GLENN COUNTY
Planning & Community Development Services Agency

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

Donald Rust, Director

Kraemer & co. MFG.
3778 County Road 99W
Orland, CA 95963

RE: Site Plan Review 2021-003, Marshall
APN: 015-210-016

April 13, 2021

To Whom It May Concern,

On March 8, 2021, the Glenn County Planning & Community Development Service Agency received your application for a Site Plan Review. This project is in the "AE-40" (Exclusive Agriculture) zoning district and is an allowed use with an approved Site Plan Review.

On April 13, 2021, the Glenn County Planning & Community Development Services Agency approved the Site Plan Review. Included with the Staff Report is a copy of the Compliance Requirement. Please sign the Compliance Requirement where indicated and email or send to Glenn County Planning & Community Development Services Agency, 225 N Tehama Street, Willows, CA 95988.

Please note that this is not a building permit. For information on acquiring a building permit, contact the Glenn County Building Inspection Division at (530) 934-6546.

Sincerely,

Greg Conant
Assistant Planner
gconant@countyofglenn.net

GLENN COUNTY
Planning & Community Development Services Agency

225 North Tehama Street
Willows, CA 95988
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Donald Rust, Director

STAFF REPORT

DATE: April 13, 2021

TO: Donald Rust, Director
Mardy Thomas, Planning Manager

FROM: Greg Conant, Assistant Planner

RE: **Site Plan Review 2021-003 Marshall, Storage Bins**
"AE-40" Exclusive Agriculture Zone

Attachments:

1. Compliance Requirement
2. Agency Comments
3. Request for Review
4. Application and Documentation
5. Site Plan

1 PROJECT SUMMARY

An application for the installation of two additional 48' diameter rice storage bins at an existing facility has been received. The peak height of the proposed rice storage bins is approximately 55 Feet.

The project is located southeast Butte City; located on north of County Road 63, east of the Sacramento River, south of the State Route 162, and west of County Road Y in the unincorporated area of Glenn County, California.

The Assessor's Parcel Number (APN) for the 50.09± acre site is 015-210-016. The parcel is zoned "AE-40" Exclusive Agriculture Zone (36-acre minimum parcel size) and is designated "Intensive Agriculture" in the Glenn County General Plan.

1.1 RECOMMENDATIONS

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

Staff also recommends that the Director approve the Site Plan Review with the Findings as presented in the Staff Report and the Compliance Requirement 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 with an approved Site Plan Review. A Site Plan Review is required prior to construction to ensure compliance with the Glenn County Code.

This proposal will not have any additional accompanying traffic; the area of operation has been used for agriculture and will not be altered with this proposal. The county roads are reasonably adequate to safely accommodate the proposed project (Finding 5).

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 "AE-40" Exclusive Agriculture Zone (36-acre, minimum parcel size). The site is in an area of existing agricultural use and agriculture accessory buildings are a permitted use in the "AE-40" zone (Glenn County Code Chapter 15.330.030) (Finding 1). The proposal will not adversely affect any surrounding uses in the area and will not adversely affect the General Plan (Finding 4).

2.2.1 "AE" Exclusive Agriculture Zone (Glenn County Code Chapter 15.330):

Permitted Uses (Glenn County Code §15.330.030):

The proposed rice storage bins are a permitted use under Glenn County Code §15.330.020(J)

Maximum Building Height (Glenn County Code §15.330.060)

The peak height of the structure is approximately 55 feet. The maximum building height in "AE-40" is fifty feet for agricultural buildings or structures; silos (and similar structures) are exempt from 15.330.060(B) provided they do not exceed airport height restrictions 15.330.060(C). The project site is not within the vicinity of an airport; therefore, the proposed is exempt from 50 feet minimum height.

Minimum Yard Requirements (Glenn County Code §15.330.080):

The proposals front, side, and rear yards exceed 30 feet; therefore, the minimum yard requirements for the Exclusive Agriculture Zone will be met.

2.3 GENERAL PROVISIONS

Flood Zone Designation:

Flood Zone "A" according to Flood Insurance Rate Map (FIRM) No. 06021C0875D, dated August 8, 2010 issued by the Federal Emergency Management Agency (FEMA). Flood Zone "A" (unshaded) consists of areas subject to inundation by the 1-percent-annual-chance flood event generally determined using approximate methodologies. Because detailed hydraulic analyses have not been performed, no Base Flood Elevations (BFEs) or flood depths are shown.

The project site is also within Butte Basin Designated Floodway assigned by Central Valley Flood Protection Board (CVFPB). It is the Applicants/Owner responsibility to contact CVFPB for further information and possible permitting. Please contact CVFPB at (916) 574-0609 for further information. Prior to Issuance of Building Permit, CVFPB's approval is required.

Code Violations:

No records of violations exist on the property; therefore, the proposed building and Site Plan Review are compliant with Glenn County Code §15.130.050(F) (Finding 6).

Fire Protection Regulations:

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

Pacific Gas and Electric Company:

Pacific Gas and Electric (PG&E) was provided the application information and submitted a letter regarding the proposal (attached).

Public Works:

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

Environmental Health:

The Glenn County Environmental Health Department was provided the application information and have recommended it be found complete for further processing.

3 NOTICE TO APPLICANT/AGENT

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

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

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

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

Additionally, site plan review permit approvals shall not be valid until the permittee has agreed in writing to each term and requirement thereof.

4 FINDINGS

As described and found in this report, and in accordance with 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 "AE-40" 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.

COMPLIANCE REQUIREMENT

Site Plan Review 2021-003

APN: 015-210-016

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

Acknowledgment(s):

1. The project site is within Butte Basin Designated Floodway assigned by Central Valley Flood Protection Board (CVFPB). It is the Applicants/Owner responsibility to contact CVFPB for further information and possible permitting. Please contact CVFPB at (916) 574-0609 for further information. Prior to Issuance of Building Permit CVFPB's approval is required.

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

Signed: _____ Date: _____
Gerald Kraemer – Applicant

Signed: _____ Date: _____
Donn Marshall – Landowner

GLENN COUNTY
Planning & Community Development Services Agency
Environmental Health Department

225 N Tehama St.
Willows, CA 95988
Tel: 530.934.6102 Fax: 530.934.6103
www.countyofglenn.net

DONALD RUST, Director

Date: March 23, 2021

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

From: Kevin Backus, REHS
Director, PCDSA - Environmental Health Department

Re: Site Plan Review 2021-003, APN 015-210-016, Marshall (Storage Bins)

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. We have no comments or requirements for this proposed project.

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

PUBLIC WORKS AGENCY

P.O. Box 1070 / 777 N. Colusa Street
Willows, CA 95988

Talia Richardson, Interim Director

Airports
Engineering
Flood Control
Roads & Bridges
Solid Waste
Surveyor

April 1, 2021

Glenn County Planning and
Community Development Services
225 N. Tehama Street
Willows, CA 95988

Attn: Greg Conant, Assistant Planner

Subject: Site Plan Review 2021-003 – Donn Marshall

Comments

None

Conditions

None

Michael Biggs
Engineering Technician III
Glenn County Public Works

Pacific Gas and Electric Company

Plan Review Team
Land Management

PGEPlanReview@pge.com

6111 Bollinger Canyon Road 3370A
San Ramon, CA 94583

March 17, 2021

Greg Conant
County of Glenn
225 N Tehama St
Willows, CA 95988

Ref: Gas and Electric Transmission and Distribution

Dear Greg Conant,

Thank you for submitting the SPR 2021-003 plans for our review. PG&E will review the submitted plans in relationship to any existing Gas and Electric facilities within the project area. If the proposed project is adjacent/or within PG&E owned property and/or easements, we will be working with you to ensure compatible uses and activities near our facilities.

