

GLENN COUNTY
Planning & Community Development Services Agency

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



Mardy Thomas, Director

CAL Coast MFG INC.
P.O. Box 186
Turlock, CA. 95381

Stacy@calcoastinc.com

RE: Site Plan Review 2023-004, Giesbrecht Agriculture Barn/Shed

APN: 019-050-012

May 24, 2023

To Whom It May Concern,

On May 1, 2023, the Glenn County Planning & Community Development Services 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 May 24, 2023, 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 Requirements as indicated and return by email, or send to the 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,

Andy Popper
Principal Planner
Planning@countyofglenn.net

GLENN COUNTY
Planning & Community Development Services Agency

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



Mardy Thomas, Director

STAFF REPORT

DATE: May 24, 2023

FROM: Andy Popper, Principal Planner

RE: **Site Plan Review 2023-004, Giesbrecht**
"AE-40" Exclusive Agriculture Zone

Attachments:

1. Compliance Requirement(s)
2. Agency Comments
3. Request for Review
4. Application
5. Site Plan

1 PROJECT SUMMARY

Brandon Giesbrecht have applied for a Site Plan Review to construct an Agriculture Equipment Storage. The structure has overall dimensions of 80 feet by 159 feet (12,720 square feet) with a peak height of approximately 28 feet.

The site is zoned “AE-40” Exclusive Agriculture (36-acre minimum parcel size) and is designated “Intensive Agriculture” in the Glenn County General Plan. The project is located at 2313 State Route 45, north of Glenn; on the east side of State Route 45, north of the County Road 44, east of County Road XX, and south of County Road 39, in the unincorporated area of Glenn County, California. The Assessor’s Parcel Number (APN) for the 63.71± acre site is 019-050-012.

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 all the requirements of the Glenn County Code.

This proposal will not have significant 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.

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 15.13 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, 36-acre minimum parcel size is. The site is in an area of existing agricultural uses and agriculture accessory structures are permitted uses within the “AE-40” zone (Glenn County Code Chapter 15.33.030.N).

2.2.1 “AE” EXCLUSIVE AGRICULTURE ZONE – (GLENN COUNTY CODE CHAPTER 15.33):

Permitted Uses (Glenn County Code §15.33.030):

The proposed equipment storage structure is a permitted use under Glenn County Code §15.33.030. N.

Maximum Building Height (Glenn County Code §15.33.060)

The peak height of the proposed structure (28 feet) will meet the height requirement for the Exclusive Agriculture Zone. §15.33.060. B.

Minimum Distance Between Structures (Glenn County Code §15.33.070):

The proposed project is for a Barn/Shed and will not provide shelter to livestock; therefore, Glenn County Code §15.33.070. B. does not apply.

Minimum Yard Requirements (Glenn County Code §15.33.080):

The proposals side, and rear yards exceed 25 feet and the proposed front yard exceeds 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. 06021C0650D, 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. Since the project site is within Flood Zone “A” as designated by FEMA, a Flood Elevation Certificate will be required before issuance of a Building Permit in accordance to Glenn County Code §15.54.

Code Violations:

No records of violations exist on the property; therefore, the proposed building and Site Plan Review are compliant with Glenn County Code §15.13.050. F.

Fire Protection Regulations:

This project lies within the Bayliss 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 the included letter regarding the proposal.

Environmental Health:

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

Public Works:

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

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 Requirement, 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. Memoranda may also note any unusual circumstances that require special attention. 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– (GLENN COUNTY CODE §15.13.060)

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 15.05.010. 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 15.13.050.

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

Based on responsible agency review of the project, 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 which serve the project 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 REQUIREMENTS

**Site Plan Review 2023-004, Giesbrecht
Agricultural Barn/Shed
APN: 019-050-012**

1. General Compliance Requirement:

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.

2. Building Division Comments/Compliance Requirements:

The proposed Agricultural Barn/Shed is not approved for any wastewater discharge. Any future proposed wastewater discharge shall be approved under permit by the Environmental Health Department.

3. Building Division Comments/Compliance Requirements:

- a. All future construction shall require a building permit issued by the Glenn County Building Division.
- b. All setbacks to the property lines for existing and proposed structures shall be maintained according to the 2022 California Building Code, Table 601.
- c. All future construction shall comply with the Glenn County Flood Plain Management Ordinance (if applicable).
- d. All structures erected within the wildland urban interface shall comply with Chapter 7A of the 2022 California Building Code.
- e. Applicant and property owners, shall affirm that owners agree not to convert or modify in any manner that is inconsistent with the approved permit. Specifically, owners agree not to convert the space to uses other than approved uses. Non conversion agreement shall be recorded on property deeds to notify future owners.

Acknowledgment:

I hereby declare that I have read the foregoing requirements that they are in fact the requirements 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.

Signature: _____ Date: _____
CAL Coast MFG. INC., Applicant

Signature: _____ Date: _____
Brandon Giesbrecht, Landowner

Signature: _____ Date: _____
Kristine Giesbrecht, Landowner



**PLANNING & COMMUNITY
DEVELOPMENT SERVICES AGENCY**



Planning Division
225 N Tehama Street Willows
Willows, CA 95988

May 9, 2023

Building Inspection Division
225 N Tehama St
Willows, CA 95988

RE: Request for Review Comments for SPR, 2023-004 Ag storage Giesbrecht

Dear: Planning Division:

1. All future construction shall require a building permit issued by the Glenn County Building Division.
2. All setbacks to the property lines for existing and proposed structures shall be maintained according to the 2022 California Building Code, Table 601.
3. All future construction shall comply with the Glenn County Flood Plain Management Ordinance (if applicable).
4. All structures erected within the wildland urban interface shall comply with Chapter 7A of the 2022 California Building Code
5. Applicant and property owners, shall affirm that owners agree not to convert or modify in any manner that is inconsistent with the approved permit. Specifically, owners agree not to convert the space to uses other than approved uses. Non conversion agreement shall be recorded on property deeds to notify future owners.

Sincerely,

DEAN MILLER
Chief Building Official

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



Mardy Thomas, Director

Date: May 4, 2023

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

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

Re: Site Plan Review 2023-004, APN 019-050-012, Giesbrecht (Ag Barn/Shed)

We have reviewed the application information for the project noted above and recommend it be found complete for further processing. We have the following comments/requirements:

1. The proposed Agriculture Barn/Shed is not approved for any wastewater discharge.
2. Any wastewater discharge from the proposed Agriculture Barn/Shed shall be approved under a permit from the Environmental Health Department.

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

Airports
Engineering
Flood Control
Roads & Bridges
Solid Waste
Surveyor

Donald Rust, Director

May 15, 2023

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

Attn: Brandon Jennings, Assistant Planner

Subject: Site Plan Review 2023-004 – Brandon & Kristine Giesbrecht

Comments

None

Conditions

None

Michael Biggs

Michael Biggs
Engineering Technician III
Glenn County Public Works

GLENN COUNTY Planning & Community Development Services Agency

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



Mardy Thomas, 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

OTHER

- Western Area Power Administration
- Sacramento River National Wildlife Refuge
- City of:
- Community Services District:
- Pacific Gas and Electric Company (PG&E)
- Fire Protection District: Hamilton-Bayliss
- Glenn County Resource Conservation District
- School District:

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)
- Dept. 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

- NE Center of the CA Historical Resources Information System
- Railroad:
- Reclamation District:
- Water/Irrigation District:
- Special District:
- Tehama-Colusa Canal Authority
- UC Cooperative Extension Office

DATE: May 02, 2023

PROPOSAL: Site Plan Review 2023-004, Giesbrecht, Agriculture Barn/Shed

PLANNER: Brandon Jennings, Assistant Planner
Bjennings@countyofglenn.net

APPLICANT: CAL Coast MFG INC.
P.O. Box 186
Turlock, CA. 95381
Stacy@calcoastinc.com

LANDOWNER: Brandon & Kristine Giesbrecht
2369 Highway 45
Glenn, CA 95943
Brandongiesbrecht4555@gmail.com

PROPOSAL: Site Plan Review 2023-004, Giesbrecht
Agriculture Barn/Shed

An application for a Barn/Shed has been received. The exterior dimensions of the structure are 80 ft. by 159 ft. with a peak height of 28 ft. and an overall square footage of 12,720 square feet.

LOCATION: The project is located 2313 Highway 45, north of County Road 44 (Sidds Road), west of the Sacramento River, east of County Road XX, and south of County Road 39, in the unincorporated area of Glenn County, California.

APN: 019-050-012; 7.90± Acres

ZONING: "AE-40"

GENERAL PLAN: "Intensive Agriculture"

FLOOD ZONE: Flood Zone "A" according to Flood Insurance Rate Map (FIRM) No. 06021C0650D, dated August 5, 2010 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 Compliance Requirement. If comments are not received by **Monday, May 15, 2023**, 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? N/A

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.).
N/A

3. What are the recommended Compliance Requirements 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.)?
N/A

This project is in the Local Responsibility Area (LRA) in Glenn County. CAL FIRE Tehama Glenn Unit has no jurisdictional authority over this project.

Thank you,

DocuSigned by:

Brian Wright

AE10FCD7DC1442F...

Brian Wright
Battalion Chief
CAL FIRE
Tehama Glenn Unit

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: CAL COAST MFG INC.

Address: PO BOX 1864, TURLOCK, CA 95381

Phone: 209-634-9026 E-Mail STACY@CALCOASTINC.COM

2. Property Owner(s):

Name: BRANDON + KRISTINE GIESBRECHT

Address: 2369 HIGHWAY 45, GLENN, CA 95943

Phone: 530-624-9948 E-Mail brandongiesbrecht4555@gmail.com

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

Name: JASON TOSTE, PE

Address: 1750 MILESTONE WAY, TURLOCK, CA 95382

Phone: 209-535-8027 E-Mail JASON@JTOSTE-ENG.COM

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: CAL COAST MFG INC.

Mailing Address: PO BOX 1864, TURLOCK, CA 95381

5. Existing Use of Property: AG / FARM GROUND
6. Request or Proposal:
12,720 SF AGRICULTURAL SHED/BARN; ONE WALL, OPEN 3 SIDES

7. Address and Location of Project: 2313 HIGHWAY 45, GLENN, CA 95943
8. Current Assessor's Parcel Number(s): 019-050-012
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:*
PROPOSE TO CONSTRUCT ONE AG SHED/BARN TO PROTECT
FARM EQUIPMENT AND SUPPLIES. NO HAZARDOUS MATERIALS
NOR LIVESTOCK WILL BE STORED IN OR AROUND BUILDING.

11. Setback Dimensions (Distance from property line to proposed structure):
North: 757 ft. South: 32 ft.
East: 565 ft. West: 2639 ft.
Other Setback/s: 50 ft.
12. Provide the following information:
Size of Assessor Parcel: _____ sq.ft. 67.31 acres
Mean height of structure: 25 ft. Peak height of structure: 28 ft.
Dimensions of proposed including overhangs: 80 ft. x 159 ft.
Total Square Footage (Existing): _____ sq.ft.
Total Square Footage (Proposed): 12,720 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: Stacy Souza

Print: Stacy Souza, Cal-Coast mfg, Inc.

Date: 04/26/2023

Address: P.O. Box 1864, Turlock, CA 95381

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: Brandon Giesbrecht Kristine Giesbrecht

Print: Brandon Giesbrecht Kristine Giesbrecht

Date: 4/28/23

Address: 2369 Hwy 45 Glenn CA 95943

RECORDING REQUESTED BY:

Glenn County Title Company

Escrow No.: 014228JC

Title Order No.: 014228

WHEN RECORDED MAIL DOCUMENT AND TAX STATEMENT TO:

Brandon Giesbrecht and Kristine Giesbrecht
2369 Hwy. 45
Glenn, CA 95943

2007-5217
Recorded at the request of
GLENN COUNTY TITLE CO
08/30/2007 10:37A
Fee: 10.00 No of Pages:2

OFFICIAL RECORDS
Vince T Minto Clerk-Recorder
Glenn County, CA

Parcel No.: 019-05-0-012

SPACE ABOVE THIS LINE FOR RECORDER'S USE

GRANT DEED

The undersigned grantor(s) declare(s)
Documentary transfer tax is \$770.00

- 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

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, Herb Spence, Surviving Trustee of the Susan K. Spence Living Trust hereby GRANT(S) to Brandon Giesbrecht and Kristine Giesbrecht husband and wife as joint tenants

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

SEE ATTACHED EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF

DATED: August 17, 2007

The Susan K. Spence Living Trust

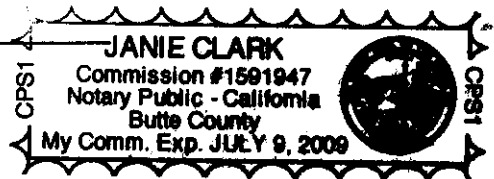
By: Herb Spence, Trustee
Herb Spence, Trustee

STATE OF CALIFORNIA
COUNTY OF Glenn

ON August 21, 2007 before me, Janie Clark, A Notary Public, personally appeared *** Herb Spence *** personally known to me (or 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.

WITNESS my hand and official seal

Signature Janie Clark



Parcel No.: 019-05-0-012

GRANT DEED
(Continued)

Escrow No.: 014228JC

Title Order No.: 014228

EXHIBIT A

Being a portion of the rancho known as the Jacinto Rancho", said tract being more particularly described by the survey and map thereof, of said Glenn Ranch made by H. B. Shackelford a licensed surveyor, in May and June, 1900 (said map being recorded in the office of the Recorder of Glenn County, August 23, 1900) as follows, to-wit:

The North half of the Southeast quarter of Section 44 and that portion of the North half of the South half of fractional Section 43 lying West of the Jacinto and Princeton Road.

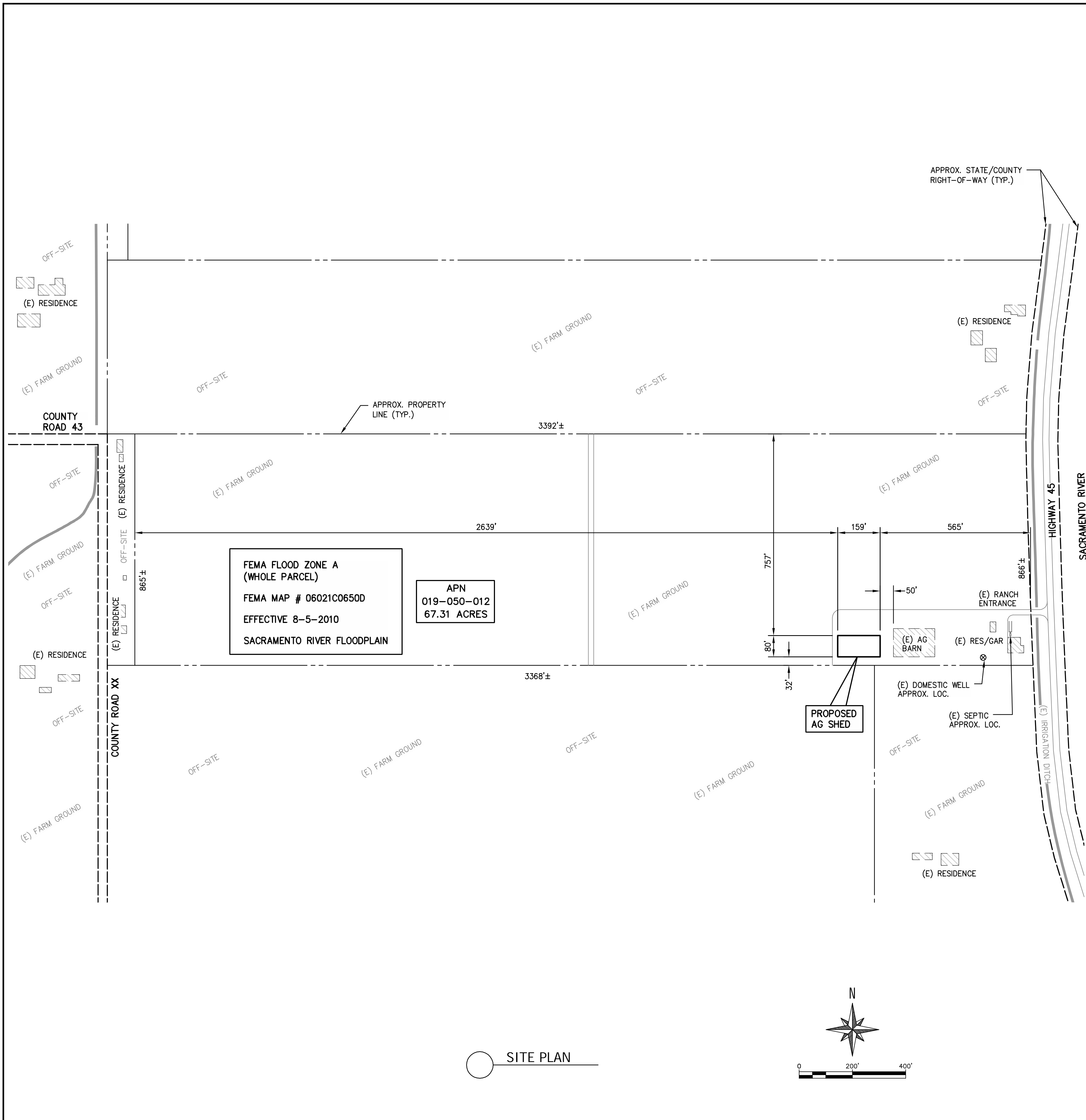
EXCEPTING THEREFROM a strip of land 80 feet wide immediately West and adjacent to the County Road running South from Jacinto, in Glenn County, California, and being a portion of and extending from North to South across said lands, heretofore deeded to Central Canal and Irrigation Company.

