and Property Owner(s))
(Additional sheets may be necessary)

The Applicant(s) and/or Property Owner(s), by signing this application, shall be deemed to have agreed to defend, indemnify, release and hold harmless the County, its agents, officers, attorneys, employees, boards and commissions from any claim, action or proceeding brought against the foregoing individuals or entities, the purpose of which is to attack, set aside, void or null the approval of this development entitlement or approval or certification of the environmental document which accompanies it, or to obtain damages relating to such action(s). This indemnification agreement shall include, but not be limited to, damages, costs expenses, attorney fees or expert witness fees that may be asserted by any person or entity, including the applicant, arising out of or in connection with the approval of the entitlement whether or not there is concurrent passive or active negligence on the part of the County.

Applicant(s):

Signed: [Signature]

Print: Corey January

Date: 5/12/17

Address: 2990 HWY 32 SUITE 100, CHICO CA 95973

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: [Signature] Carriere Family Farms

Print: Rick Enos

Date: 5-15-17

Address: 1640 Hwy 45 Glenn Ca. 95943

Narrative for proposed project

The new building for Carriere Family Farms is for storing walnuts in bulk.

There will not be any processing in the building, it is only used for bulk storage of walnuts.

The building will not be detrimental to the health of persons as it will be full of walnuts and there will not be anyone working in the building while it is being used.

2012-3777

RECORDING REQUESTED L .
AND WHEN RECORDED MAIL TO:
ELTON R. GARNER, JR.
Attorney at Law
P.O. Box 908
Willows, California 95988

CLOS ENCLOSED

Recorded at the request of:
ATTORNEY
09/06/2012 02:18 PM
Fee: \$22.00 Pgs: 4
OFFICIAL RECORDS
Sheryl Thur, Clerk-Recorder
Glenn County, CA

MAIL TAX STATEMENTS TO:
Carriere Land, LLC
c/o Carriere Brothers
1640 State Hwy 45
Glenn, California 95943

QUITCLAIM DEED

The undersigned grantor(s) declare(s):
Documentary transfer tax is \$ -0-
() computed on full value of property conveyed, or
() computed on full value less value of liens and encumbrances remaining at time of sale.
(x) Unincorporated area: () City of Willows, and

AILEEN R. CARRIERE, as Trustee of the HERBERT A. CARRIERE TRUST and AILEEN R. CARRIERE, as Trustee of the AILEEN R. CARRIERE TRUST, hereby REMISES, RELEASES AND QUITCLAIMS to CARRIERE LAND, LLC, all her interest in that certain real property located in the County of Glenn, State of California, and more particularly described in Exhibit "A" attached hereto and made a part hereof by this reference.

Dated: January 1, 2012.

HERBERT A. CARRIERE TRUST

By: Aileen R. Carriere
AILEEN R. CARRIERE, as Trustee

AILEEN R. CARRIERE TRUST

By: Aileen R. Carriere
AILEEN R. CARRIERE, as Trustee

MAIL TAX STATEMENTS AS DIRECTED ABOVE



CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California }

County of Glenn }

On August 15 2012, before me, Yvonne A. Mayberry, Notary Public,
DATE NAME, TITLE OF OFFICER

personally appeared **AILEEN R. CARRIERE**

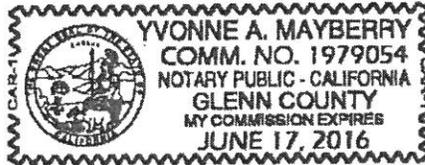
who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her authorized capacity, and that by her signature on the instrument the person, or the entity upon behalf of which the person 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

Yvonne A. Mayberry



(Seal)

Capacity Claimed by Signer

- INDIVIDUAL(S)
 CORPORATE OFFICER(S)

TITLE(S)

- PARTNER(S) LIMITED
 GENERAL

ATTORNEY-IN-FACT

TRUSTEE(S)

SUBSCRIBING WITNESS

GUARDIAN/CONSERVATOR

OTHER: _____

Type of Document: _____

QuitClaim Deed

Signer is Representing:
NAME OF PERSON(S) OR ENTITY(IES)

HERBERT A. CARRIERE TRUST
and
AILEEN R. CARRIERE TRUST



EXHIBIT "A"

Parcel I:

All that certain land situate, lying and being in the County of Glenn, State of California, described as follows:

Portions of the Rancho known as the Larkin's Children's Rancho being more particularly described by the survey and map thereof of the Glenn Ranch made by H.B. Shackelford, a licensed surveyor, in May and June, 1900 (said map being recorded in the office of the Glenn County Recorder, August 23, 1900) as follows:

The North half of the South half of section 67, together with right of way from the Southwest corner thereof, 40 feet wide due West to the Jacinto and Princeton Road, said right of way to be 20 feet in width each side of the line dividing the South half from the North with half of the Southeast quarter of Section 68.