Attached you will find information and requirements as it relates to Gas facilities (Attachment 1) and Electric facilities (Attachment 2). Please review these in detail, as it is critical to ensure your safety and to protect PG&E's facilities and its existing rights.

Below is additional information for your review:

1. This plan review process does not replace the application process for PG&E gas or electric service your project may require. For these requests, please continue to work with PG&E Service Planning: https://www.pge.com/en_US/business/services/building-and-renovation/overview/overview.page.

2. If the project being submitted is part of a larger project, please include the entire scope of your project, and not just a portion of it. PG&E's facilities are to be incorporated within any CEQA document. PG&E needs to verify that the CEQA document will identify any required future PG&E services.

3. An engineering deposit may be required to review plans for a project depending on the size, scope, and location of the project and as it relates to any rearrangement or new installation of PG&E facilities.

Any proposed uses within the PG&E fee strip and/or easement, may include a California Public Utility Commission (CPUC) Section 851 filing. This requires the CPUC to render approval for a conveyance of rights for specific uses on PG&E's fee strip or easement. PG&E will advise if the necessity to incorporate a CPUC Section 851filing is required.

This letter does not constitute PG&E's consent to use any portion of its easement for any purpose not previously conveyed. PG&E will provide a project specific response as required.

Sincerely,

Plan Review Team
Land Management

Attachment 1 – Gas Facilities

There could be gas transmission pipelines in this area which would be considered critical facilities for PG&E and a high priority subsurface installation under California law. Care must be taken to ensure safety and accessibility. So, please ensure that if PG&E approves work near gas transmission pipelines it is done in adherence with the below stipulations. Additionally, the following link provides additional information regarding legal requirements under California excavation laws: https://www.usanorth811.org/images/pdfs/CA-LAW-2018.pdf

1. Standby Inspection: A PG&E Gas Transmission Standby Inspector must be present during any demolition or construction activity that comes within 10 feet of the gas pipeline. This includes all grading, trenching, substructure depth verifications (potholes), asphalt or concrete demolition/removal, removal of trees, signs, light poles, etc. This inspection can be coordinated through the Underground Service Alert (USA) service at 811. A minimum notice of 48 hours is required. Ensure the USA markings and notifications are maintained throughout the duration of your work.

2. Access: At any time, PG&E may need to access, excavate, and perform work on the gas pipeline. Any construction equipment, materials, or spoils may need to be removed upon notice. Any temporary construction fencing installed within PG&E's easement would also need to be capable of being removed at any time upon notice. Any plans to cut temporary slopes exceeding a 1:4 grade within 10 feet of a gas transmission pipeline need to be approved by PG&E Pipeline Services in writing PRIOR to performing the work.

3. Wheel Loads: To prevent damage to the buried gas pipeline, there are weight limits that must be enforced whenever any equipment gets within 10 feet of traversing the pipe.

Ensure a list of the axle weights of all equipment being used is available for PG&E's Standby Inspector. To confirm the depth of cover, the pipeline may need to be potholed by hand in a few areas.

Due to the complex variability of tracked equipment, vibratory compaction equipment, and cranes, PG&E must evaluate those items on a case-by-case basis prior to use over the gas pipeline (provide a list of any proposed equipment of this type noting model numbers and specific attachments).

No equipment may be set up over the gas pipeline while operating. Ensure crane outriggers are at least 10 feet from the centerline of the gas pipeline. Transport trucks must not be parked over the gas pipeline while being loaded or unloaded.

4. Grading: PG&E requires a minimum of 36 inches of cover over gas pipelines (or existing grade if less) and a maximum of 7 feet of cover at all locations. The graded surface cannot exceed a cross slope of 1:4.

5. Excavating: Any digging within 2 feet of a gas pipeline must be dug by hand. Note that while the minimum clearance is only 12 inches, any excavation work within 24 inches of the edge of a pipeline must be done with hand tools. So to avoid having to dig a trench entirely with hand tools, the edge of the trench must be over 24 inches away. (Doing the math for a 24 inch

wide trench being dug along a 36 inch pipeline, the centerline of the trench would need to be at least 54 inches [24/2 + 24 + 36/2 = 54] away, or be entirely dug by hand.)

Water jetting to assist vacuum excavating must be limited to 1000 psig and directed at a 40° angle to the pipe. All pile driving must be kept a minimum of 3 feet away.

Any plans to expose and support a PG&E gas transmission pipeline across an open excavation need to be approved by PG&E Pipeline Services in writing PRIOR to performing the work.

6. Boring/Trenchless Installations: PG&E Pipeline Services must review and approve all plans to bore across or parallel to (within 10 feet) a gas transmission pipeline. There are stringent criteria to pothole the gas transmission facility at regular intervals for all parallel bore installations.

For bore paths that cross gas transmission pipelines perpendicularly, the pipeline must be potholed a minimum of 2 feet in the horizontal direction of the bore path and a minimum of 12 inches in the vertical direction from the bottom of the pipe with minimum clearances measured from the edge of the pipe in both directions. Standby personnel must watch the locator trace (and every ream pass) the path of the bore as it approaches the pipeline and visually monitor the pothole (with the exposed transmission pipe) as the bore traverses the pipeline to ensure adequate clearance with the pipeline. The pothole width must account for the inaccuracy of the locating equipment.

7. Substructures: All utility crossings of a gas pipeline should be made as close to perpendicular as feasible (90° +/- 15°). All utility lines crossing the gas pipeline must have a minimum of 12 inches of separation from the gas pipeline. Parallel utilities, pole bases, water line ‘kicker blocks’, storm drain inlets, water meters, valves, back pressure devices or other utility substructures are not allowed in the PG&E gas pipeline easement.

If previously retired PG&E facilities are in conflict with proposed substructures, PG&E must verify they are safe prior to removal. This includes verification testing of the contents of the facilities, as well as environmental testing of the coating and internal surfaces. Timelines for PG&E completion of this verification will vary depending on the type and location of facilities in conflict.

8. Structures: No structures are to be built within the PG&E gas pipeline easement. This includes buildings, retaining walls, fences, decks, patios, carports, septic tanks, storage sheds, tanks, loading ramps, or any structure that could limit PG&E’s ability to access its facilities.

9. Fencing: Permanent fencing is not allowed within PG&E easements except for perpendicular crossings which must include a 16 foot wide gate for vehicular access. Gates will be secured with PG&E corporation locks.

10. Landscaping: Landscaping must be designed to allow PG&E to access the pipeline for maintenance and not interfere with pipeline coatings or other cathodic protection systems. No trees, shrubs, brush, vines, and other vegetation may be planted within the easement area. Only those plants, ground covers, grasses, flowers, and low-growing plants that grow unsupported to a maximum of four feet (4’) in height at maturity may be planted within the easement area.

11. Cathodic Protection: PG&E pipelines are protected from corrosion with an “Impressed Current” cathodic protection system. Any proposed facilities, such as metal conduit, pipes, service lines, ground rods, anodes, wires, etc. that might affect the pipeline cathodic protection system must be reviewed and approved by PG&E Corrosion Engineering.

12. Pipeline Marker Signs: PG&E needs to maintain pipeline marker signs for gas transmission pipelines in order to ensure public awareness of the presence of the pipelines. With prior written approval from PG&E Pipeline Services, an existing PG&E pipeline marker sign that is in direct conflict with proposed developments may be temporarily relocated to accommodate construction work. The pipeline marker must be moved back once construction is complete.

13. PG&E is also the provider of distribution facilities throughout many of the areas within the state of California. Therefore, any plans that impact PG&E’s facilities must be reviewed and approved by PG&E to ensure that no impact occurs which may endanger the safe operation of its facilities.