ALSO EXCEPTING THEREFROM that portion Deeded to the Colusa-Hamilton Railroad.

ALSO EXCEPTING THEREFROM a portion of Section 44 and Fractional Section 43 of Glenn Ranch Survey and more particularly described as follows:

BEGINNING at the point of intersection of the South line of the North half of the Southeast quarter of Section 44, Glenn Ranch Survey with the East right of way line of the Southern Pacific Railroad, from which point the Southwest corner of the North half of the Southeast quarter of said Section 44 lies West 100 feet and running thence along said South line of the North half of the Southeast quarter of said Section 44, East 3384.0 feet to the West right of way line of canal, thence along said canal right of way line North 2° 03' West 455.29 feet, thence leaving said canal and running parallel to the South line of the North half of the Southwest quarter of Section 43 and Southeast quarter of Section 44, West 3367.70 feet to the East right of way line of said Southern Pacific Railroad, thence along said last mentioned line, South 455.0 feet, more or less, to the place of beginning and containing 35.26 acres, more or less.

APN: 015-050-012-0



BUILDING CODE

SCOPE OF WORK	AG SHED / BARN ROOF ONLY W/ ONE WALL
SQUARE FOOTAGE	12,720 SF
ALLOWED FLOOR AREA	18,000 SF PER CBC TABLE C102.1
PROPOSED HEIGHT	28 FT ±
ALLOWABLE HEIGHT	55 FT
FIRE SPRINKLERS	NOT REQ'D
OCCUPANCY	GROUP U PER CBC 312.1 + C101.1 AG BLDG / BARN
TYPE OF CONSTRUCTION	II-B
FIRE RATING	NOT REQ'D PER CBC TABLE 705.5
ACCESSIBILITY	NOT REQ'D PER CBC 11B-203
MEANS OF EGRESS ILLUMINATION	NOT REQ'D PER CBC 1008.2 EXCEPT 1
EXIT SIGNS	NOT REQ'D PER CBC 1013.1 EXCEPT 3
EXITS	N/A - OPEN BUILDING
OCCUPANT LOAD	12,720 SF / 300 SF/OCC = 43 OCCUPANTS - NO SPECIAL REQUIREMENTS
MAX. EXIT DISTANCE	300 FT PER CBC C104.1-1

OVERALL SITE NOTES

ALL WORK SHALL CONFORM TO THE FOLLOWING CODES - AS APPLICABLE:
 2022 CALIFORNIA BUILDING CODE (CBC)
 2022 CALIFORNIA RESIDENTIAL CODE (CRC)
 2022 CALIFORNIA MECHANICAL CODE (CMC)
 2022 CALIFORNIA PLUMBING CODE (CPC)
 2022 CALIFORNIA ELECTRICAL CODE (CEC)
 2022 CALIFORNIA ENERGY CODE (CEC)
 2022 CALIFORNIA GREEN CODE (CGBSC)
 2022 CALIFORNIA FIRE CODE (CFC)
 AND CURRENT VERSION OF LOCAL ORDINANCE CODE(S)

THIS DRAWING DOES NOT REPRESENT ANY LEGAL SURVEYS AND IS FOR EXHIBIT PURPOSES ONLY.

APPROXIMATE LOCATIONS ARE REPRESENTED FOR UNDERGROUND AND ABOVE GROUND FACILITIES. ALL FEATURES ARE EXISTING UNLESS OTHERWISE NOTED AS PROPOSED.

NO ROAD IMPROVEMENTS OR "OFFSITE" IMPROVEMENTS PROPOSED FOR THIS PROJECT.

BUILDING AND SITE DATA ARE APPROXIMATED FROM ONSITE MEASUREMENTS AND OTHER RECORD DATA.

NO WELLS OR UTILITY EASEMENTS PROPOSED FOR THIS PROJECT.

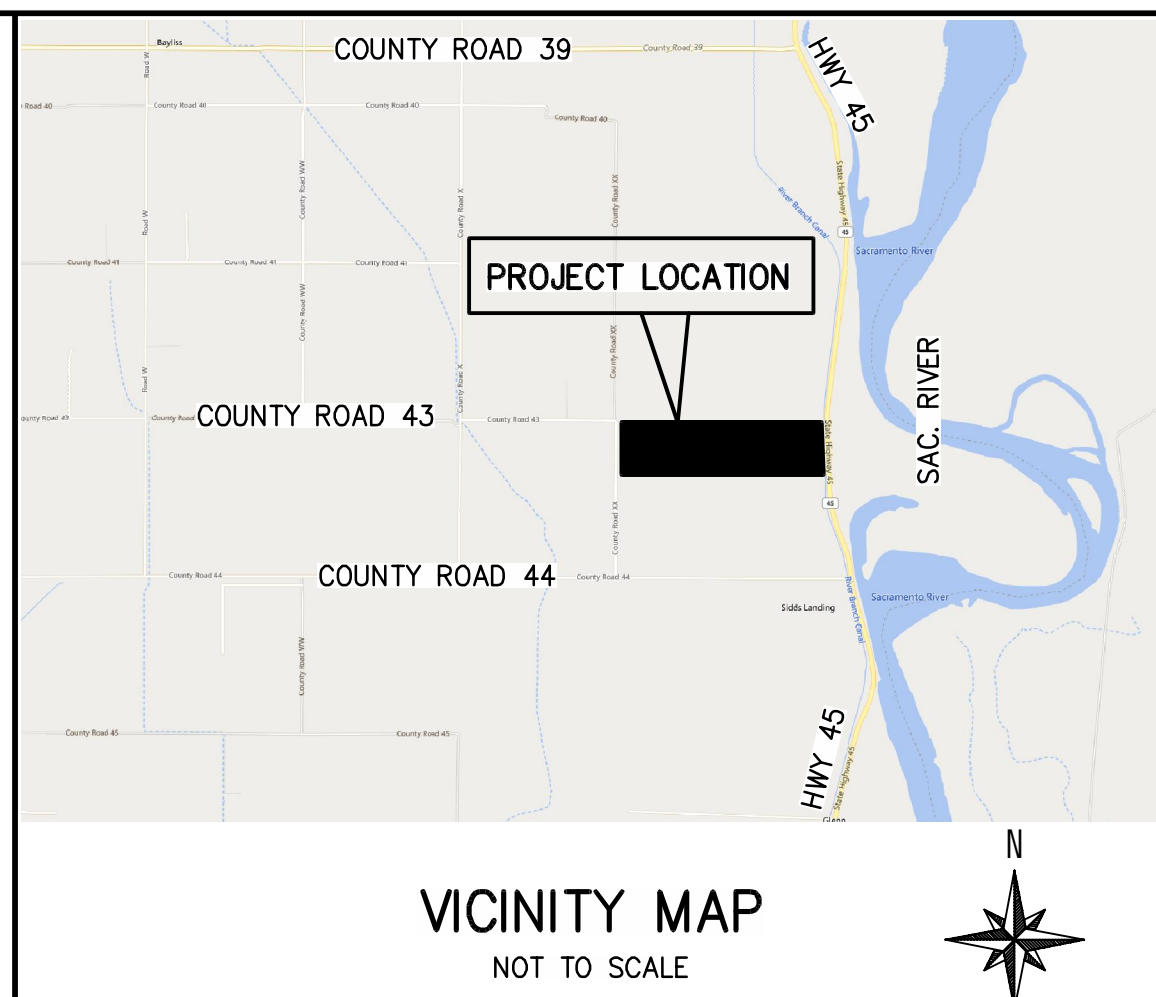
WRITTEN DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALING FROM THE DRAWING. DO NOT SCALE DRAWINGS. NOTIFY ENGINEER OF RECORD IF NEEDED.

CONSTRUCTION MAY NOT START UNTIL BUILDING PERMIT(S) HAVE BEEN OBTAINED.

WHERE UNDERGROUND AND/OR SURFACE FEATURES ARE SHOWN, THE LOCATIONS, DEPTH, AND DIMENSIONS ARE BELIEVED TO BE REASONABLY CORRECT, BUT NOT GUARANTEED. SUCH FEATURES ARE SHOWN FOR INFORMATIONAL PURPOSES ONLY AND SHALL BE FIELD-VERIFIED BY THE OWNER AND/OR CONTRACTOR.

THE APPROXIMATE BOUNDARY INFORMATION SHOWN IS BASED UPON LOCAL JURISDICTIONAL G.I.S. DATA AND READILY AVAILABLE PARCEL MAPS. ENGINEER OF RECORD IS NOT RESPONSIBLE FOR PROPERTY LINE AND RIGHT-OF-WAY LOCATIONS. OWNER SHALL RETAIN A LICENSED LAND SURVEYOR TO VERIFY PROPERTY LINE DATA IF SO NEEDED.

A CHEMICAL TOILET IS REQUIRED ON-SITE DURING CONSTRUCTION UNLESS OTHER FACILITIES ARE PRESENT.



PROPERTY DATA

OWNER	BRANDON GIESBRECHT 2369 HIGHWAY 45 GLENN, CA 95943 530-624-9948
JURISDICTION	GLENN COUNTY
ZONING	AG
SITE AREA	67.31 ACRES
APN #	019-050-012
SITE ADDRESS	2313 HIGHWAY 45 GLENN, CA 95943
WATER	DOMESTIC WELL
SEWER	SEPTIC
GAS	LPG TANK
ELECTRIC	PG&E

PROJECT TEAM

ENGINEER OF RECORD	JTOSTE ENGINEERING JASON A. TOSTE 1750 MILESTONE WAY, TURLOCK, CA 95382 209-535-8027 RCE 77353
--------------------	--

PROJECT SHEET SET

SHEET #	DESCRIPTION	SHEET #	DESCRIPTION
1	SITE PLAN		
2	NOTES		
3	FLOOR / FOUNDATION PLAN		
4	ELEVATIONS / CROSS SECTION		
5	DETAILS		

LOADING CRITERIA

ROOF DEAD LOAD	1.7 PSF
ROOF LIVE LOAD	20 PSF (W/ REDUCTIONS)
FLOOR DEAD LOAD	N/A
FLOOR LIVE LOAD	N/A
WIND LOADING	
ULT. DESIGN WIND SPEED	87 MPH
RISK CATEGORY	I
WIND EXPOSURE	C
INTERNAL PRESSURE COEFFICIENT	N/A
C&C VELOCITY PRESSURES	14 PSF
SEISMIC LOADING	
NOT REQUIRED PER 2022 CBC SECTION 1613.1 EXCEPT 3.	
SOILS	
SOIL BEARING CAPACITY ASSUMED PER CBC TABLE 1806.2	1500 PSF
FLOOD ZONE	
FEMA ZONE A: MAP NUMBER 06021C0650D OPEN BARN W/ FLOOD DAMAGE RESISTANT MATERIALS - HYDROSTATIC LOADING N/A	

Lic. 425739 B, C-S1
 P.O. Box 1864 - 0245, Turner Road
 Turlock, California 95381
 Business: (209) 634-9926 (800) 732-6826 Fax: (209) 634-3498

SCALE BAR
 0 1" = 25mm

IF THIS BAR IS NOT AS SHOWN, ADJUST SCALES ACCORDINGLY

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811
 Know what's below.
 Call before you dig.

SHEET: SITE PLAN

PROJECT: AG SHED BRANDON GIESBRECHT 2313 HIGHWAY 45 GLENN, CA 95943 530-624-9948 J.T.E. PROJECT #: 0001-2305

1750 MILESTONE WAY, TURLOCK, CA 95382
 JASON@JTOSTE-ENG.COM 209-535-8027

SIGNED: 4-25-2023

SHEET

1

OF 5

GENERAL

1. ALL DIMENSIONS ARE TO BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO COMMENCING WORK OR FABRICATION. IF ANY CONDITION EXISTS NOT AS SHOWN ON THE DRAWINGS THE ENGINEER SHALL BE NOTIFIED IMMEDIATELY.
2. DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALED DRAWINGS. VERIFY DIMENSIONS AND MEASUREMENTS AT SITE.
3. THE CONTRACTOR WILL HOLD HARMLESS, INDEMNIFY AND DEFEND THE OWNER, THE ENGINEER, HIS CONSULTANTS, AND EACH OF THEIR OFFICERS, EMPLOYEES AND AGENTS, FROM ANY AND ALL LIABILITY CLAIMS, LOSSES OR DAMAGE ARISING OR ALLEGED TO ARISE FROM THE PERFORMANCE OF THE WORK DESCRIBED HEREIN, BUT NOT INCLUDING THE SOLE NEGLIGENCE OF THE OWNER, ENGINEER, HIS CONSULTANTS, AND EACH OF THEIR OFFICERS, EMPLOYEES AND AGENTS.
4. ALL WORK SHALL BE PERFORMED BY LICENSED CONTRACTOR(S) USING MATERIALS AND METHODS IN ACCORDANCE WITH APPLICABLE SECTIONS OF THE INTERNATIONAL BUILDING CODE (IBC) 2021 EDITION, 2022 CALIFORNIA BUILDING CODE (CBC), LOCAL CODES AND ORDINANCES. REPORT ALL DISCREPANCIES TO THE DESIGNER IMMEDIATELY.
5. IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, THE CONTRACTOR WILL BE SOLELY AND COMPLETELY RESPONSIBLE FOR THE CONDITIONS AT THE JOB SITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK. THIS REQUIREMENT WILL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS.
6. ANY CHANGES TO THE APPROVED SET OF PLANS WITHOUT NOTIFYING THE ENGINEER PRIOR TO SUCH CHANGES ABSOLVES SAID ENGINEER FROM ANY AND ALL RESPONSIBILITY WITH RESPECT TO THE LIABILITY, DAMAGE OR EXTRA WORK RESULTING FROM SAID CHANGES.