Also all that portion of the North half of the Southeast quarter of Section 68 lying East of the Princeton and Jacinto Road, subject to a right of way along the South side 20 feet wide.

Also a portion of Section 67 described as follows: Beginning at a stake 20 chains South of the quarter Section corner of Sections 67 and 68, said stake marking the Southwest corner of Hanson and Hanson's Tract; running thence East 12.83 chains to a stake in the center of levee to the point of commencement of the 31 acre tract; thence East along the South line of Hanson and Hanson 31.67 chains to a stake on the West bank of the Sacramento River; thence Southerly along said West bank of Sacramento River to a stake which is 10 chains South of Hanson and Hanson's South line; thence West 30.33 chains to a stake in the center of the aforesaid levee; thence Northerly along the center of said levee to the place of beginning.

Together with all of the grantor's right, title and interest, if any, in and to all accreted land that is not located within the metes and bounds description of the hereinabove described real property that lies between the East boundary line of said real property and the presently existing West Bank of the Sacramento River.

APN: 016-030-011-0 and 016-030-029-0

Parcel II:

All that certain land situate, lying and being in the County of Glenn, State of California, described as follows:

Being a portion of the Rancho known as the Larkin's Children's Rancho, said tract being more particularly described by the survey and map of the Glenn Ranch made by H.B. Shackelford, a licensed surveyor in May and June, 1900 (said map or plat being recorded in the office of the Recorder of the County of Glenn, on August 23, 1900) and being more particularly described as follows, to wit:



EXHIBIT "A" (continued)

BEGINNING at a point 660 feet South of quarter section corner on the line between Sections 73 and 74 of said Glenn Ranch Survey; thence West 864.6 feet; thence South 478.5 feet, thence East 864.6 feet to section line; thence directly East in Section 74, 2193 feet to the West bank of the Sacramento River; thence North 29° 16' West 412.0 feet along the West bank of the said River; thence North 2' 16" West 118.5 feet along said West bank of said river to a point due East of the place of beginning, thence West 1985 feet to said place of beginning.

Together with a right of way 40 feet wide from the Northwest corner of said lands due North off of the West end of lands sold P.F. Estes and along the West side of land sold Charles Beck to the main levee of the Sacramento River; thence down said levee to a point where right of way heretofore granted Charles Beck and other, leaves said levee, thence due West 12.50 chains to the Princeton and Jacinto Public Road. A Strip of land 40 feet wide off the West side of said premises herein described is subject to a right of way for roads.

EXCEPTING THEREFROM a portion of Section 73 of the Glenn Ranch Survey described as follows: Beginning at a point 1138.5 feet South and 350.8 feet West of the Northeast corner of the Southeast quarter of Section 73 of the Glenn Ranch Survey, said point being on the South boundary of the land deeded by H.H. Hanson et us to Wm. R. Lane by Deed recorded October 24, 1925 in Book 92 of Deeds, page 398, thence North 194.67 feet to an iron pipe; thence West 144.9 feet to an iron pipe, thence South 194.67 feet to an iron pipe, thence East 144.9 feet, more or less to an iron pipe marking the place of beginning.

APN: 016-040-016-0

RESERVING FROM ALL PROPERTY DESCRIBED IN THIS EXHIBIT "A" ANY AND ALL OIL, GAS, MINERALS, AND OTHER HYDROCARBON SUBSTANCES TOGETHER WITH THE RIGHT TO REMOVE THE SAME.



G.R.S.