Attachment 2 – Electric Facilities

It is PG&E's policy to permit certain uses on a case by case basis within its electric transmission fee strip(s) and/or easement(s) provided such uses and manner in which they are exercised, will not interfere with PG&E's rights or endanger its facilities. Some examples/restrictions are as follows:

1. Buildings and Other Structures: No buildings or other structures including the foot print and eave of any buildings, swimming pools, wells or similar structures will be permitted within fee strip(s) and/or easement(s) areas. PG&E's transmission easement shall be designated on subdivision/parcel maps as "**RESTRICTED USE AREA – NO BUILDING."**

2. Grading: Cuts, trenches or excavations may not be made within 25 feet of our towers. Developers must submit grading plans and site development plans (including geotechnical reports if applicable), signed and dated, for PG&E's review. PG&E engineers must review grade changes in the vicinity of our towers. No fills will be allowed which would impair ground-to-conductor clearances. Towers shall not be left on mounds without adequate road access to base of tower or structure.

3. Fences: Walls, fences, and other structures must be installed at locations that do not affect the safe operation of PG&'s facilities. Heavy equipment access to our facilities must be maintained at all times. Metal fences are to be grounded to PG&E specifications. No wall, fence or other like structure is to be installed within 10 feet of tower footings and unrestricted access must be maintained from a tower structure to the nearest street. Walls, fences and other structures proposed along or within the fee strip(s) and/or easement(s) will require PG&E review; submit plans to PG&E Centralized Review Team for review and comment.

4. Landscaping: Vegetation may be allowed; subject to review of plans. On overhead electric transmission fee strip(s) and/or easement(s), trees and shrubs are limited to those varieties that do not exceed 15 feet in height at maturity. PG&E must have access to its facilities at all times, including access by heavy equipment. No planting is to occur within the footprint of the tower legs. Greenbelts are encouraged.

5. Reservoirs, Sumps, Drainage Basins, and Ponds: Prohibited within PG&E's fee strip(s) and/or easement(s) for electric transmission lines.

6. Automobile Parking: Short term parking of movable passenger vehicles and light trucks (pickups, vans, etc.) is allowed. The lighting within these parking areas will need to be reviewed by PG&E; approval will be on a case by case basis. Heavy equipment access to PG&E facilities is to be maintained at all times. Parking is to clear PG&E structures by at least 10 feet. Protection of PG&E facilities from vehicular traffic is to be provided at developer's expense AND to PG&E specifications. Blocked-up vehicles are not allowed. Carports, canopies, or awnings are not allowed.

7. Storage of Flammable, Explosive or Corrosive Materials: There shall be no storage of fuel or combustibles and no fueling of vehicles within PG&E's easement. No trash bins or incinerators are allowed.

8. Streets and Roads: Access to facilities must be maintained at all times. Street lights may be allowed in the fee strip(s) and/or easement(s) but in all cases must be reviewed by PG&E for proper clearance. Roads and utilities should cross the transmission easement as nearly at right angles as possible. Road intersections will not be allowed within the transmission easement.

9. Pipelines: Pipelines may be allowed provided crossings are held to a minimum and to be as nearly perpendicular as possible. Pipelines within 25 feet of PG&E structures require review by PG&E. Sprinklers systems may be allowed; subject to review. Leach fields and septic tanks are not allowed. Construction plans must be submitted to PG&E for review and approval prior to the commencement of any construction.

10. Signs: Signs are not allowed except in rare cases subject to individual review by PG&E.

11. Recreation Areas: Playgrounds, parks, tennis courts, basketball courts, barbecue and light trucks (pickups, vans, etc.) may be allowed; subject to review of plans. Heavy equipment access to PG&E facilities is to be maintained at all times. Parking is to clear PG&E structures by at least 10 feet. Protection of PG&E facilities from vehicular traffic is to be provided at developer's expense AND to PG&E specifications.

12. Construction Activity: Since construction activity will take place near PG&E's overhead electric lines, please be advised it is the contractor's responsibility to be aware of, and observe the minimum clearances for both workers and equipment operating near high voltage electric lines set out in the High-Voltage Electrical Safety Orders of the California Division of Industrial Safety (https://www.dir.ca.gov/Title8/sb5g2.html), as well as any other safety regulations. Contractors shall comply with California Public Utilities Commission General Order 95 (http://www.cpuc.ca.gov/gos/GO95/go_95_startup_page.html) and all other safety rules. No construction may occur within 25 feet of PG&E's towers. All excavation activities may only commence after 811 protocols has been followed.

Contractor shall ensure the protection of PG&E's towers and poles from vehicular damage by (installing protective barriers) Plans for protection barriers must be approved by PG&E prior to construction.

13. PG&E is also the owner of distribution facilities throughout many of the areas within the state of California. Therefore, any plans that impact PG&E's facilities must be reviewed and approved by PG&E to ensure that no impact occurs that may endanger the safe and reliable operation of its facilities.

GLENN COUNTY
Planning & Community Development Services Agency

225 North Tehama Street
Willows, CA 95988
530.934.6540
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
- ☐ Sacramento River National Wildlife Refuge
- ☐ City of Willows
- ☐ Community Services District:
- ☒ Pacific Gas and Electric Company (PG&E)
- ☒ Fire Protection District: Glenn Colusa
- ☐ Glenn County Resource Conservation District
- ☐ School District:
- ☐ Northeast Center of the California Historical Resources Information System
- ☐ Railroad:
- ☐ Reclamation District:
- ☐ Water/Irrigation District: Orland Unit Water User's Association
- ☐ Special District:
- ☐ Tehama-Colusa Canal Authority
- ☐ UC Cooperative Extension Office

DATE: March 16, 2021

PROPOSAL: Site Plan Review 2021-003
Marshall, Storage Bins

PLANNER: Greg Conant, Assistant Planner; gconant@countyofglenn.net

APPLICANT: Kraemer & co. MFG.
3778 County Road 99W
Orland, CA 95963

LANDOWNER: Donn Marshall
1367 East Avenue
Chico, CA 95926

PROPOSAL: Site Plan Review 2021-003
Marshall, Storage Bins

An application for two additional 48' diameter rice storage bins been received. The peak height of the proposed rice storage bins is approximately 54'8".

LOCATION: The project is located southeast Butte City; located on north of County Road 63, east of the Sacramento River, south of the State Route 162, and west of County Road Y in the unincorporated area of Glenn County, California.

APN: 015-210-016 (50.09± acres)

ZONING: "AE-40" Exclusive Agriculture Zone (36-acre, minimum parcel size)

GENERAL PLAN: "Intensive Agriculture"

FLOOD ZONE: Flood Zone "A" according to Flood Insurance Rate Map (FIRM) No. 06021C0875D, dated August 8, 2010 issued by the Federal Emergency Management Agency (FEMA). Flood Zone "A" (unshaded) consists of areas subject to inundation by the 1-percent-annual-chance flood event generally determined using approximate methodologies. Because detailed hydraulic analyses have not been performed, no Base Flood Elevations (BFEs) or flood depths are shown.

The Glenn County Planning Division is requesting comments on this proposal for determination of completeness, potential constraints, and/or proposed Compliance Requirement. If comments are not received by **Friday, March 5, 2021,** it is assumed that there are no specific comments to be included in the analysis of the project. Comments submitted by e-mail are acceptable. Thank you for considering this matter.

AGENCY COMMENTS:

Please consider the following:

1. Is the information in the application complete enough to analyze impacts and conclude review?

2. Comments may include project-specific code requirements unique to the project. Cite code section and document (i.e. General Plan, Subdivision Map Act, etc.).

3. What are the recommended Compliance Requirement for this project and justification for each Requirement? When should each Compliance Requirement be accomplished (i.e. prior to any construction at the site, prior to recording the parcel map, filing the Final Map, or issuance of a Certificate of Occupancy, etc.)?