GRADING

1. IF EXPANSIVE CLAY SOIL CONDITIONS EXIST, THE CONTRACTOR MUST CONSULT WITH A SOILS ENGINEER FOR SUBGRADE REQUIREMENTS AND COORDINATE EARTHMOVING OPERATIONS TO ENSURE THAT APPROVED SUBGRADE MATERIALS ARE RESERVED IN SUFFICIENT QUANTITIES TO ACCOMMODATE CONCRETE FOOTINGS AND SLABS.
2. ALL CONCRETE FOOTINGS AND SLABS SHALL BEAR UPON AND/OR PENETRATE INTO UNDISTURBED SOIL OR COMPACTED SOIL. EACH SOIL SHALL HAVE A MINIMUM IN-PLACE DENSITY OF 90% OF MAXIMUM DENSITY AT OPTIMUM MOISTURE CONTENT AT THE PROJECT SITE.
3. PROVISIONS SHALL BE MADE FOR THE CONTROL AND DRAINAGE OF SURFACE WATER AROUND BUILDINGS. THE GROUND IMMEDIATELY ADJACENT TO THE FOUNDATION SHALL BE SLOPED AWAY FROM THE BUILDING AT A SLOPE OF 2% TO 5% FOR A MINIMUM DISTANCE OF TEN FEET MEASURED PERPENDICULAR TO THE FACE OF THE WALL OR AN APPROVED ALTERNATE METHOD OF DIVERTING WATER AWAY FROM THE FOUNDATION SHALL BE USED. THE PROCEDURE USED TO ESTABLISH THE FINAL GROUND LEVEL ADJACENT TO THE FOUNDATION SHALL ACCOUNT FOR ADDITIONAL SETTLEMENT OF THE BACKFILL.
4. EXCAVATION AND GRADING TO BE DONE PER 2022 CBC, APPENDIX CHAPTER J.

PLUMBING

NO PLUMBING PROPOSED FOR THIS PROJECT.

ELECTRICAL

NO ELECTRICAL PROPOSED FOR THIS PROJECT.

FOUNDATIONS

- FOUNDATION WORK TO BE DONE PER 2022 CBC CHAPTER 18.
- FOUNDATION DESIGN FOR THIS PROJECT IS BASED ON:
- ASSUMED BEARING CAPACITY OF 1500 PSF PER CBC TABLE 1806.2
 - ASSUMED EXPANSION INDEX OF LESS THAN 20
 - ASSUMED SOIL SITE CLASS D
 - ASSUMED PASSIVE RESISTANCE OF 100 PCF
 - ASSUMED SOIL FRICTION COEFFICIENT OF 0.25
 - WATER TABLE ASSUMED TO BE WELL BELOW THE FOUNDATION
- IF THE SOIL CONDITIONS ARE NOT EQUAL TO OR BETTER THAN THE ASSUMPTIONS ABOVE, THE CURRENT DESIGN WILL BE VOID AND THE OWNER AND/OR CONTRACTOR SHALL CONSULT THE LOCAL BUILDING DEPARTMENT WHETHER A GEOTECHNICAL INVESTIGATION SHALL BE PERFORMED.
- IF A GEOTECHNICAL INVESTIGATION IS NEEDED, THE ENGINEER OF RECORD SHALL BE NOTIFIED IMMEDIATELY.

STRUCTURAL STEEL

1. ALL EXPOSED STEEL SHALL BE PAINTED WITH A MINIMUM OF ONE (1) COAT OF RUST INHIBITIVE PRIMER AFTER BEING THOROUGHLY CLEANED OF ALL LOOSE SCALE AND RUST.
2. STRUCTURAL STEEL SHALL CONFORM TO THE FOLLOWING, U.N.O.:
 - a. STRUCTURAL SHAPES M, S, HP, C, MC, L, AS PER AISC MANUAL 15th EDITION, TO COMPLY WITH ASTM A36 (Fy=36 ksi) UNLESS NOTED OTHERWISE.
 - b. STRUCTURAL SHAPES W, AISC MANUAL 15th EDITION, TO COMPLY WITH ASTM A992 (Fy=60 ksi) UNLESS NOTED OTHERWISE.
 - c. STRUCTURAL STEEL TUBING, AS PER AISC MANUAL 15th EDITION, TO COMPLY WITH ASTM A500 GRADE B (Fy=46 ksi) UNLESS NOTED OTHERWISE.
 - d. STRUCTURAL STEEL PIPE, AS PER AISC MANUAL 15th EDITION, TO COMPLY WITH ASTM A53 GRADE B (Fy=35 ksi) UNLESS NOTED OTHERWISE.
 - e. OIL FIELD STEEL PIPE TO HAVE YIELD STRENGTH OF Fy=55 ksi MINIMUM.
 - f. COLD FORM LIGHT GAUGE STEEL, AS PER AISI S100-10, TO COMPLY WITH ASTM A1011 GRADE 55 (Fy=55 ksi).
3. ANY MATERIAL REQUEST WITH DIFFERENT SPECIFICATIONS THAN NOTED ABOVE ARE TO BE DIRECTED TO THE DESIGNER, IN A TIMELY MANNER, PRIOR TO CONSTRUCTION AND/OR INSTALLATION. ANY ITEM OF A DIFFERENT SPECIFICATION INSTALLED, WITHOUT SPECIFIC PRIOR WRITTEN APPROVAL MAY NOT MEET THE PROJECT ENGINEERING REQUIREMENTS NECESSITATING A REMOVAL AND/OR SIGNIFICANT REVISION TO ITEMS INSTALLED.
4. STRUCTURAL STEEL DETAILING, FABRICATION AND ERECTION SHALL BE IN ACCORDANCE WITH THE 15th EDITION OF THE AISC MANUAL AND THE LATEST EDITION OF STRUCTURAL STEEL DETAILING BY THE AISC.
5. AS WITH ANY BUILDING STRUCTURE, A STEEL BUILDING DOES NOT REACH STRUCTURAL INTEGRITY UNTIL ALL COLUMNS ARE PROPERLY ANCHORED TO FOOTINGS AND ALL MEMBERS ARE CONNECTED TO EACH OTHER AS SHOWN IN THE ATTACHED ENGINEERING DESIGN. THE CONTRACTOR SHALL DETERMINE WHEN AND WHERE TEMPORARY BRACING IS NEEDED.
6. WELDS SHALL BE MADE WITH WIRE OR ELECTRODE HAVING A MINIMUM TENSILE STRENGTH OF 70,000 PSI, U.N.O.
7. CONTRACTOR SHALL VERIFY METHODS AND SPECIFICATIONS FOR WELDING TO OIL FIELD PIPE AND COLD FORM LIGHT GAUGE STEEL MEMBERS.
8. METAL SUPERSTRUCTURE MEMBERS AND CONNECTIONS SHALL BE GALVANIZED PER STANDARD PRACTICE OF DAIRY BARN CONSTRUCTION (FOR DAIRY PROJECTS, AS APPLICABLE).
9. STRUCTURAL BOLTS: BOLT--FASTENED CONNECTIONS (IF SPECIFIED) SHALL BE CONSTRUCTED USING PRE--TENSIONING TURN--OF--NUT METHOD WITH ASTM A325 HIGH--STRENGTH BOLTS.

REINFORCING STEEL

1. ALL REINFORCING STEEL SHALL BE GRADE 60, ASTM A615.
2. SPLICES SHALL BE LAPPED MIN. 50 BAR DIAMETERS WITH A MIN. OF 28".
3. ALL REINFORCING STEEL SHALL HAVE MIN. 3" OF CONCRETE COVER, U.N.O.
4. SLAB REINFORCING SHALL BE IN THE CENTER OF THE SLAB, U.N.O.

CONCRETE

1. ALL CONCRETE SHALL CONSIST OF TYPE II PORTLAND CEMENT, FINE AGGREGATE, COARSE AGGREGATE, AND WATER (WATER:CEMENT RATIO SHALL NOT EXCEED 0.45 ABSOLUTE BY WEIGHT, AND SLUMP SHALL NOT EXCEED 4 INCHES) TO YIELD AT 28 DAYS A MINIMUM COMPRESSIVE STRENGTH AS FOLLOWS:

PAVING, NON--STRUCTURAL SLABS, AND SIDEWALKS	2500 PSI
STRUCTURAL FOOTINGS AND STRUCTURAL SLABS	2500 PSI
WALLS, BEAMS, AND COLUMNS	2500 PSI
3. SECONDARY (CRACK CONTROL) REINFORCEMENT OF CONCRETE SLABS SHALL BE 1.5 LBS OF FIBERMESH PER CUBIC YARD OF CONCRETE.
4. PROVIDE CONTROL JOINTS IN UNREINFORCED SLABS PER PCA GUIDELINES:

CONTROL JOINT SPACING (FT)

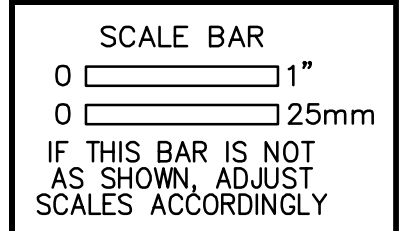
SLAB THICKNESS (IN)	SLUMP 4 TO 6 IN.		SLUMP LESS THAN 4 IN.
	MAXIMUM--SIZE AGGREGATE LESS THAN 3/4"	MAXIMUM--SIZE AGGREGATE 3/4" AND LARGER	
5	10	13	15
6	12	15	18
7	14	18	21
8	16	20	24
9	18	23	27
10	20	25	30

SPECIAL INSPECTIONS

THIRD--PARTY SPECIAL INSPECTIONS NOT REQUIRED PER 2022 CBC 1704.2 EXCEPTION 1, MINOR PROJECT.

DRAINAGE

ALL STORMWATER TO BE RETAINED ON SITE AND DRAINED TO THE EXISTING FARM GROUND.



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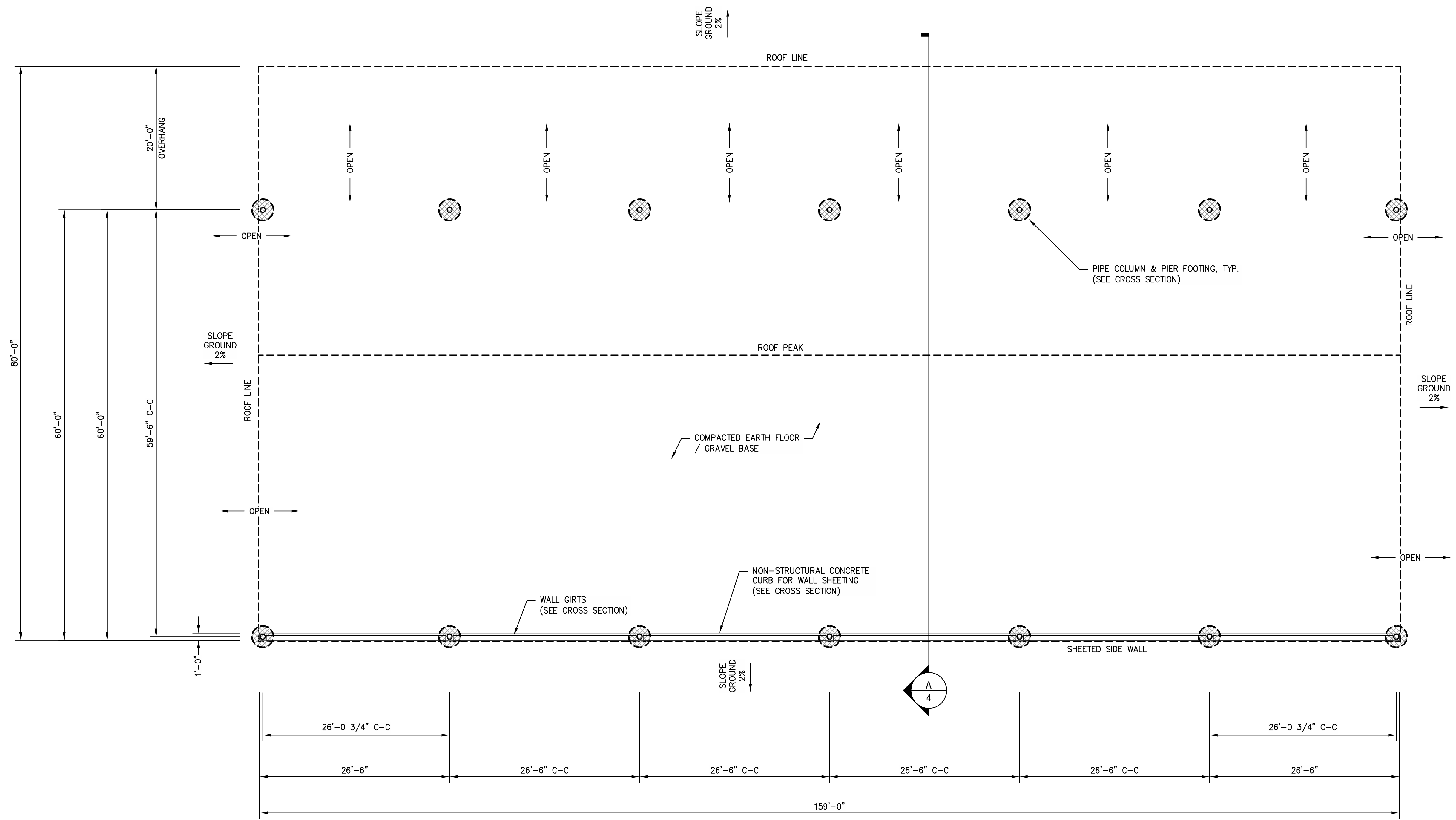
SHEET: NOTES

PROJECT: AG SHED
BRANDON GIESBRECHT
2313 HIGHWAY 45
GLENN, CA 95943
530-624-9948
J.T.E. PROJECT #:
0001-2305



SIGNED: 4-25-2023

SHEET 2 OF 5



FLOOR / FOUNDATION PLAN
Scale: 1/8" = 1'-0"

SCALE BAR
0 1" / 25mm
IF THIS BAR IS NOT AS SHOWN, ADJUST SCALES ACCORDINGLY

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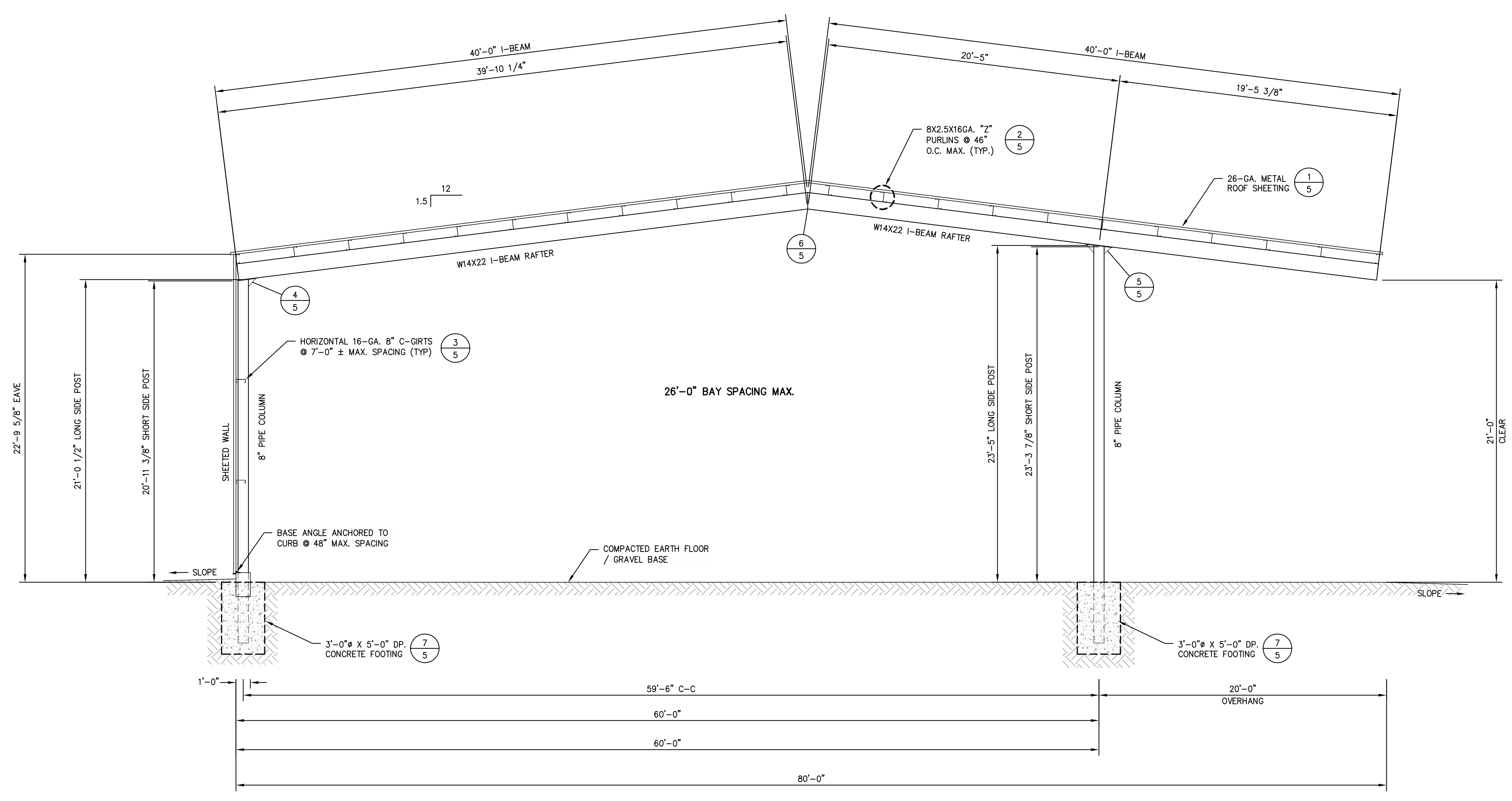
PROJECT: AG SHED
BRANDON GIESBRECHT
2313 HIGHWAY 45
GLENN, CA 95943
530-624-9948
J.T.E. PROJECT #: 0001-2305