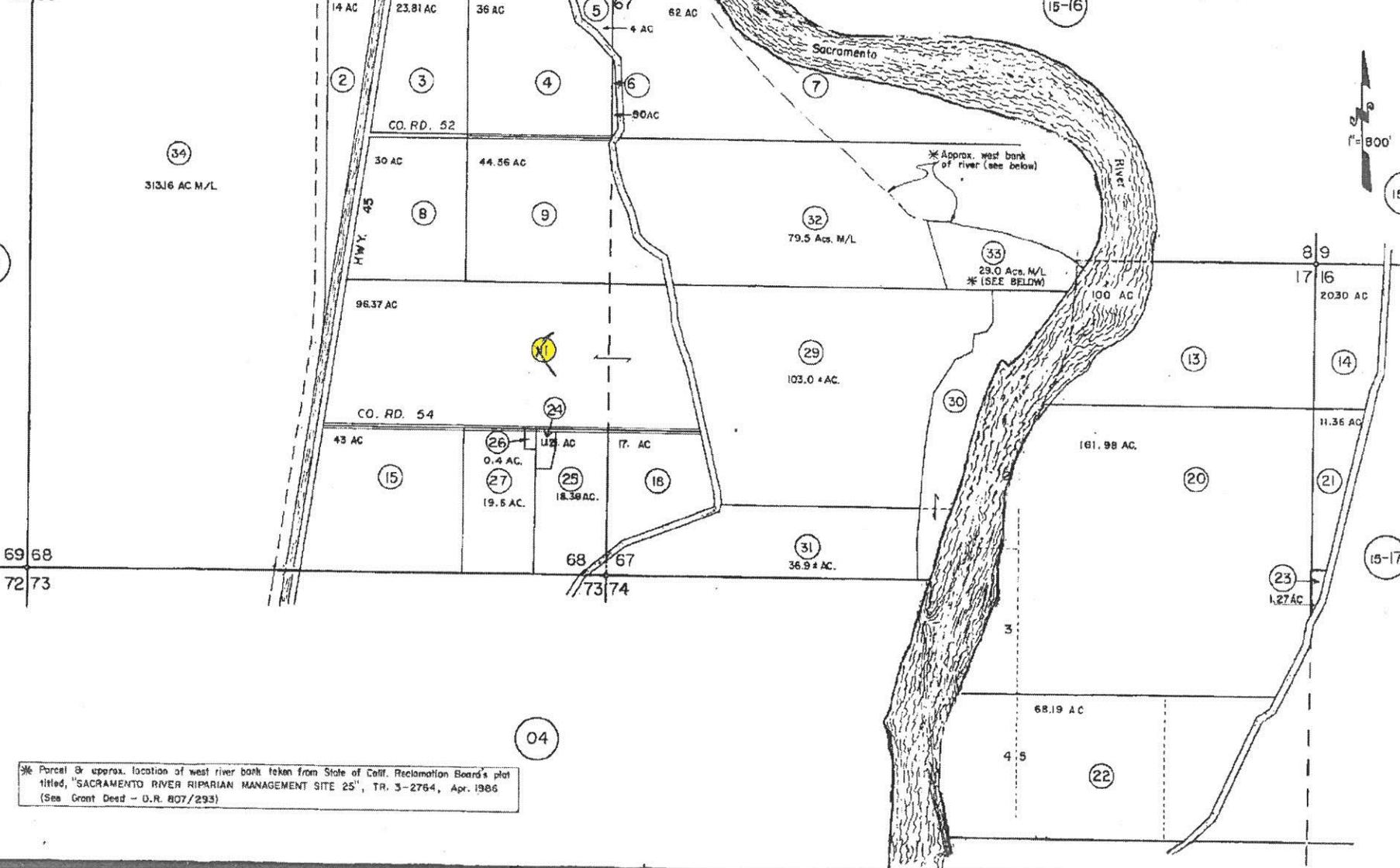
02

T19N R1W T.C.A. 16-03

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65 66
67

15-16



REV.
1-22-83

10

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3131.6 AC M/L

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72 73

68 67
73 74

8 9
17 16
2030 AC

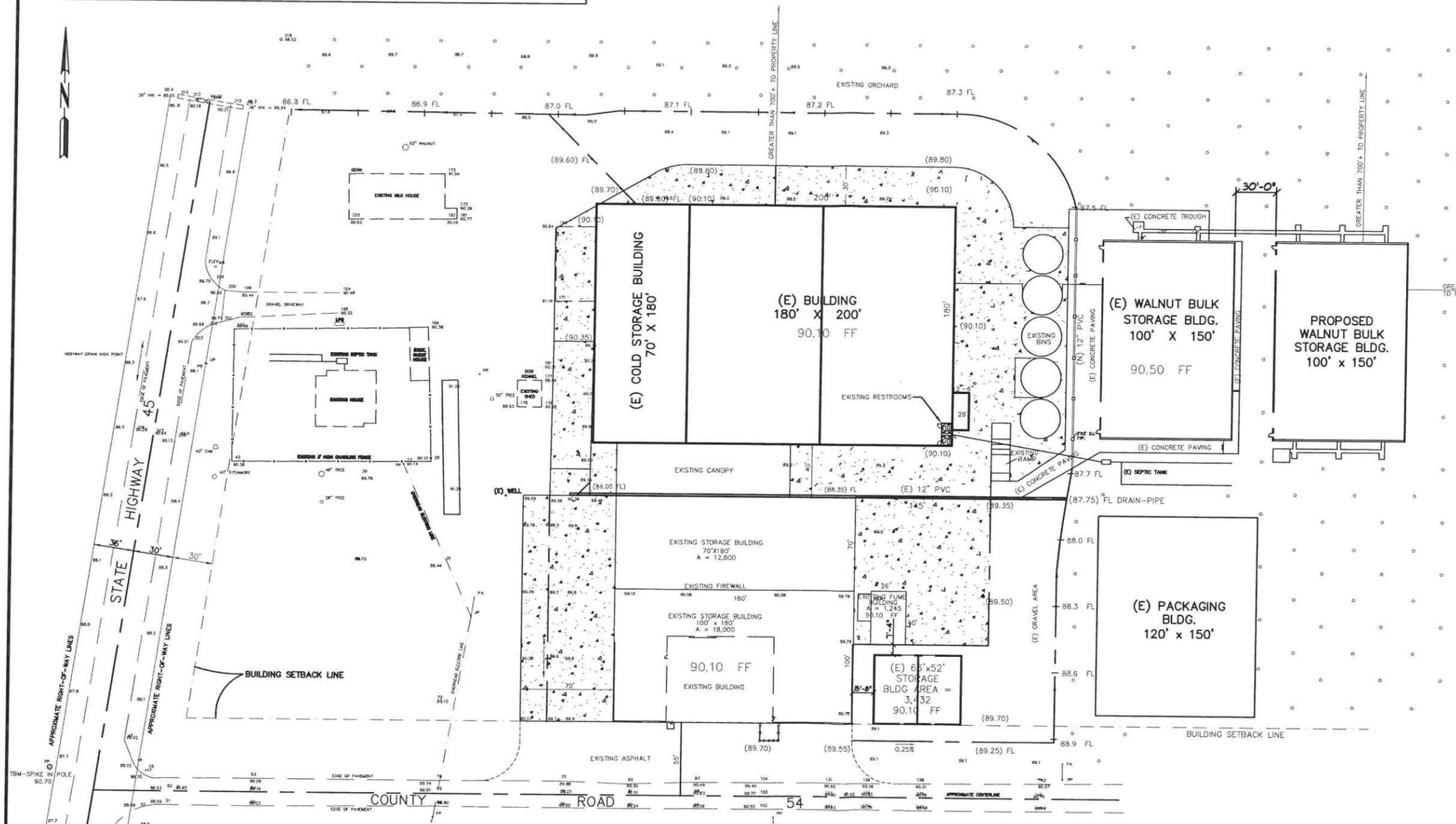
15-15

15-17

04

* Parcel & approx. location of west river bank taken from State of Calif. Reclamation Board's plot titled, "SACRAMENTO RIVER RIPARIAN MANAGEMENT SITE 25", TR. 3-2764, Apr. 1986 (See Grant Deed - U.R. 807/293)

OWNER'S NAME: CARRIERE FAMILY FARMS
 PROPERTY ADDRESS: 1640 HIGHWAY 45
 PHONE:
 ASSESSOR'S PARCEL #: 016-030-011
 SCALE: 1" = 80'



KIBLER & KIBLER
 ARCHITECTURE & ENGINEERING

2556 HEATHER LANE
 REDDING, CA 96002
 (530) 226-0566 (530) 221-3985 FAX
 EMAIL info@k2ae.com



2990 HWY. 32, SUITE 100
 CHICO, CA 95973
 P: (530) 342-1722 F: (530) 342-1768

CALIFORNIA: 737157
 OREGON: 122512
 NEVADA: 45626

WWW.BCMCONSTRUCTION.COM

BULK STORAGE BUILDING FOR CARRIERE FAMILY FARMS

1640 HIGHWAY 45
 APN. 016-030-011
 GLENN, CA 95943

SITE IMPROVEMENT PLAN
 CARRIERE FAMILY FARMS WALNUT SORTING AND STORAGE FACILITY
 A.P. 016-030-011 GLENN COUNTY, CALIFORNIA
 ADDRESS: 1640 HIGHWAY 45, GLENN, CA 95943

ZONING: FS-80
 ACREAGE: 96

ARCHITECTURAL SITE PLAN

1" = 80'-0"