Date Submitted:_____

GLENN COUNTY
PLANNING AND COMMUNITY
DEVELOPMENT SERVICES AGENCY

225 North Tehama Street
Willows, CA 95988
(530) 934-6540
planning@countyofglenn.net

APPLICATION FOR SITE PLAN REVIEW

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

1. Applicant(s):

   Name: Kraemer & Co. Mfg., Inc / Gerald Kraemer

   Address: 3778 County Road 99 W, Orland, CA 95963

   Phone: 530-624-4096 E-Mail jkraemer@kcomfg.com

2. Property Owner(s):

   Name: M. Donn Marshall

   Address: 1367 East Avenue, Chico CA 95926

   Phone:_____ E-Mail_____

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

   Name: Kraemer & Co

   Address:_____

   Phone:_____ E-Mail_____

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

   Name: Kraemer & Co, Mfg., Inc / Gerald Kraemer

   Mailing Address: 3778 County Road 99 W, Orland CA 95963

5. Existing Use of Property: Agricultural / Existing Rice Dryer

6. Request or Proposal:
See attached narrative. Add 2 each 48' diameter x 40' eave height grain bins for the storage of rice. See attached 2010 lot line adjustment

7. Address and Location of Project: West of Road Y / South of Highway 162

8. Current Assessor's Parcel Number(s): 015-210-016-000

9. Existing Zoning (http://gis.gcppwa.net/zoning/): AE 40

10. Provide any additional information that may be helpful in evaluating your proposal. *Example - number of employees, hours of operation, number of truck deliveries/loadings per day:*
See attached narrative. Employees will stay the same. total number of trucks & traffic will actually decrease. Dust will decrease due to eliminating multiple handling of rice.

11. Setback Dimensions (Distance from property line to proposed structure):

North: 224' ft. South: 1,024' ft.

East: 162' ft. West: 1,434' ft.

Other Setback/s: _____ ft.

12. Provide the following information:

Size of Assessor Parcel: _____ sq.ft. 51.67 acres

Mean height of structure: 40'-5" ft. Peak height of structure: 53'-9" ft.

Dimensions of proposed including overhangs: 104' ft. x 48' ft.

Total Square Footage (Existing): _____ sq.ft.

Total Square Footage (Proposed): 3,619 sq.ft.

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: Gerald Kraemer

Print: Gerald Kraemer

Date: 3/2/2021

Address: 3778 County Road 99 W, Orland CA 95963

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: M. Donn Marshall

Date: 2/9/2021

Address: 1367 East Ave, Chico CA 95926

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: Gerald Kraemer

Print: GERALD KRAEMER

Date: 2/02/2021

Address: 3778 COUNTY ROAD 99W, ORLAND, CA 95963

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: M. Dawn Marshall

Print: M. Dawn Marshall

Date: 2/09/2021

Address: 1367 East Ave. Chico, CA 95926

____10. I am aware of and consent to an Owner-Builder building permit applied for in my name, and understand that I am the party legally and financially responsible for proposed construction activity at the following **address:**

_____

____11. I agree that, as the party legally and financially responsible for this proposed construction activity, I will abide by all applicable laws and requirements that govern Owner-Builders as well as employers.

____ 12. I agree to notify the issuer of this form immediately of any additions, deletions, or changes to any of the information I have provided on this form.

Licensed contractors are regulated by laws designed to protect the public. If you contract with someone who does not have a license, the Contractors' State License Board may be unable to assist you with any financial loss you may sustain as a result of a complaint. Your only remedy against unlicensed Contractors may be in civil court. It is also important for you to understand that if an unlicensed Contractor or employee of that individual or firm is injured while working on your property, you may be held liable for damages. If you obtain a permit as Owner-Builder and wish to hire Contractors, you will be responsible for verifying whether or not those Contractors are properly licensed and the status of their workers' compensation insurance coverage. Before a building permit can be issued, this form must be completed and signed by the property owner and returned to the agency responsible for issuing the permit.

Note: A copy of the property owner's driver's license, form notarization, or other verification acceptable to the agency is required to be presented when the permit is issued to verify the property owner's signature.

Signature of property owner: _____ Print: _____ Date: _____

By my signature below I acknowledge that, except for my personal residence in which I must have resided for at least one year prior to completion of the improvements covered by this permit, I cannot legally sell a structure that I have built as an owner-builder if it has not been constructed in its entirety by licensed contractors. I understand that a copy of the applicable law, Section 7044 of the Business and Professions Code, is available upon request when this application is submitted or at the following web site: http://www.leginfo.ca.gov/calaw.html

Signature of property owner: _____ Print: _____ Date: _____

AUTHORIZATION OF AGENT TO ACT ON PROPERTY OWNER'S BEHALF

Excluding the Notice to Property Owner, the execution of which I understand is my personal responsibility, I hereby authorize the following person(s) to act as my agent(s) to apply for, sign, and file the documents necessary to obtain an Owner-Builder Permit for my project.

Scope of Construction Project (or Description of Work): INSTALL 2 EACH 48' DIAMETER X 40 GRAIN BINS

Project Location or Address: APN: 015-210-016-000

Name of Authorized Agent: KRAEMER & CO. MFG., INC.

Address of Authorized Agent: 3778 COUNTY ROAD 99 W, ORLAND, CA 95963

Phone Number of Authorized Agent: 530-865-7982

I declare under penalty of perjury that I am the property owner for the address listed above and I personally filled out the above information and certify its accuracy.

Signature of property owner: M. Donn Marshall Print: M. Donn Marshall Date: 2/09/21

Note: A copy of the owner's driver's license, for notarization, or other verification acceptable to the agency is required to be presented when the permit is issued to verify the property owner's signature.

Kraemer & Co. Mfg., Inc.

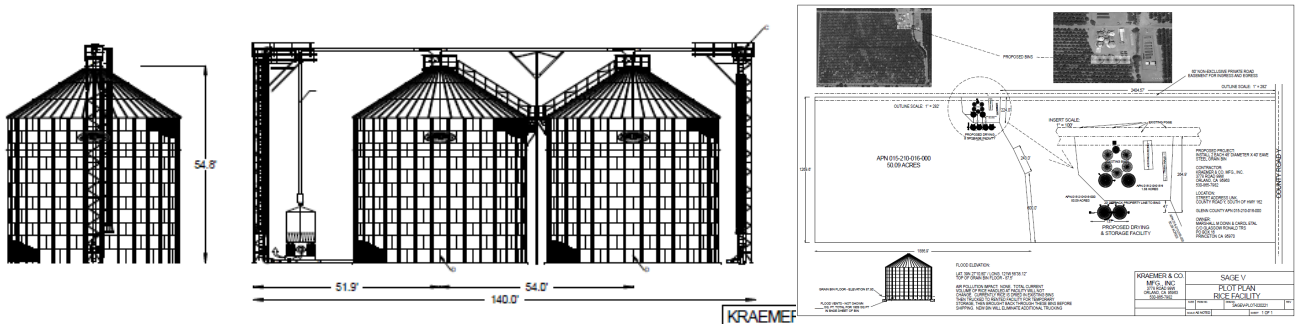
3778 Road 99W, Orland, CA 95963
530-865-7982 Fax 530-865-5091
Cont. Lic. #485-547 Web Site: www.kcomfg.com

GLENN COUNTY PLANNING / GLASGOW – SAGE V PROJECT NARRATIVE

Overview: Kraemer & Co is proposing the addition of 2 each 48' diameter rice storage bins at the existing facility. The facility is dedicated to specialty organic rice and is unique in the area.

The parcel (015) that the existing bins are located on and the second parcel (016) both have the same owner. There is not enough room between the existing bins and the property line to place the new bins and still maintain the 20' set back. Therefore, the new bins are being placed on the 016 parcel and should be considered an addition to the existing facility.