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JASON@JTOSTE-ENG.COM 209-535-8027

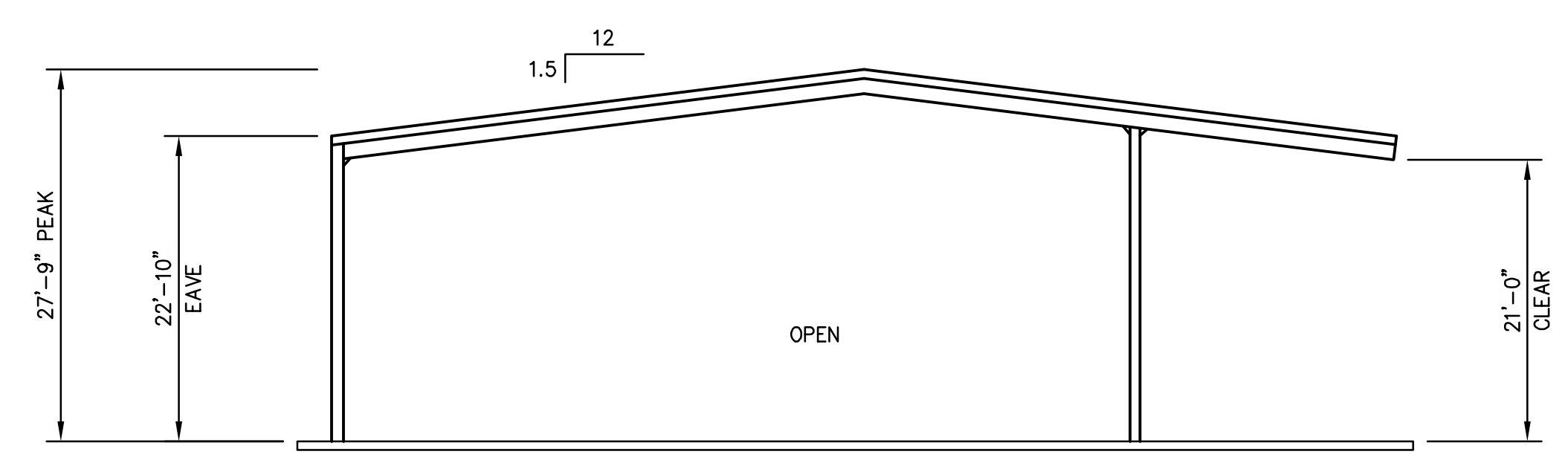


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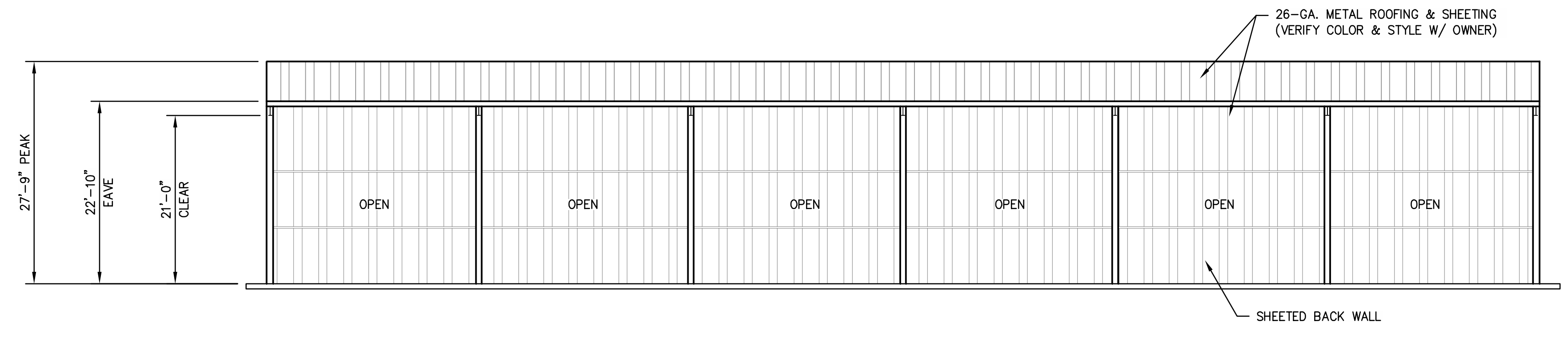
SHEET 3 OF 5



A CROSS SECTION A
Scale: 1/4" = 1'-0"



END ELEVATION
Scale: 3/32" = 1'-0"



SIDE ELEVATION
Scale: 3/32" = 1'-0"

SCALE BAR
0 1" = 25mm
IF THIS BAR IS NOT AS SHOWN, ADJUST SCALES ACCORDINGLY

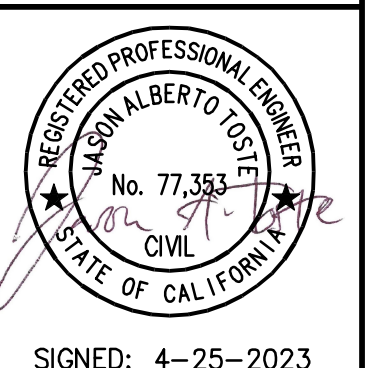
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SHEET: ELEVATIONS & CROSS SECTION

PROJECT: AG SHED
BRANDON GIESBRECHT
2313 HIGHWAY 45
GLENN, CA 95943
530-624-9948
J.T.E. PROJECT #: 0001-2305

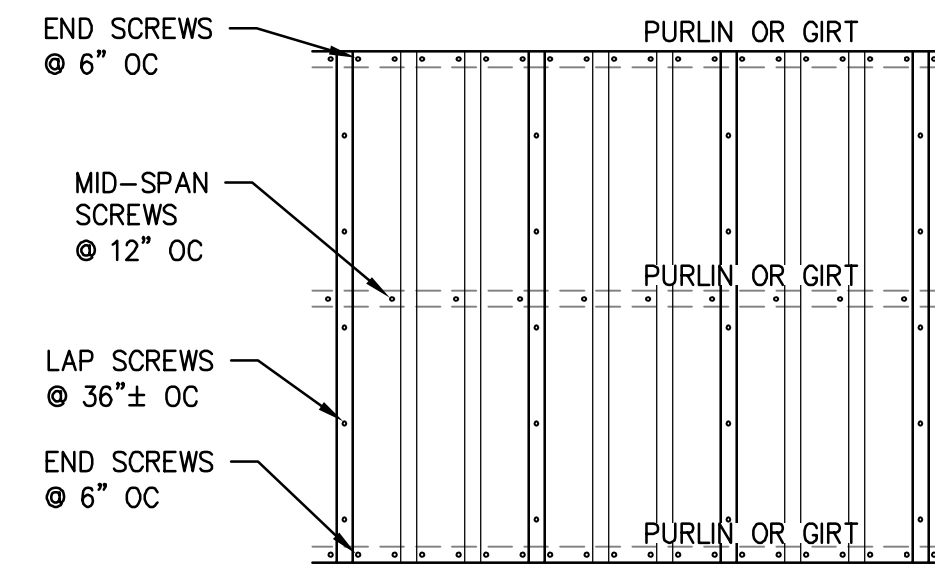
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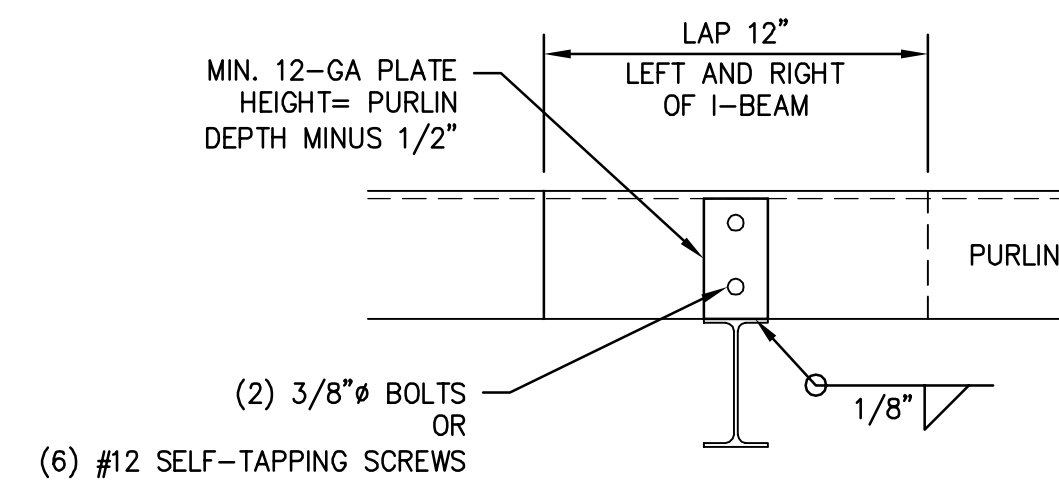
SIGNED: 4-25-2023

SHEET 4 OF 5

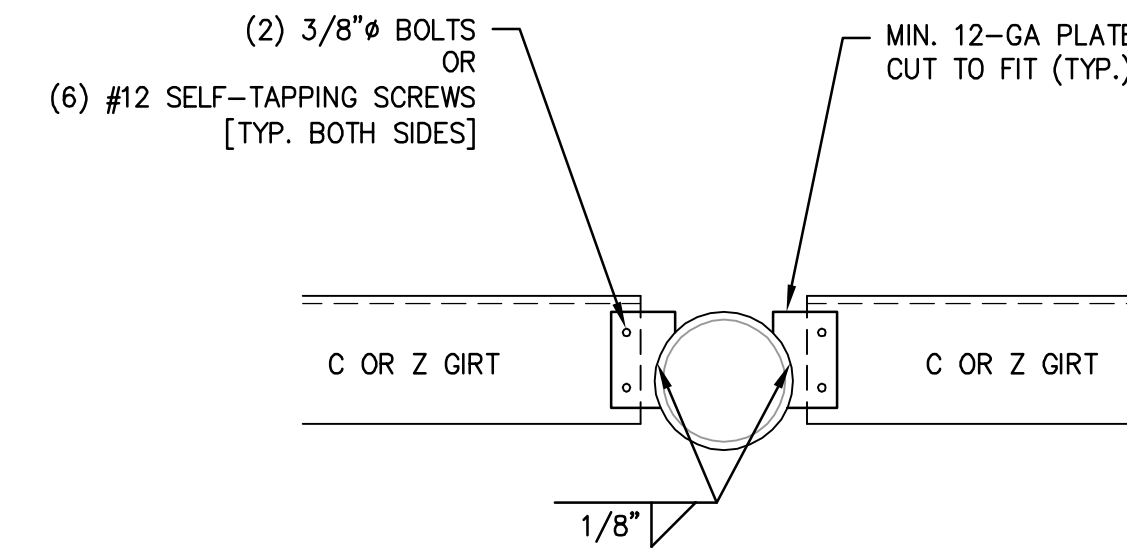
METAL ROOFING / SHEETING / SIDING:
SCREW ATTACHMENT PER MANUFACTURER'S SPECIFICATIONS OR PER DETAILS BELOW.
ATTACHMENT SCREWS: #12X3/4" SELF-TAPPING OR COATED WOOD SCREWS
SIDE LAP SCREWS: #12X3/4" COATED STITCH SEALING



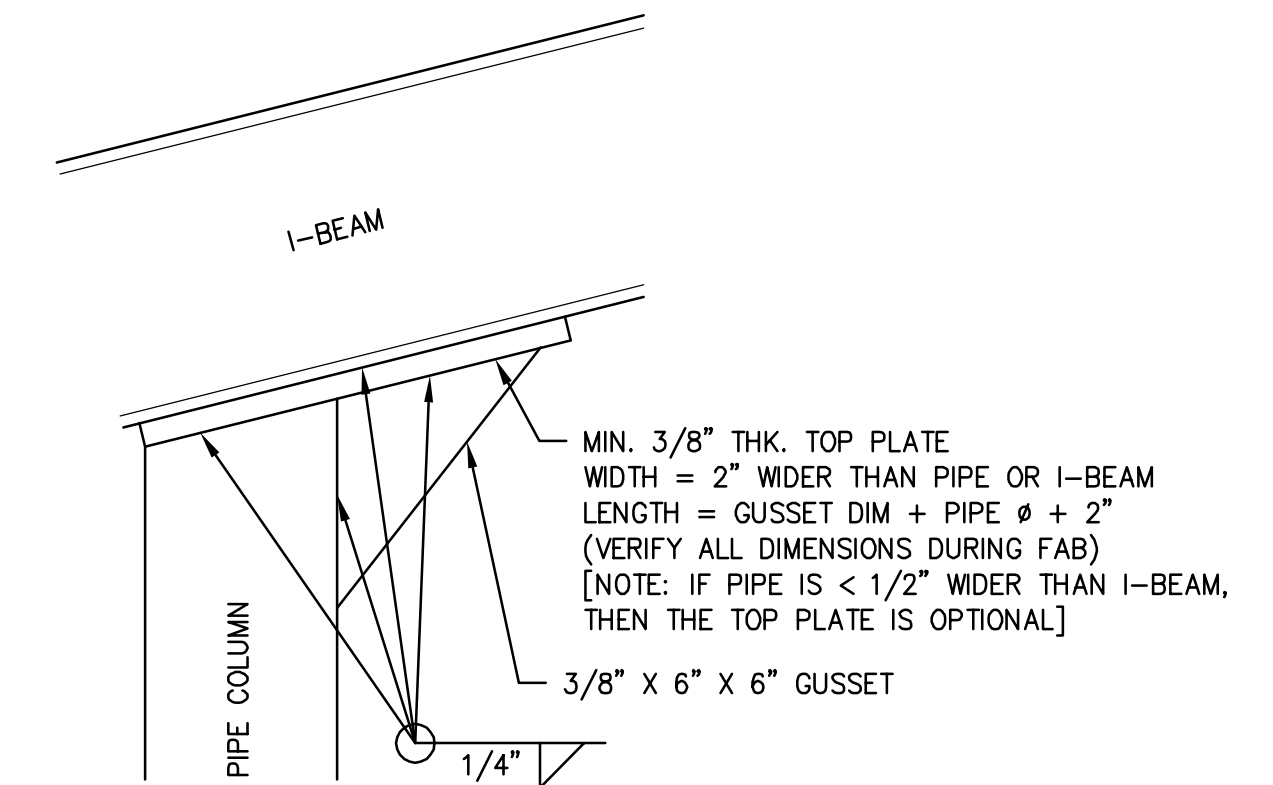
1 TYPICAL SHEETING ATTACHMENT NOT TO SCALE