A. Use of the facility will maintain the same use of rice drying and storage.
B. Total volume of rice handled at the facility will not change. Currently rice is dried at the facility, then trucked to neighboring / rented grain bins for storage. With addition of these bins the rice will be stored on site.
C. Truck traffic count. Truck traffic will decrease. See "B" above. Rice will not need to be trucked to neighboring facilities and then trucked back.
D. Number of employees. Number of employees will stay the same. All employees currently work out of existing facility.
E. Dust / emissions. Dust will decrease. The highest source of dust is the loading of trucks and moving of rice. This project will cut the overall handling of rice at this facility. Drying emissions will not change. Currently the rice is dried here, then the dry rice is trucked to other facilities. Truck dust on the dirt roads will be reduced as it will eliminate two round trips hauling the rice.
F. General welfare of neighbors. This project will improve the area as it will reduce truck traffic in the area as listed above.
G. Flood elevation. Facility will be built to flood elevation certificate.



Sincerely,

Jerry Kraemer
Kraemer & Co. Mfg., Inc.

GLENN COUNTY
PLANNING & PUBLIC WORKS AGENCY
John F. Linhart, Director
Willows, California 95988

Planning Division
777 N. Colusa Street
Willows, CA 95988
(530) 934-6540 FAX 934-6533

September 27, 2010

LOT LINE ADJUSTMENT 2010-011
Marshall-Leeds/Glassgow

TO: John F. Linhart, Director
FROM: Casey Murray, Assistant Planner
RE: Lot Line Adjustment 2010-011
"AE-40" Zoning District

Attachments:
1. Conditions of Approval
2. Request for Review and Application
3. Agency Comments
4. Title Report, Marshall-Leeds
5. Title Report, Glassgow
6. Grant Deeds
7. Assessor's Parcel Map
8. Parcel Map No. 94-15 (BK 11 PM Pg 55)
9. Exhibit "A"; Lot Line Adjustment Map

1. PROJECT SUMMARY:

M. Donn Marshall has applied for a lot line adjustment as described below:

APN (Parcel 5): 015-210-010, lands of Marshall-Leeds
Existing: Parcel 5 contains 50.09± Ac.
Resulting: Parcel 5 will contain 51.67± Ac.

APN (Parcel 6): 015-210-012, lands of Glassgow
Existing: Parcel 6 contains 68.53± Ac.
Resulting: Parcel 6 will contain 66.95± Ac.

EXHIBIT A

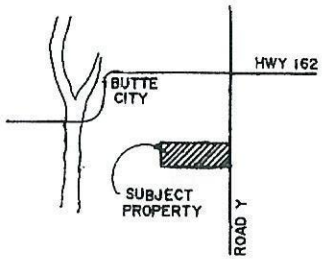
ENGINEER AND APPLICANT: M. DONN MARSHALL
1367 EAST AVE
CHICO, CA. 95926
530) 893-3098

OWNERS: RICHARD & ELAINE LEEDS
M. DONN & CAROL ANN MARSHALL
1367 EAST AVE
CHICO, CA. 95926

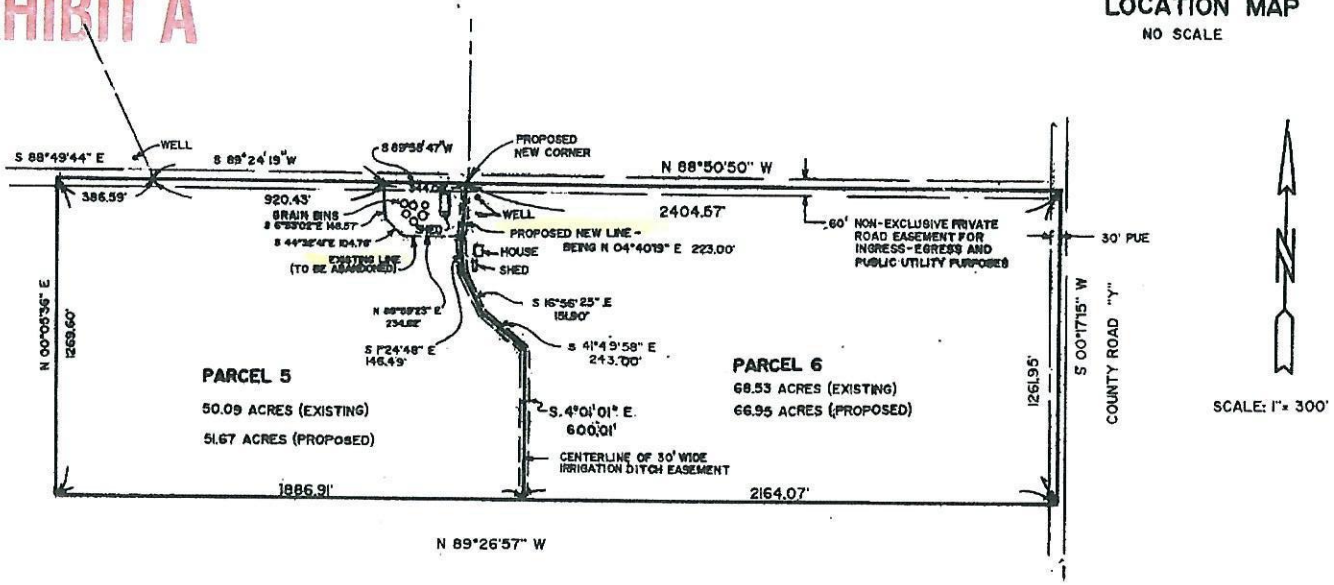
RONALD & CELESTE GLASSGOW
PO BOX 16
PRINCETON, CA. 95970

AP NUMBERS: 015-210-010 & 015-210-012

ZONING: AE-40



LOCATION MAP
NO SCALE



SCALE: 1" = 300'

REFERENCE:
THE BASIS OF BEARING AND MAIN REFERENCE FOR THIS MAP IS PARCEL MAP NO. 94-15, FILED IN BOOK 11 PM PG 55, GLENN COUNTY RECORDS

LOT LINE ADJUSTMENT

FOR
RONALD A. GLASSGOW & CELESTE S. GLASSGOW
RICHARD E LEEDS & ELAINE M LEEDS
M DONN MARSHALL & CAROL ANN MARSHALL

BEING A PORTION OF SECTION 33,
T. 19 N., R. 1 W., M.D.B. & M.
COUNTY OF GLENN, CA.

AUGUST, 2010

PREPARED BY: M. DONN MARSHALL
R.C.E. 33300
1367 EAST AVE
CHICO, CA. 95926
(530) 893-3098

P O BOX 16
PRINCETON, CA. 95970

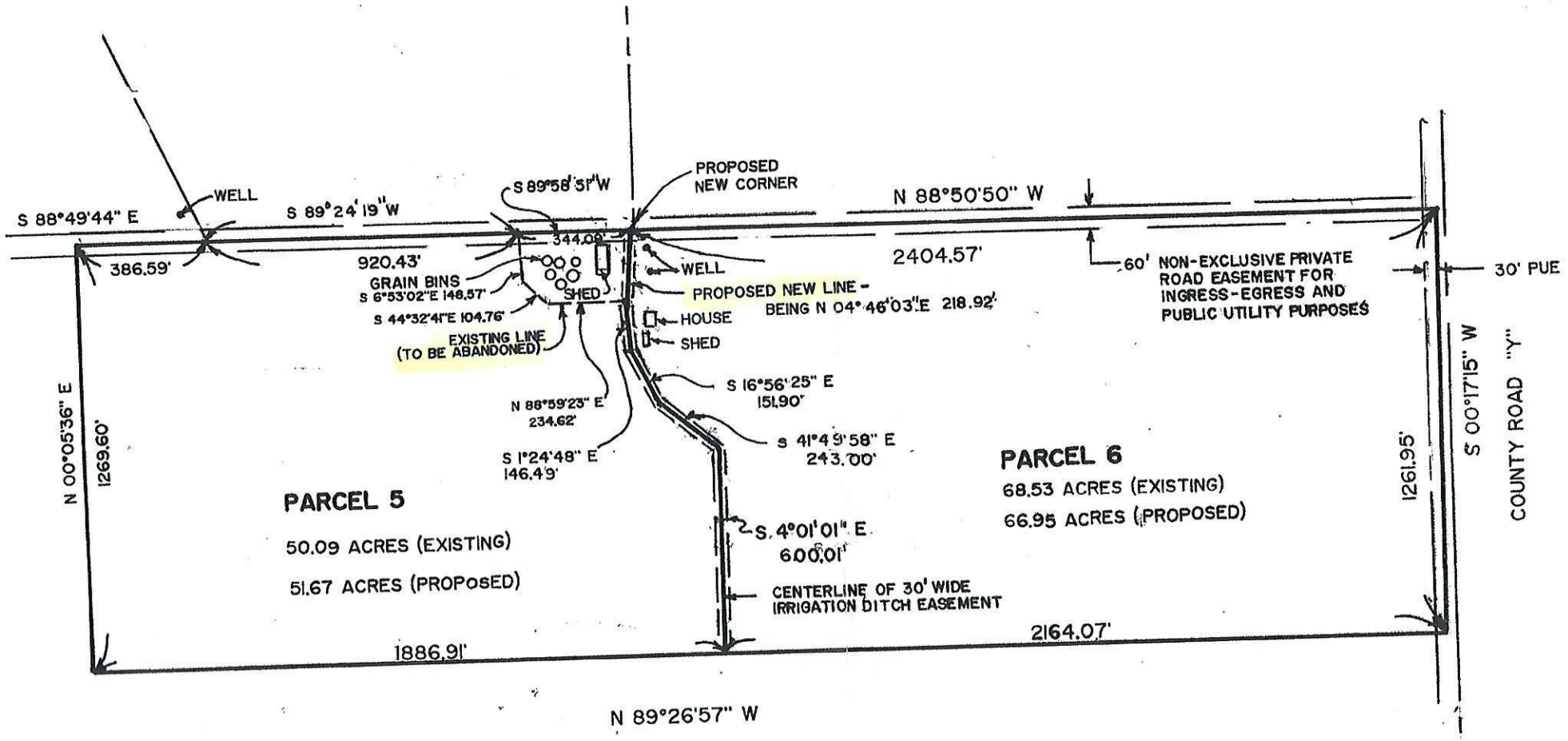
AP NUMBERS: 015-210-010 & 015-210-012

ZONING: AE-40

SUBJECT PROPERTY

LOCATION

NO SCALE



REFERENCE:
THE BASIS OF BEARING AND MAIN REFERENCE FOR THIS MAP IS PARCEL MAP NO. 94-15, FILED IN BOOK 11 PM PG 55, GLENN COUNTY RECORDS

LOT LINE AD

FOR

RONALD A. GLASSGOW
RICHARD E LEED'S &
M DONN MARSHALL &

BEING A PORTION O
T. 19 N., R. 1 W.,
COUNTY OF GL

AUGUST,

PREPARED BY: M. DONN MARSHALL
R.C.E. 33300
1367 EAST AVE
CHICO, CA. 95926

GLENN COUNTY
PLANNING & PUBLIC WORKS AGENCY
John F. Linhart, Director
Willows, California 95988

Planning Division
777 N. Colusa Street
Willows, CA 95988
(530) 934-6540 FAX 934-6533

September 28, 2010

M. Donn Marshall
1367 East Avenue
Chico, CA 95926

RE: **Lot Line Adjustment 2010-011, Marshall-Leeds/Glassgow**

Dear Applicant:

On August 31, 2010, the Glenn County Planning & Public Works Agency received your application for a lot line adjustment.

On September 28, 2010 the Glenn County Planning & Public Works Agency Director approved **Lot Line Adjustment 2010-011.**

Enclosed is a copy of the Staff Report for your lot line adjustment. Please note section 3 of the Staff Report for the process of completing your lot line adjustment.

Enclosed is a separate copy of the Conditions of Approval. **Please sign and date where indicated and return the document within ten (10) days to the Glenn County Planning & Public Works Agency, 777 North Colusa Street, Willows, CA 95988**. You may appeal the Conditions of Approval by filing an appeal, in writing, with the Planning & Public Works Agency within ten (10) days of the approval date (a $450.00 filing fee will be required). The basis of the appeal shall be described in detail in the letter.

Please Note: It will be the landowners' responsibility to pay all property taxes to the Glenn County Tax Collector and the applicant shall present evidence of payment to the Glenn County Planning & Public Works Agency as required by Condition of Approval #3.

Legal descriptions need to be submitted for the resultant lots. Original signed descriptions need to be submitted within 120 days of the approval date of your lot line adjustment. The Public Works Department (County Surveyor) will check the new legal descriptions and send them to the Agent/Title Company for new deeds preparation. Your Title Company will be responsible for recording the new deeds.

Enclosed is one copy of the Notice of Voluntary Merger for Parcel 5 and Parcel 6. **Please sign and date both documents where indicated and return to the Glenn County Planning & Public Works Agency, 777 North Colusa Street, Willows, CA 95988.**

Upon receipt of the approved legal descriptions, the recording fee will be calculated and requested. Once everything is received, all the documents (Certificates of Compliance, Notices of Voluntary Merger, and the new Deeds) will be recorded simultaneously in the office of the County Recorder. The Certificates of Compliance and Notices of Voluntary Merger are usually recorded in the morning and the Title Company will record the new deeds during the afternoon on that same day. You will be notified when the documents have been recorded and will receive conformed copies of the recorded documents.

Should you have any questions, please contact the Glenn County Planning & Public Works Agency.

Sincerely,

Casey Murray
Assistant Planner
cmurray@countyofglenn.net

Cc: Ronald A. Glassgow and Celeste E. Glassgow
Glenn County Engineering & Surveying Division
Glenn County Assessor's Office
Glenn County Building Department
Glenn County Environmental Health Department

GLENN COUNTY
PLANNING & PUBLIC WORKS AGENCY
John F. Linhart, Director
Willows, California 95988

Planning Division
777 N. Colusa Street
Willows, CA 95988
(530) 934-6540 FAX 934-6533

April 11, 2011

M. Donn Marshall
1367 East Avenue
Chico, CA 95926

RE: **Lot Line Adjustment 2010-011, Marshall-Leeds/Glassgow**

Dear Applicant:

On April 6, 2011, the Certificates of Compliance and Notices of Voluntary Merger were recorded via Glenn County Official Records, Document Numbers 2011-1561, 2011-1562, 2011-1563, and 2011-1564. A copy of the receipt for the documents is attached.

According to Glenn County Official Records, the Deeds that correspond with the above documents were recorded at the request of Fidelity National Title Company of California on April 6, 2011 via Document Numbers 2011-1552, 2011-1553, and 2011-1554.

Conformed copies of the above described documents have been included with this letter. The recorded documents are maintained and are available at the Glenn County Recorder's office; 526 West Sycamore Street, Willows, CA 95988. Should you have any questions regarding this matter, please contact the Glenn County Planning & Public Works Agency at 934-6540.

Sincerely,

Casey Murray
Assistant Planner
cmurray@countyofglenn.net

Cc: Ronald A. Glassgow and Celeste E. Glassgow
Glenn County Title Company, Debbie Faltesek
Glenn County Assessor's Office
Glenn County Engineering & Surveying, Doug Thur

Conformed Copy
2011-1562
04/06/2011 04:26:04 PM

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

After Recordation Please Return to:

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

NOTICE OF VOLUNTARY MERGER

I (We) hereby certify that the land described below is voluntarily merged into one parcel of land in accordance with Section 66499.20-3/4 of the California Government Code and Section 15.170.010.B of the Glenn County Code.