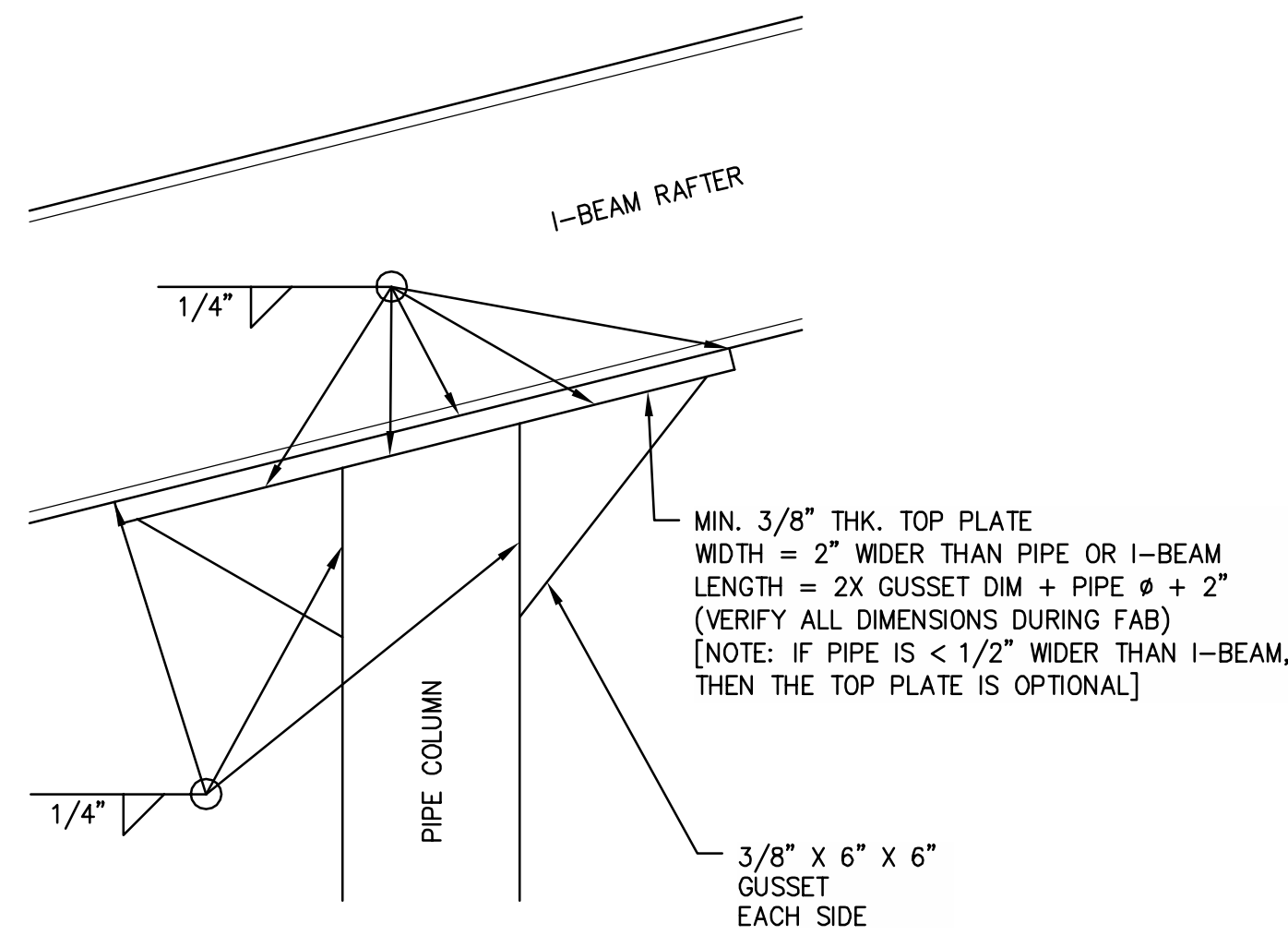
2 Z-PURLINS OVERLAPPED NOT TO SCALE



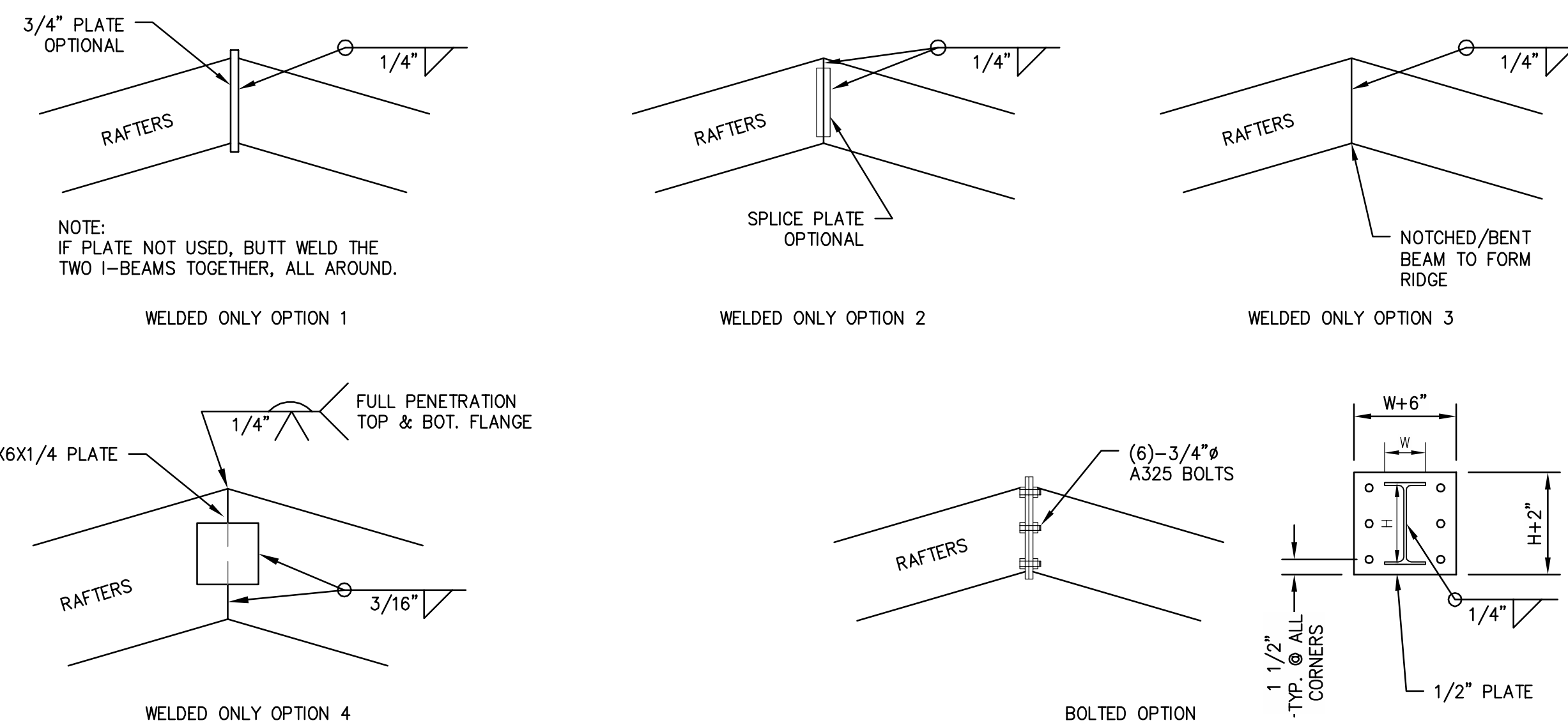
3 C OR Z GIRTS @ PIPE COLUMNS NOT TO SCALE



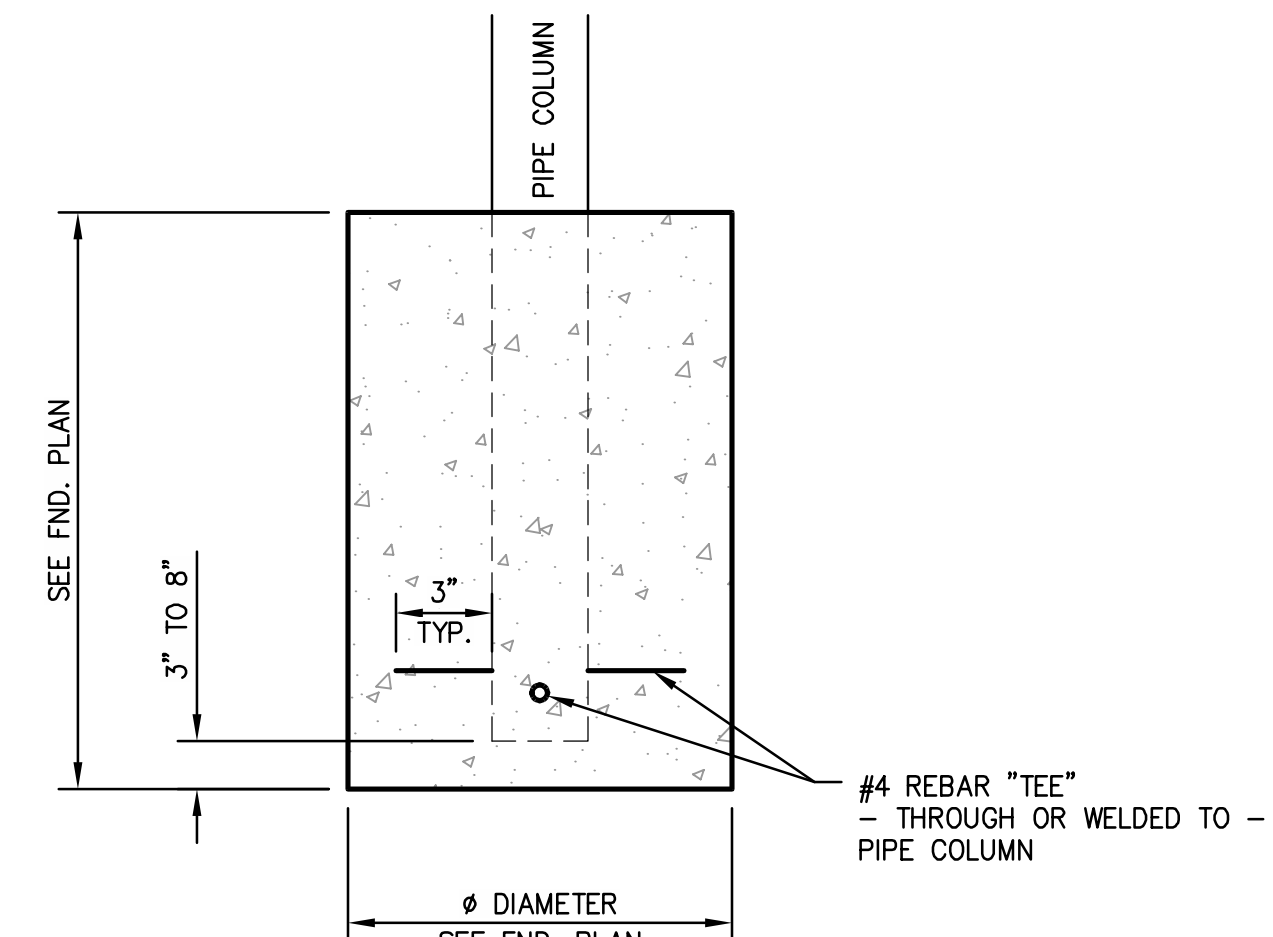
4 PIPE TO I-BEAM HAUNCH CONN. - ONE GUSSET NOT TO SCALE



5 PIPE TO I-BEAM HAUNCH CONN. - 2 GUSSETS NOT TO SCALE



6 I-BEAM RIDGE CONNECTION NOT TO SCALE



7 STABBED FOOTING NOT TO SCALE

SCALE BAR
0 1" = 25mm
IF THIS BAR IS NOT AS SHOWN, ADJUST SCALES ACCORDINGLY

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SHEET: DETAILS

PROJECT: AG SHED
BRANDON GIESBRECHT
2313 HIGHWAY 45
GLENN, CA 95943
530-624-9948
J.T.E. PROJECT #: 0001-2305

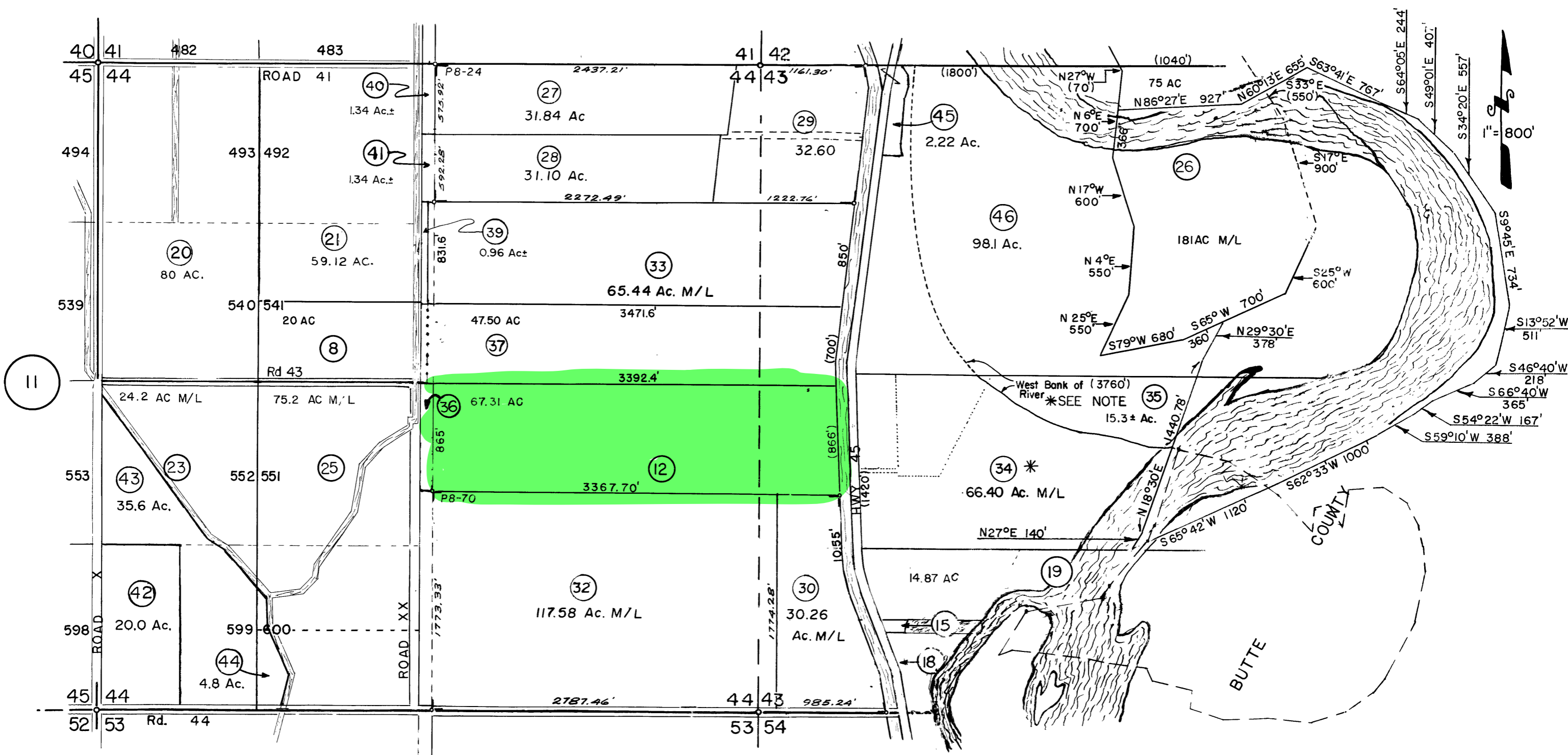
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1750 MILESTONE WAY, TURLOCK, CA 95382
JASON@JTOSTE-ENG.COM 209-535-8027



SIGNED: 4-25-2023

SHEET 5 OF 5

04



*** NOTE:** WEST BANK OF SACRAMENTO RIVER AS SHOWN ON STATE OF CALIFORNIA RECLAMATION BOARD'S MAP, "SACRAMENTO RIVER BANK PROTECTION PROJECT, UNIT No. 39A", TR. 2-1085 DATED, NOVEMBER, 1985. SAID MAP IN CONJUNCTION WITH "GRANT DEED", O.R. 808/72.