The County of Glenn does not represent that the issuance of any entitlement such as a building permit, zoning clearance, environmental health approval or any other permit is guaranteed by the recording of the Notice of Voluntary Merger.

Property Owners: M. Donn Marshall and Carol Ann Marshall, husband and wife, as community property, as to an undivided ½ interest and Richard E. Leeds and Elaine M. Leeds, husband and wife, as community property, as to an undivided ½ interest

Signed: _____ Date: 10-6-10
M. Donn Marshall

Signed: _____ Date: 10/28/10
Carol Ann Marshall

Signed: _____ Date: 10-30-2010
Richard E. Leeds

Signed: Elaine M Leeds Date: 10/30/10
Elaine M. Leeds

County of Glenn: Annette Chavez Date: 12-16-10
John F. Linhart, Director

Assessor's Parcel Numbers: 015-210-010 and portion of 015-210-012

PARCEL DESCRIPTION

See attached Exhibit "A": Parcel 5

Exhibit "A"

PARCEL 5

Description:

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

Beginning at the Southeast corner of Parcel 5 as shown or designated on that certain Parcel Map filed for record in the Office of the County Recorder of the County of Glenn, State of California, on April 21, 1995 in Book 11 of Parcel Maps, at page 55, said point being the True Point of Beginning; thence North 89 degrees 26'57" West a distance of 1886.91 feet; thence North 00 degrees 05'35" East a distance of 1269.60 feet; thence South 88 degrees 49'44" East a distance of 386.59 feet; thence North 89 degrees 24'19" East a distance of 920.43 feet; thence North 89 degrees 58'47" East a distance of 344.09 feet; thence South 04 degrees 46'03" West a distance of 218.92 feet; thence South 01 degree 24'48" East a distance of 146.49 feet; thence South 16 degrees 56'25" East a distance of 151.90 feet; thence South 41 degrees 49'58" East a distance of 243.00 feet; thence South 04 degrees 01'01" East a distance of 600.01 feet to the True Point of Beginning.

The Basis of Bearing for this legal description is Parcel Map No. 94-15, filed in Book 11 PM Page 55, Glenn County Records.

Note: The purpose of this legal description is to affect Lot Line Adjustment No. 2010-011as approved by the Glenn County Planning and Public Works Agency Director on September 28, 2010, and to change ownership of a group of structures on a 1.58 acre site between two contiguous parcels. The previous boundary line of record contained within the above-described parcel, shown on Book 11 PM 55, is hereby deleted as a property boundary line. No additional parcels are being created.

Described Parcel 5 consists of 51.67 acres.

Prepared By: _____
M. Donn Marshall RCE 33300

RECORDING REQUESTED BY:
Fidelity National Title Company of California
Escrow No.: 10-**224995**-BG
Locate No.: CAIND0000-0958-0002-
Title No.: 036460DF

When Recorded Mail Document and Tax Statement To:
M. Donn Marshall
605 Marshall Court
Chico, CA 95973

NO CHGS REQUIRED

2011-1554

Recorded at the request of:
GLENN COUNTY TITLE CO

04/06/2011 02:53 PM
Fee: $20.00 Pgs: 3

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

APN: 15-21-12

SPACE ABOVE THIS LINE FOR RECORDER'S USE

LOT LINE ADJUSTMENT GRANT DEED

The undersigned grantor(s) declare(s)
Documentary transfer tax is $ -0- **City Transfer Tax is $**
[X] computed on full value of property conveyed, or
[ ] computed on full value less value of liens or encumbrances remaining at time of sale,
[ ] Unincorporated Area City of **Butte City**,
"The value of the property in this conveyance, exclusive of liens and encumbrances is $100 or less, and there is no additional consideration received by the grantor, R & T 11911."

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, M. Donn Marshall and Carol Ann Marshall, husband and wife and Richard E. Leeds and Elaine M. Leeds, husband and wife

hereby GRANT(S) to M. Donn Marshall and Carol Ann Marshall, husband and wife as community property, as to an undivided 1/2 interest, and Richard E. Leeds and Elaine M. Leeds, husband and wife as community property, as to an undivided 1/2 interest

the following described real property in the City of **Butte City**, County of **Glenn**, State of **California**:

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

DATED: March 30, 2011

M. Donn Marshall

Carol Ann Marshall

Richard E. Leeds

Elaine M. Leeds

State of California
County of Butte

On March 30, 2011 before me,
W. J. Golling, Notary Public
(here insert name and title of the officer), personally appeared
M. Donn Marshall and Carol Ann Marshall,
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 _____ (Seal)

OFFICIAL SEAL
W.J. GOLLING
NOTARY PUBLIC - CALIFORNIA
BUTTE COUNTY
1821439
My Comm. Expires November 2, 2012

MAIL TAX STATEMENTS AS DIRECTED ABOVE

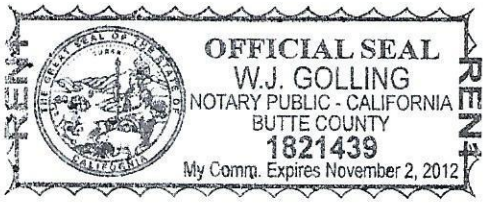
State of California)
County of Butte)

On April 1, 2011 before me,
W. J. Golling, Notary Public (here insert name and title of the officer),
personally appeared Richard E. Leeds and Elaine M. Leeds,
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 _____ (Seal)



(notary)(12-07)

Exhibit "A"

PARCEL 5

Description:

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

Beginning at the Southeast corner of Parcel 5 as shown or designated on that certain Parcel Map filed for record in the Office of the County Recorder of the County of Glenn, State of California, on April 21, 1995 in Book 11 of Parcel Maps, at page 55, said point being the True Point of Beginning; thence North 89 degrees 26'57" West a distance of 1886.91 feet; thence North 00 degrees 05'35" East a distance of 1269.60 feet; thence South 88 degrees 49'44" East a distance of 386.59 feet; thence North 89 degrees 24'19" East a distance of 920.43 feet; thence North 89 degrees 58'47" East a distance of 344.09 feet; thence South 04 degrees 46'03" West a distance of 218.92 feet; thence South 01 degree 24'48" East a distance of 146.49 feet; thence South 16 degrees 56'25" East a distance of 151.90 feet; thence South 41 degrees 49'58" East a distance of 243.00 feet; thence South 04 degrees 01'01" East a distance of 600.01 feet to the True Point of Beginning.

The Basis of Bearing for this legal description is Parcel Map No. 94-15, filed in Book 11 PM Page 55, Glenn County Records.

Note: The purpose of this legal description is to affect Lot Line Adjustment No. 2010-011as approved by the Glenn County Planning and Public Works Agency Director on September 28, 2010, and to change ownership of a group of structures on a 1.58 acre site between two contiguous parcels. The previous boundary line of record contained within the above-described parcel, shown on Book 11 PM 55, is hereby deleted as a property boundary line. No additional parcels are being created.

Described Parcel 5 consists of 51.67 acres.

Prepared By: M. Donn Marshall RCE 33300

REGISTERED PROFESSIONAL ENGINEER
MAURICE DONN MARSHALL
No. 33300
Exp. 6/30/12
CIVIL
STATE OF CALIFORNIA

Conformed Copy
2011-1561
04/06/2011 04:26:04 PM
OFFICIAL RECORDS
Sheryl Thur, Clerk-Recorder
Glenn County, CA

After Recordation Please Return to:

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

CERTIFICATE OF COMPLIANCE

I hereby certify that the 1 parcel of land described in Exhibit "A" has been established in compliance with applicable provisions of the Subdivision Map Act and the Glenn County Code. The purpose of this certificate is to effect Lot Line Adjustment 2010-011 as approved by the Glenn County Planning & Public Works Agency and that no additional parcels have been created.

Glenn County Planning & Public Works Agency

Annette Chaves Date: 12-16-10

John F. Linhart, Director

NOTICE

This certificate relates only to issues of compliance or noncompliance with the Subdivision Map Act and local ordinances enacted pursuant thereto. The parcel(s) described herein may be sold, leased, or financed without further compliance with the Subdivision Map Act or any local ordinance enacted pursuant thereto. Development of the parcel(s) may require issuance of a permit or permits, or other grant or grants of approval.

Property Owners: M. Donn Marshall and Carol Ann Marshall, husband and wife, as community property, as to an undivided ½ interest and Richard E. Leeds and Elaine M. Leeds, husband and wife, as community property, as to an undivided ½ interest

Assessor's Parcel Numbers: 015-210-010 and portion of 015-210-012

PARCEL DESCRIPTION

See attached Exhibit "A": Parcel 5

Exhibit "A"

PARCEL 5

Description:

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

Beginning at the Southeast corner of Parcel 5 as shown or designated on that certain Parcel Map filed for record in the Office of the County Recorder of the County of Glenn, State of California, on April 21, 1995 in Book 11 of Parcel Maps, at page 55, said point being the True Point of Beginning; thence North 89 degrees 26'57" West a distance of 1886.91 feet; thence North 00 degrees 05'35" East a distance of 1269.60 feet; thence South 88 degrees 49'44" East a distance of 386.59 feet; thence North 89 degrees 24'19" East a distance of 920.43 feet; thence North 89 degrees 58'47" East a distance of 344.09 feet; thence South 04 degrees 46'03" West a distance of 218.92 feet; thence South 01 degree 24'48" East a distance of 146.49 feet; thence South 16 degrees 56'25" East a distance of 151.90 feet; thence South 41 degrees 49'58" East a distance of 243.00 feet; thence South 04 degrees 01'01" East a distance of 600.01 feet to the True Point of Beginning.

The Basis of Bearing for this legal description is Parcel Map No. 94-15, filed in Book 11 PM Page 55, Glenn County Records.

Note: The purpose of this legal description is to affect Lot Line Adjustment No. 2010-011as approved by the Glenn County Planning and Public Works Agency Director on September 28, 2010, and to change ownership of a group of structures on a 1.58 acre site between two contiguous parcels. The previous boundary line of record contained within the above-described parcel, shown on Book 11 PM 55, is hereby deleted as a property boundary line. No additional parcels are being created.

Described Parcel 5 consists of 51.67 acres.

Prepared By: M. Donn Marshall RCE 33300

PROPOSED BINS

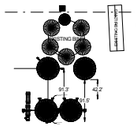
60' NON-EXCLUSIVE PRIVATE ROAD
EASEMENT FOR INGRESS AND EGRESS

2404.57'

OUTLINE SCALE: 1" = 282'

OUTLINE SCALE: 1" = 282'

224.0'



PROPOSED DRYING
& STORAGE FACILITY

INSERT SCALE:
1" = 100'

EXISTING PG&E

EXISTING BINS

EXISTING BUILDING

TRUCK SCALE

APN 015-210-016-000
51.67 ACRES

243.0'

600.0'

137'

PROPOSED DRYING
& STORAGE FACILITY

APN 015-210-016-000
51.67 ACRES

1269.6'

244.9'

PROPOSED PROJECT:
INSTALL 2 EACH 48' DIAMETER X 40' EAVE
STEEL GRAIN BIN

CONTRACTOR:
KRAEMER & CO. MFG., INC.
3778 ROAD 99W
ORLAND, CA 95963
530-865-7982

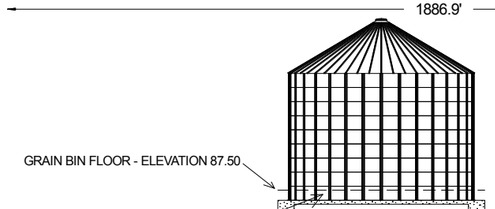
LOCATION:
STREET ADDRESS UNK.
COUNTY ROAD Y, SOUTH OF HWY 162

GLENN COUNTY APN 015-210-016-000

OWNER:
MARSHALL M DONN & CAROL ETAL
C/O GLASGOW RONALD TRS
PO BOX 16
PRINCETON CA 95970

COUNTY ROAD Y

1886.9'



FLOOD ELEVATION:

LAT. 39N 27'10.80" / LONG. 121W 58'38.12"
TOP OF GRAIN BIN FLOOR - 87.5'

AIR POLLUTION IMPACT: NONE. TOTAL CURRENT VOLUME OF RICE HANDLED AT FACILITY WILL NOT CHANGE. CURRENTLY RICE IS DRIED IN EXISTING BINS THEN TRUCKED TO RENTED FACILITY FOR TEMPORARY STORAGE, THEN BROUGHT BACK THROUGH THESE BINS BEFORE SHIPPING. NEW BIN WILL ELIMINATE ADDITIONAL TRUCKING

KRAEMER & CO.
MFG., INC
3778 ROAD 99W
ORLAND, CA 95963
530-865-7982

SAGE V

PLOT PLAN
RICE FACILITY

SIZE	FSCM NO.	DWG NO.	REV
		SAGEV-PLOT-022521	

SCALE AS NOTED

SHEET 1 OF 1

Received 3-12-2021

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EASEMENT FOR INGRESS AND EGRESS

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OUTLINE SCALE: 1" = 282'

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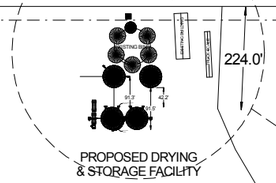
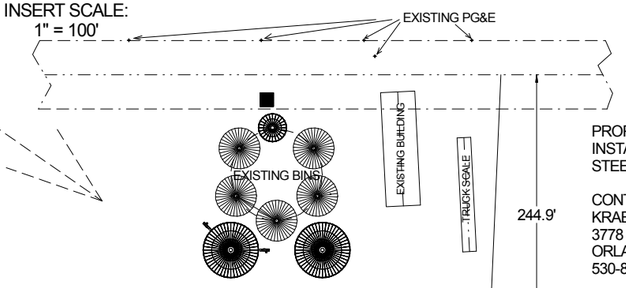


224.0'

PROPOSED DRYING
& STORAGE FACILITY

INSERT SCALE:
1" = 100'



APN 015-210-016-000
51.67 ACRES
SET BACK DIMENSIONS
FROM EDGE OF BIN
NORTH = 224'
SOUTH = 1,024'
EAST = 162'
WEST = 1,434'

1269.6'

243.0'

600.0'

244.9'

APN 015-210-016-000
51.67 ACRES

FUTURE BINS

137'

PROPOSED DRYING
& STORAGE FACILITY

PROPOSED PROJECT:
INSTALL 2 EACH 48' DIAMETER X 40' EAVE
STEEL GRAIN BIN

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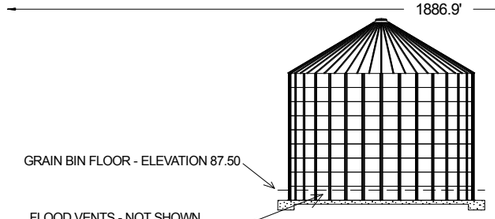
COUNTY ROAD Y

1886.9'



GRAIN BIN FLOOR - ELEVATION 87.50

FLOOD VENTS - NOT SHOWN
SQ. FT. TOTAL FOR 1809 SQ FT
IN BASE SHEET OF BIN

FLOOD ELEVATION:

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KRAEMER & CO. MFG., INC 3778 ROAD 99W ORLAND, CA 95963 530-865-7982	SAGE V PLOT PLAN RICE FACILITY
	SIZE · FSCM NO. · DWG NO. SAGEV-PLOT-031221 · REV
	SCALE AS NOTED · REV DATE: 031221 · SHEET 1 OF 1