06



May 3, 2023

Brandon Jennings
County of Glenn
225 North Tehama St
Willows, CA 95988

Ref: Gas and Electric Transmission and Distribution

Dear Brandon Jennings,

Thank you for submitting the SPR2023-004 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 851 filing 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 24 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 24 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 ($90^\circ \pm 15^\circ$). All utility lines crossing the gas pipeline must have a minimum of 24 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&E'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 10 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.



May 16, 2023

Brandon Jennings
County of Glenn
225 North Tehama St
Willows, CA 95988

Re: SPR2023-004
Giesbrecht

Dear Brandon Jennings,

Thank you for providing PG&E the opportunity to review the proposed plans for SPR2023-004 dated 5/2/2023. Our review indicates the proposed improvements do not appear to directly interfere with existing PG&E facilities or impact our easement rights.

Please note this is our preliminary review and PG&E reserves the right for additional future review as needed. This letter shall not in any way alter, modify, or terminate any provision of any existing easement rights. If there are subsequent modifications made to the design, we ask that you resubmit the plans to the email address listed below.

If the project requires PG&E gas or electrical service in the future, please continue to work with PG&E's Service Planning department: <https://www.pge.com/cco/>.

As a reminder, before any digging or excavation occurs, please contact Underground Service Alert (USA) by dialing 811 a minimum of 2 working days prior to commencing any work. This free and independent service will ensure that all existing underground utilities are identified and marked on-site.

If you have any questions regarding our response, please contact the PG&E Plan Review Team at pgeplanreview@pge.com.

Sincerely,

PG&E Plan Review Team
Land Management

GLENN COUNTY Planning & Community Development Services Agency

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



Mardy Thomas, 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

OTHER

- Western Area Power Administration
- Sacramento River National Wildlife Refuge
- City of:
- Community Services District:
- Pacific Gas and Electric Company (PG&E)
- Fire Protection District: Hamilton-Bayliss
- Glenn County Resource Conservation District
- School District:

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)
- Dept. 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

- NE Center of the CA Historical Resources Information System
- Railroad:
- Reclamation District:
- Water/Irrigation District:
- Special District:
- Tehama-Colusa Canal Authority
- UC Cooperative Extension Office

DATE: May 02, 2023

PROPOSAL: Site Plan Review 2023-004, Giesbrecht, Agriculture Barn/Shed

PLANNER: Brandon Jennings, Assistant Planner
Bjennings@countyofglenn.net

APPLICANT: CAL Coast MFG INC.
P.O. Box 186
Turlock, CA. 95381
Stacy@calcoastinc.com

LANDOWNER: Brandon & Kristine Giesbrecht
2369 Highway 45
Glenn, CA 95943
Brandongiesbrecht4555@gmail.com

PROPOSAL: Site Plan Review 2023-004, Giesbrecht
Agriculture Barn/Shed

An application for a Barn/Shed has been received. The exterior dimensions of the structure are 80 ft. by 159 ft. with a peak height of 28 ft. and an overall square footage of 12,720 square feet.

LOCATION: The project is located 2313 Highway 45, north of County Road 44 (Sidds Road), west of the Sacramento River, east of County Road XX, and south of County Road 39, in the unincorporated area of Glenn County, California.

APN: 019-050-012; 7.90± Acres

ZONING: "AE-40"

GENERAL PLAN: "Intensive Agriculture"

FLOOD ZONE: Flood Zone "A" according to Flood Insurance Rate Map (FIRM) No. 06021C0650D, dated August 5, 2010 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 Compliance Requirement. If comments are not received by **Monday, May 15, 2023**, 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 Requirements 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: CAL COAST MFG INC.

Address: PO BOX 1864, TURLOCK, CA 95381

Phone: 209-634-9026 E-Mail STACY@CALCOASTINC.COM

2. Property Owner(s):

Name: BRANDON + KRISTINE GIESBRECHT

Address: 2369 HIGHWAY 45, GLENN, CA 95943

Phone: 530-624-9948 E-Mail brandongiesbrecht4555@gmail.com

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

Name: JASON TOSTE, PE

Address: 1750 MILESTONE WAY, TURLOCK, CA 95382

Phone: 209-535-8027 E-Mail JASON@JTOSTE-ENG.COM

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: CAL COAST MFG INC.

Mailing Address: PO BOX 1864, TURLOCK, CA 95381

5. Existing Use of Property: AG / FARM GROUND
6. Request or Proposal:
12,720 SF AGRICULTURAL SHED/BARN; ONE WALL, OPEN 3 SIDES

7. Address and Location of Project: 2313 HIGHWAY 45, GLENN, CA 95943
8. Current Assessor's Parcel Number(s): 019-050-012
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:*
PROPOSE TO CONSTRUCT ONE AG SHED/BARN TO PROTECT FARM EQUIPMENT AND SUPPLIES. NO HAZARDOUS MATERIALS NOR LIVESTOCK WILL BE STORED IN OR AROUND BUILDING.

11. Setback Dimensions (Distance from property line to proposed structure):
North: 757 ft. South: 32 ft.
East: 565 ft. West: 2639 ft.
Other Setback/s: 50 ft.
12. Provide the following information:
Size of Assessor Parcel: _____ sq.ft. 67.31 acres
Mean height of structure: 25 ft. Peak height of structure: 28 ft.
Dimensions of proposed including overhangs: 80 ft. x 159 ft.
Total Square Footage (Existing): _____ sq.ft.
Total Square Footage (Proposed): 12,720 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: Stacy Souza

Print: Stacy Souza, Cal-Coast mfg, Inc.

Date: 04/26/2023

Address: P.O. Box 1864, Turlock, CA 95381

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: Brandon Giesbrecht Kristine Giesbrecht

Print: Brandon Giesbrecht Kristine Giesbrecht

Date: 4/28/23

Address: 2369 Hwy 45 Glenn CA 95943

RECORDING REQUESTED BY:

Glenn County Title Company

Escrow No.: 014228JC

Title Order No.: 014228

WHEN RECORDED MAIL DOCUMENT AND TAX STATEMENT TO:

Brandon Giesbrecht and Kristine Giesbrecht
2369 Hwy. 45
Glenn, CA 95943

2007-5217
Recorded at the request of
GLENN COUNTY TITLE CO
08/30/2007 10:37A
Fee: 10.00 No of Pages:2

OFFICIAL RECORDS
Vince T Minto Clerk-Recorder
Glenn County, CA

Parcel No.: 019-05-0-012

SPACE ABOVE THIS LINE FOR RECORDER'S USE

GRANT DEED

The undersigned grantor(s) declare(s)
Documentary transfer tax is \$770.00

- 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

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, Herb Spence, Surviving Trustee of the Susan K. Spence Living Trust hereby GRANT(S) to Brandon Giesbrecht and Kristine Giesbrecht husband and wife as joint tenants

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

SEE ATTACHED EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF

DATED: August 17, 2007

The Susan K. Spence Living Trust

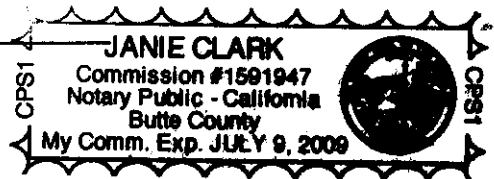
By: Herb Spence, Trustee
Herb Spence, Trustee

STATE OF CALIFORNIA
COUNTY OF Glenn

ON August 21, 2007 before me, Janie Clark, A Notary Public, personally appeared *** Herb Spence *** personally known to me (or 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.

WITNESS my hand and official seal

Signature Janie Clark



Parcel No.: 019-05-0-012

GRANT DEED
(Continued)

Escrow No.: 014228JC

Title Order No.: 014228

EXHIBIT A

Being a portion of the rancho known as the Jacinto Rancho", said tract being more particularly described by the survey and map thereof, of said Glenn Ranch made by H. B. Shackelford a licensed surveyor, in May and June, 1900 (said map being recorded in the office of the Recorder of Glenn County, August 23, 1900) as follows, to-wit:

The North half of the Southeast quarter of Section 44 and that portion of the North half of the South half of fractional Section 43 lying West of the Jacinto and Princeton Road.

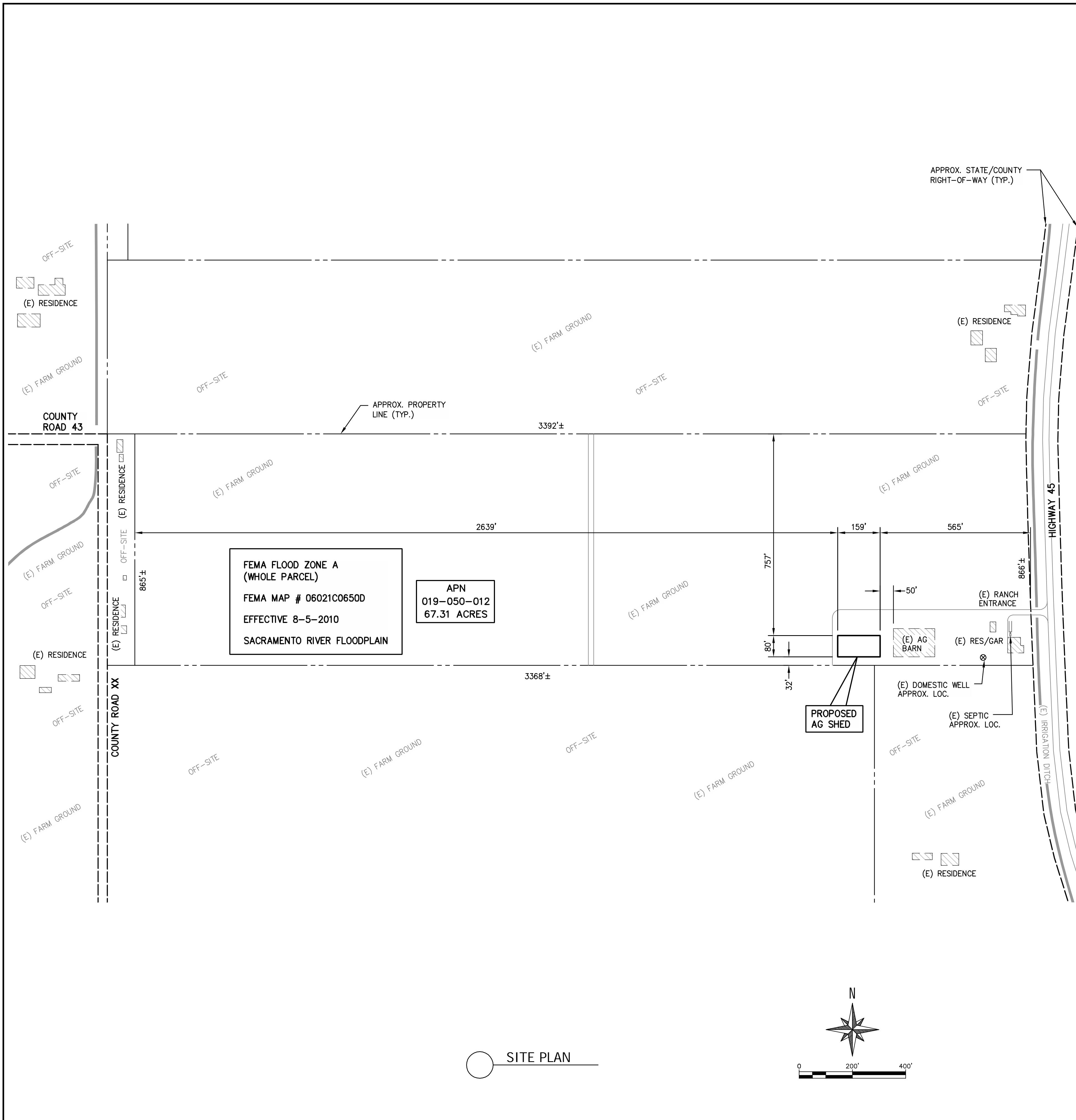
EXCEPTING THEREFROM a strip of land 80 feet wide immediately West and adjacent to the County Road running South from Jacinto, in Glenn County, California, and being a portion of and extending from North to South across said lands, heretofore deeded to Central Canal and Irrigation Company.

ALSO EXCEPTING THEREFROM that portion Deeded to the Colusa-Hamilton Railroad.

ALSO EXCEPTING THEREFROM a portion of Section 44 and Fractional Section 43 of Glenn Ranch Survey and more particularly described as follows:

BEGINNING at the point of intersection of the South line of the North half of the Southeast quarter of Section 44, Glenn Ranch Survey with the East right of way line of the Southern Pacific Railroad, from which point the Southwest corner of the North half of the Southeast quarter of said Section 44 lies West 100 feet and running thence along said South line of the North half of the Southeast quarter of said Section 44, East 3384.0 feet to the West right of way line of canal, thence along said canal right of way line North 2° 03' West 455.29 feet, thence leaving said canal and running parallel to the South line of the North half of the Southwest quarter of Section 43 and Southeast quarter of Section 44, West 3367.70 feet to the East right of way line of said Southern Pacific Railroad, thence along said last mentioned line, South 455.0 feet, more or less, to the place of beginning and containing 35.26 acres, more or less.

APN: 015-050-012-0



BUILDING CODE	
SCOPE OF WORK	AG SHED / BARN ROOF ONLY W/ ONE WALL
SQUARE FOOTAGE	12,720 SF
ALLOWED FLOOR AREA	18,000 SF PER CBC TABLE C102.1
PROPOSED HEIGHT	28 FT ±
ALLOWABLE HEIGHT	55 FT
FIRE SPRINKLERS	NOT REQ'D
OCCUPANCY	GROUP U PER CBC 312.1 + C101.1 AG BLDG / BARN
TYPE OF CONSTRUCTION	II-B
FIRE RATING	NOT REQ'D PER CBC TABLE 705.5
ACCESSIBILITY	NOT REQ'D PER CBC 11B-203
MEANS OF EGRESS ILLUMINATION	NOT REQ'D PER CBC 1008.2 EXCEPTION 1
EXIT SIGNS	NOT REQ'D PER CBC 1013.1 EXCEPTION 3
EXITS	N/A - OPEN BUILDING
OCCUPANT LOAD	12,720 SF / 300 SF/OCC = 43 OCCUPANTS - NO SPECIAL REQUIREMENTS
MAX. EXIT DISTANCE	300 FT PER CBC C104.1-1

OVERALL SITE NOTES

ALL WORK SHALL CONFORM TO THE FOLLOWING CODES - AS APPLICABLE:
 2022 CALIFORNIA BUILDING CODE (CBC)
 2022 CALIFORNIA RESIDENTIAL CODE (CRC)
 2022 CALIFORNIA MECHANICAL CODE (CMC)
 2022 CALIFORNIA PLUMBING CODE (CPC)
 2022 CALIFORNIA ELECTRICAL CODE (CEC)
 2022 CALIFORNIA ENERGY CODE (CEC)
 2022 CALIFORNIA GREEN CODE (CGBSC)
 2022 CALIFORNIA FIRE CODE (CFC)
 AND CURRENT VERSION OF LOCAL ORDINANCE CODE(S)

THIS DRAWING DOES NOT REPRESENT ANY LEGAL SURVEYS AND IS FOR EXHIBIT PURPOSES ONLY. APPROXIMATE LOCATIONS ARE REPRESENTED FOR UNDERGROUND AND ABOVE GROUND FACILITIES. ALL FEATURES ARE EXISTING UNLESS OTHERWISE NOTED AS PROPOSED.

NO ROAD IMPROVEMENTS OR "OFFSITE" IMPROVEMENTS PROPOSED FOR THIS PROJECT.

BUILDING AND SITE DATA ARE APPROXIMATED FROM ONSITE MEASUREMENTS AND OTHER RECORD DATA.

NO WELLS OR UTILITY EASEMENTS PROPOSED FOR THIS PROJECT.

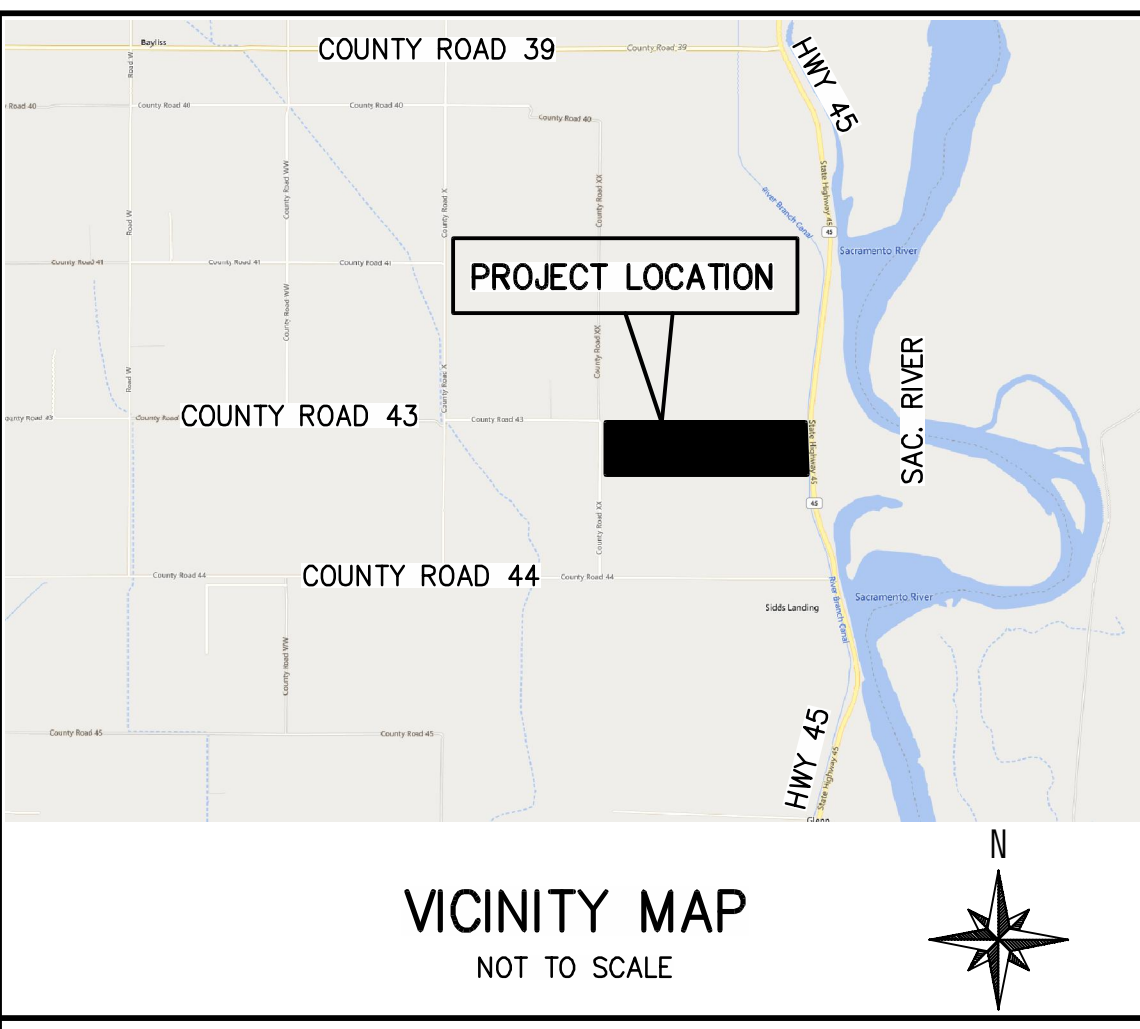
WRITTEN DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALING FROM THE DRAWING. DO NOT SCALE DRAWINGS. NOTIFY ENGINEER OF RECORD IF NEEDED.

CONSTRUCTION MAY NOT START UNTIL BUILDING PERMIT(S) HAVE BEEN OBTAINED.

WHERE UNDERGROUND AND/OR SURFACE FEATURES ARE SHOWN, THE LOCATIONS, DEPTH, AND DIMENSIONS ARE BELIEVED TO BE REASONABLY CORRECT, BUT NOT GUARANTEED. SUCH FEATURES ARE SHOWN FOR INFORMATIONAL PURPOSES ONLY AND SHALL BE FIELD-VERIFIED BY THE OWNER AND/OR CONTRACTOR.

THE APPROXIMATE BOUNDARY INFORMATION SHOWN IS BASED UPON LOCAL JURISDICTIONAL G.I.S. DATA AND READILY AVAILABLE PARCEL MAPS. ENGINEER OF RECORD IS NOT RESPONSIBLE FOR PROPERTY LINE AND RIGHT-OF-WAY LOCATIONS. OWNER SHALL RETAIN A LICENSED LAND SURVEYOR TO VERIFY PROPERTY LINE DATA IF SO NEEDED.

A CHEMICAL TOILET IS REQUIRED ON-SITE DURING CONSTRUCTION UNLESS OTHER FACILITIES ARE PRESENT.



PROPERTY DATA	
OWNER	BRANDON GIESBRECHT 2369 HIGHWAY 45 GLENN, CA 95943 530-624-9948
JURISDICTION	GLENN COUNTY
ZONING	AG
SITE AREA	67.31 ACRES
APN #	019-050-012
SITE ADDRESS	2313 HIGHWAY 45 GLENN, CA 95943
WATER	DOMESTIC WELL
SEWER	SEPTIC
GAS	LPG TANK
ELECTRIC	PG&E

PROJECT TEAM	
ENGINEER OF RECORD	JTOSTE ENGINEERING JASON A. TOSTE 1750 MILESTONE WAY, TURLOCK, CA 95382 209-535-8027 RCE 77353

PROJECT SHEET SET			
SHEET #	DESCRIPTION	SHEET #	DESCRIPTION
1	SITE PLAN		
2	NOTES		
3	FLOOR / FOUNDATION PLAN		
4	ELEVATIONS / CROSS SECTION		
5	DETAILS		

LOADING CRITERIA	
ROOF DEAD LOAD	1.7 PSF
ROOF LIVE LOAD	20 PSF (W/ REDUCTIONS)
FLOOR DEAD LOAD	N/A
FLOOR LIVE LOAD	N/A
WIND LOADING	
ULT. DESIGN WIND SPEED	87 MPH
RISK CATEGORY	I
WIND EXPOSURE	C
INTERNAL PRESSURE COEFFICIENT	N/A
C&C VELOCITY PRESSURES	14 PSF
SEISMIC LOADING	
NOT REQUIRED PER 2022 CBC SECTION 1613.1 EXCEPTION #3.	
SOILS	
SOIL BEARING CAPACITY ASSUMED PER CBC TABLE 1806.2	1500 PSF
FLOOD ZONE	
FEMA ZONE A: MAP NUMBER 06021C0650D OPEN BARN W/ FLOOD DAMAGE RESISTANT MATERIALS - HYDROSTATIC LOADING N/A	

CAL COAST MFG., INC.
 Lic. #25739 B, C-S1
 P.O. Box 1864 - 0245, Turlock Road
 Turlock, California 95381
 Business: (209) 634-9026 (800) 732-6626 Fax: (209) 634-3458

SCALE BAR
 0 1" = 25mm
 IF THIS BAR IS NOT AS SHOWN, ADJUST SCALES ACCORDINGLY

2023 COPYRIGHT BY JTOSTE ENGINEERING
 THIS DRAWING AND/OR DOCUMENT SHALL NOT BE ALTERED, REPRODUCED, CHANGED, TRANSFERRED, OR COPIED WITHOUT WRITTEN CONSENT FROM JTOSTE ENGINEERING. UNAUTHORIZED USE OF THIS DRAWING AND/OR DOCUMENT BY A THIRD PARTY WILL HOLD JTOSTE ENGINEERING HARMLESS.



SHEET: SITE PLAN

PROJECT: AG SHED
 BRANDON GIESBRECHT
 2313 HIGHWAY 45
 GLENN, CA 95943
 530-624-9948
 J.T.E. PROJECT #: 0001-2305

JTOSTE ENGINEERING
 1750 MILESTONE WAY, TURLOCK, CA 95382
 JASON@JTOSTE-ENG.COM 209-535-8027



SIGNED: 4-25-2023
 SHEET 1 OF 5

GENERAL

1. ALL DIMENSIONS ARE TO BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO COMMENCING WORK OR FABRICATION. IF ANY CONDITION EXISTS NOT AS SHOWN ON THE DRAWINGS THE ENGINEER SHALL BE NOTIFIED IMMEDIATELY.
2. DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALED DRAWINGS. VERIFY DIMENSIONS AND MEASUREMENTS AT SITE.
3. THE CONTRACTOR WILL HOLD HARMLESS, INDEMNIFY AND DEFEND THE OWNER, THE ENGINEER, HIS CONSULTANTS, AND EACH OF THEIR OFFICERS, EMPLOYEES AND AGENTS, FROM ANY AND ALL LIABILITY CLAIMS, LOSSES OR DAMAGE ARISING OR ALLEGED TO ARISE FROM THE PERFORMANCE OF THE WORK DESCRIBED HEREIN, BUT NOT INCLUDING THE SOLE NEGLIGENCE OF THE OWNER, ENGINEER, HIS CONSULTANTS, AND EACH OF THEIR OFFICERS, EMPLOYEES AND AGENTS.
4. ALL WORK SHALL BE PERFORMED BY LICENSED CONTRACTOR(S) USING MATERIALS AND METHODS IN ACCORDANCE WITH APPLICABLE SECTIONS OF THE INTERNATIONAL BUILDING CODE (IBC) 2021 EDITION, 2022 CALIFORNIA BUILDING CODE (CBC), LOCAL CODES AND ORDINANCES. REPORT ALL DISCREPANCIES TO THE DESIGNER IMMEDIATELY.
5. IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, THE CONTRACTOR WILL BE SOLELY AND COMPLETELY RESPONSIBLE FOR THE CONDITIONS AT THE JOB SITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK. THIS REQUIREMENT WILL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS.
6. ANY CHANGES TO THE APPROVED SET OF PLANS WITHOUT NOTIFYING THE ENGINEER PRIOR TO SUCH CHANGES ABSOLVES SAID ENGINEER FROM ANY AND ALL RESPONSIBILITY WITH RESPECT TO THE LIABILITY, DAMAGE OR EXTRA WORK RESULTING FROM SAID CHANGES.

GRADING

1. IF EXPANSIVE CLAY SOIL CONDITIONS EXIST, THE CONTRACTOR MUST CONSULT WITH A SOILS ENGINEER FOR SUBGRADE REQUIREMENTS AND COORDINATE EARTHMOVING OPERATIONS TO ENSURE THAT APPROVED SUBGRADE MATERIALS ARE RESERVED IN SUFFICIENT QUANTITIES TO ACCOMMODATE CONCRETE FOOTINGS AND SLABS.
2. ALL CONCRETE FOOTINGS AND SLABS SHALL BEAR UPON AND/OR PENETRATE INTO UNDISTURBED SOIL OR COMPACTED SOIL. EACH SOIL SHALL HAVE A MINIMUM IN-PLACE DENSITY OF 90% OF MAXIMUM DENSITY AT OPTIMUM MOISTURE CONTENT AT THE PROJECT SITE.
3. PROVISIONS SHALL BE MADE FOR THE CONTROL AND DRAINAGE OF SURFACE WATER AROUND BUILDINGS. THE GROUND IMMEDIATELY ADJACENT TO THE FOUNDATION SHALL BE SLOPED AWAY FROM THE BUILDING AT A SLOPE OF 2% TO 5% FOR A MINIMUM DISTANCE OF TEN FEET MEASURED PERPENDICULAR TO THE FACE OF THE WALL OR AN APPROVED ALTERNATE METHOD OF DIVERTING WATER AWAY FROM THE FOUNDATION SHALL BE USED. THE PROCEDURE USED TO ESTABLISH THE FINAL GROUND LEVEL ADJACENT TO THE FOUNDATION SHALL ACCOUNT FOR ADDITIONAL SETTLEMENT OF THE BACKFILL.
4. EXCAVATION AND GRADING TO BE DONE PER 2022 CBC, APPENDIX CHAPTER J.

PLUMBING

NO PLUMBING PROPOSED FOR THIS PROJECT.

ELECTRICAL

NO ELECTRICAL PROPOSED FOR THIS PROJECT.

FOUNDATIONS

FOUNDATION WORK TO BE DONE PER 2022 CBC CHAPTER 18.

- FOUNDATION DESIGN FOR THIS PROJECT IS BASED ON:
- ASSUMED BEARING CAPACITY OF 1500 PSF PER CBC TABLE 1806.2
 - ASSUMED EXPANSION INDEX OF LESS THAN 20
 - ASSUMED SOIL SITE CLASS D
 - ASSUMED PASSIVE RESISTANCE OF 100 PCF
 - ASSUMED SOIL FRICTION COEFFICIENT OF 0.25
 - WATER TABLE ASSUMED TO BE WELL BELOW THE FOUNDATION

IF THE SOIL CONDITIONS ARE NOT EQUAL TO OR BETTER THAN THE ASSUMPTIONS ABOVE, THE CURRENT DESIGN WILL BE VOID AND THE OWNER AND/OR CONTRACTOR SHALL CONSULT THE LOCAL BUILDING DEPARTMENT WHETHER A GEOTECHNICAL INVESTIGATION SHALL BE PERFORMED.

IF A GEOTECHNICAL INVESTIGATION IS NEEDED, THE ENGINEER OF RECORD SHALL BE NOTIFIED IMMEDIATELY.

STRUCTURAL STEEL

1. ALL EXPOSED STEEL SHALL BE PAINTED WITH A MINIMUM OF ONE (1) COAT OF RUST INHIBITIVE PRIMER AFTER BEING THOROUGHLY CLEANED OF ALL LOOSE SCALE AND RUST.
2. STRUCTURAL STEEL SHALL CONFORM TO THE FOLLOWING, U.N.O.:
 - a. STRUCTURAL SHAPES M, S, HP, C, MC, L, AS PER AISC MANUAL 15th EDITION, TO COMPLY WITH ASTM A36 (Fy=36 ksi) UNLESS NOTED OTHERWISE.
 - b. STRUCTURAL SHAPES W, AISC MANUAL 15th EDITION, TO COMPLY WITH ASTM A992 (Fy=60 ksi) UNLESS NOTED OTHERWISE.
 - c. STRUCTURAL STEEL TUBING, AS PER AISC MANUAL 15th EDITION, TO COMPLY WITH ASTM A500 GRADE B (Fy=46 ksi) UNLESS NOTED OTHERWISE.
 - d. STRUCTURAL STEEL PIPE, AS PER AISC MANUAL 15th EDITION, TO COMPLY WITH ASTM A53 GRADE B (Fy=35 ksi) UNLESS NOTED OTHERWISE.
 - e. OIL FIELD STEEL PIPE TO HAVE YIELD STRENGTH OF Fy=55 ksi MINIMUM.
 - f. COLD FORM LIGHT GAUGE STEEL, AS PER AISI S100-10, TO COMPLY WITH ASTM A1011 GRADE 55 (Fy=55 ksi).
3. ANY MATERIAL REQUEST WITH DIFFERENT SPECIFICATIONS THAN NOTED ABOVE ARE TO BE DIRECTED TO THE DESIGNER, IN A TIMELY MANNER, PRIOR TO CONSTRUCTION AND/OR INSTALLATION. ANY ITEM OF A DIFFERENT SPECIFICATION INSTALLED, WITHOUT SPECIFIC PRIOR WRITTEN APPROVAL MAY NOT MEET THE PROJECT ENGINEERING REQUIREMENTS NECESSITATING A REMOVAL AND/OR SIGNIFICANT REVISION TO ITEMS INSTALLED.
4. STRUCTURAL STEEL DETAILING, FABRICATION AND ERECTION SHALL BE IN ACCORDANCE WITH THE 15th EDITION OF THE AISC MANUAL AND THE LATEST EDITION OF STRUCTURAL STEEL DETAILING BY THE AISC.
5. AS WITH ANY BUILDING STRUCTURE, A STEEL BUILDING DOES NOT REACH STRUCTURAL INTEGRITY UNTIL ALL COLUMNS ARE PROPERLY ANCHORED TO FOOTINGS AND ALL MEMBERS ARE CONNECTED TO EACH OTHER AS SHOWN IN THE ATTACHED ENGINEERING DESIGN. THE CONTRACTOR SHALL DETERMINE WHEN AND WHERE TEMPORARY BRACING IS NEEDED.
6. WELDS SHALL BE MADE WITH WIRE OR ELECTRODE HAVING A MINIMUM TENSILE STRENGTH OF 70,000 PSI, U.N.O.
7. CONTRACTOR SHALL VERIFY METHODS AND SPECIFICATIONS FOR WELDING TO OIL FIELD PIPE AND COLD FORM LIGHT GAUGE STEEL MEMBERS.
8. METAL SUPERSTRUCTURE MEMBERS AND CONNECTIONS SHALL BE GALVANIZED PER STANDARD PRACTICE OF DAIRY BARN CONSTRUCTION (FOR DAIRY PROJECTS, AS APPLICABLE).
9. STRUCTURAL BOLTS: BOLT--FASTENED CONNECTIONS (IF SPECIFIED) SHALL BE CONSTRUCTED USING PRE--TENSIONING TURN--OF--NUT METHOD WITH ASTM A325 HIGH--STRENGTH BOLTS.

REINFORCING STEEL

1. ALL REINFORCING STEEL SHALL BE GRADE 60, ASTM A615.
2. SPLICES SHALL BE LAPPED MIN. 50 BAR DIAMETERS WITH A MIN. OF 28".
3. ALL REINFORCING STEEL SHALL HAVE MIN. 3" OF CONCRETE COVER, U.N.O.
4. SLAB REINFORCING SHALL BE IN THE CENTER OF THE SLAB, U.N.O.

CONCRETE

1. ALL CONCRETE SHALL CONSIST OF TYPE II PORTLAND CEMENT, FINE AGGREGATE, COARSE AGGREGATE, AND WATER (WATER:CEMENT RATIO SHALL NOT EXCEED 0.45 ABSOLUTE BY WEIGHT, AND SLUMP SHALL NOT EXCEED 4 INCHES) TO YIELD AT 28 DAYS A MINIMUM COMPRESSIVE STRENGTH AS FOLLOWS:

PAVING, NON-STRUCTURAL SLABS, AND SIDEWALKS	2500 PSI
STRUCTURAL FOOTINGS AND STRUCTURAL SLABS	2500 PSI
WALLS, BEAMS, AND COLUMNS	2500 PSI

3. SECONDARY (CRACK CONTROL) REINFORCEMENT OF CONCRETE SLABS SHALL BE 1.5 LBS OF FIBERMESH PER CUBIC YARD OF CONCRETE.

4. PROVIDE CONTROL JOINTS IN UNREINFORCED SLABS PER PCA GUIDELINES:

CONTROL JOINT SPACING (FT)

SLAB THICKNESS (IN)	SLUMP 4 TO 6 IN.		SLUMP LESS THAN 4 IN.
	MAXIMUM-SIZE AGGREGATE LESS THAN 3/4"	MAXIMUM-SIZE AGGREGATE 3/4" AND LARGER	
5	10	13	15
6	12	15	18
7	14	18	21
8	16	20	24
9	18	23	27
10	20	25	30

SPECIAL INSPECTIONS

THIRD--PARTY SPECIAL INSPECTIONS NOT REQUIRED PER 2022 CBC 1704.2 EXCEPTION 1, MINOR PROJECT.

DRAINAGE

ALL STORMWATER TO BE RETAINED ON SITE AND DRAINED TO THE EXISTING FARM GROUND.



SCALE BAR
 0 1" / 25mm
 IF THIS BAR IS NOT AS SHOWN, ADJUST SCALES ACCORDINGLY

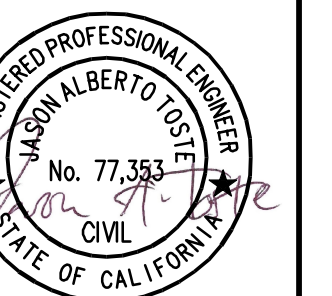
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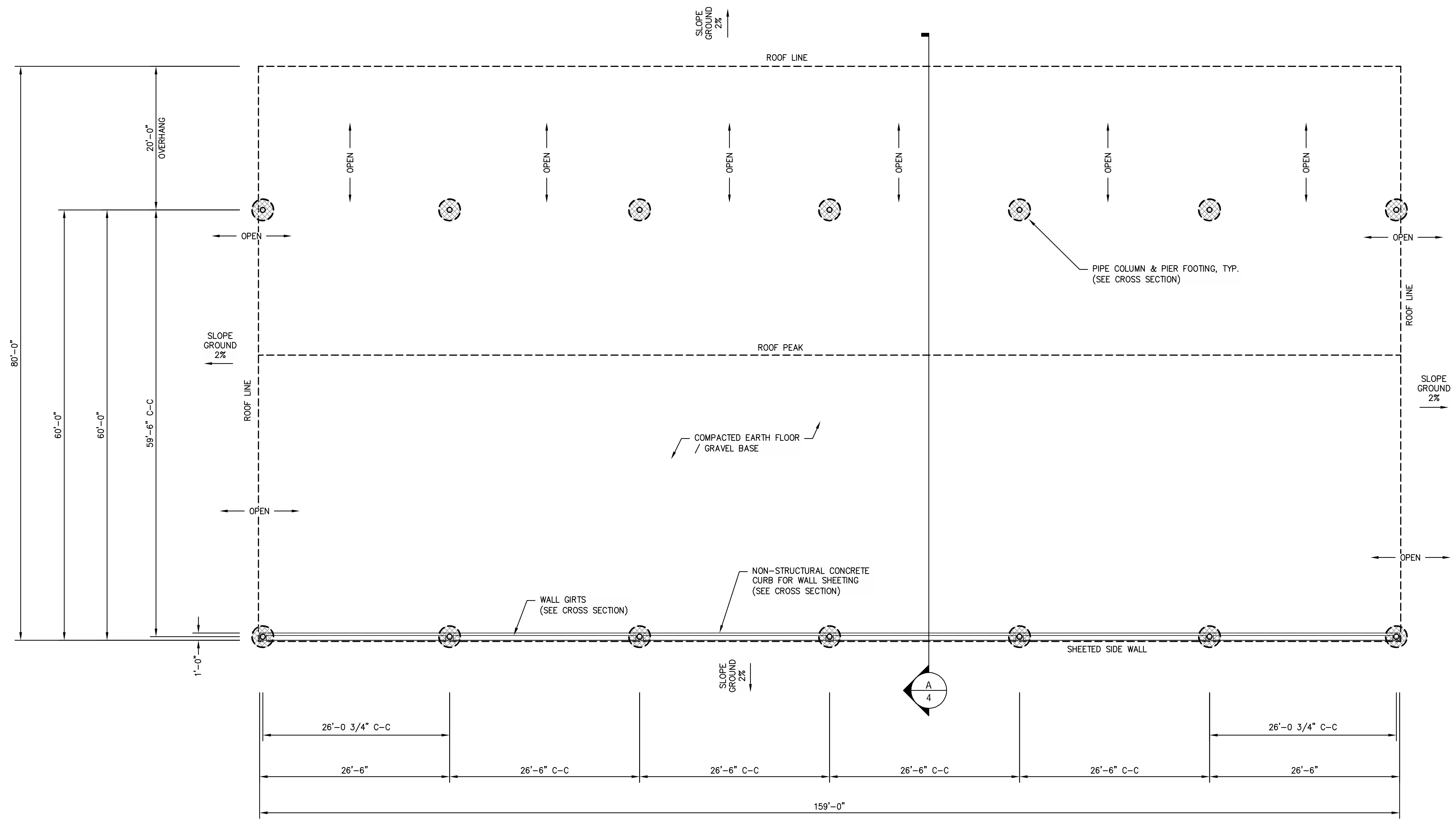
SHEET: NOTES

PROJECT: AG SHED
 BRANDON GIESBRECHT
 2313 HIGHWAY 45
 GLENN, CA 95943
 530-624-9948
 J.T.E. PROJECT #: 0001-2305



SIGNED: 4-25-2023

SHEET 2 OF 5



FLOOR / FOUNDATION PLAN
Scale: 1/8" = 1'-0"

CAL COAST MFG. INC.
Lic. 425739 B, C-S1
P.O. Box 1864 - 4245, Turner Road
Turlock, California 95381
Business: (209) 634-9026 (800) 732-6826 Fax: (209) 634-3458

SCALE BAR
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GLENN, CA 95943
530-624-9948
J.T.E. PROJECT #:
0001-2305

JTOSTE ENGINEERING
1750 MILESTONE WAY, TURLOCK, CA 95382
JASON@JTOSTE-ENG.COM 209-535-8027

REGISTERED PROFESSIONAL ENGINEER
JASON ALBERTO JOSTE
No. 77,353
CIVIL
STATE OF CALIFORNIA

SIGNED: 4-25-2023

SHEET
3 OF 5

SCALE BAR
0 1" = 25mm
IF THIS BAR IS NOT AS SHOWN, ADJUST SCALES ACCORDINGLY

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SHEET:
ELEVATIONS &
CROSS SECTION

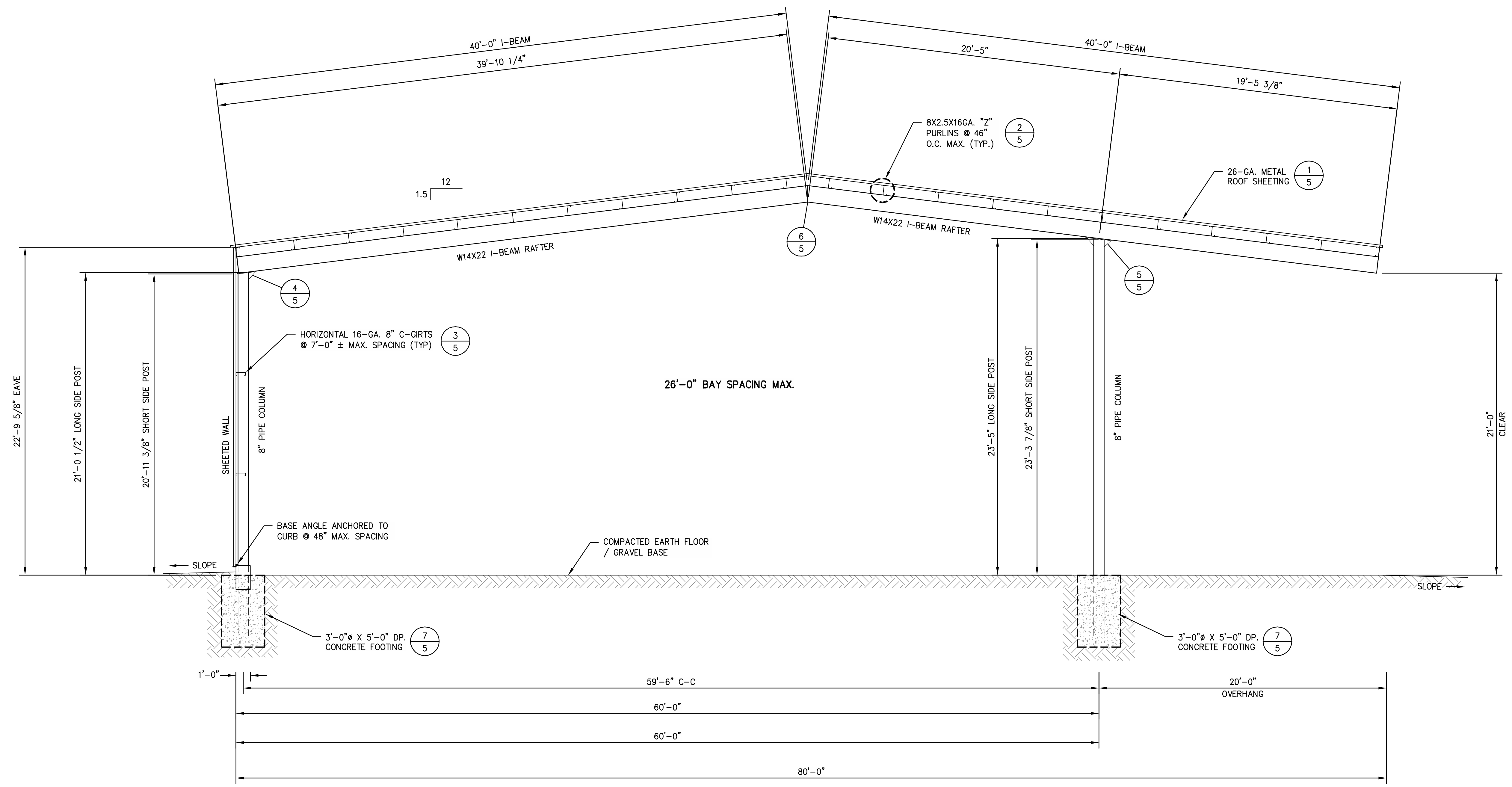
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GLENN, CA 95943
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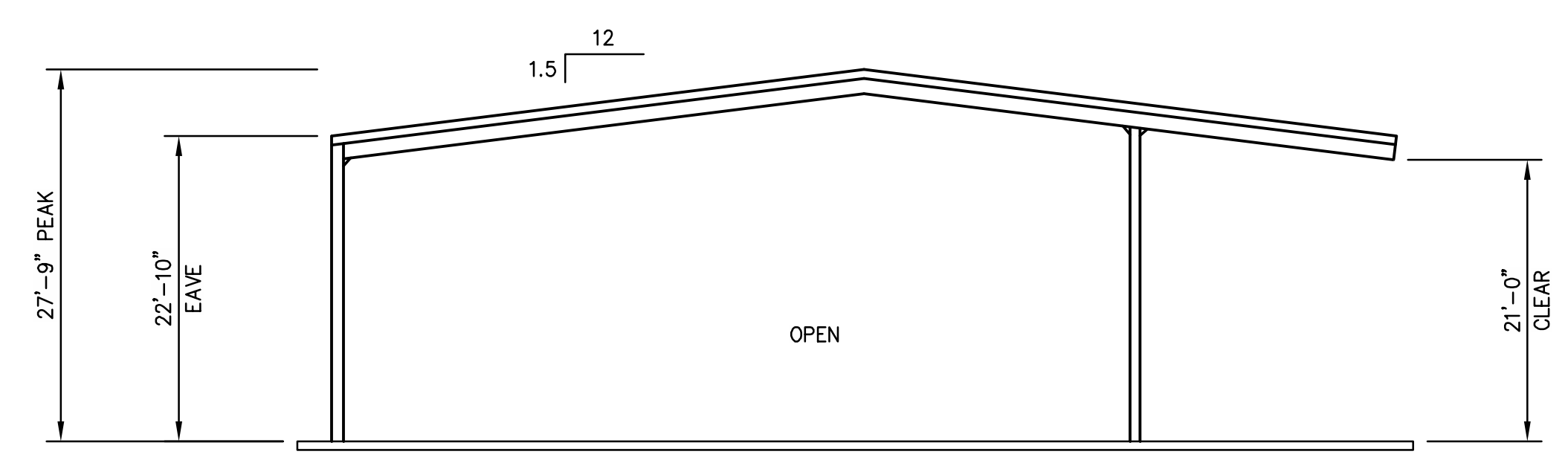


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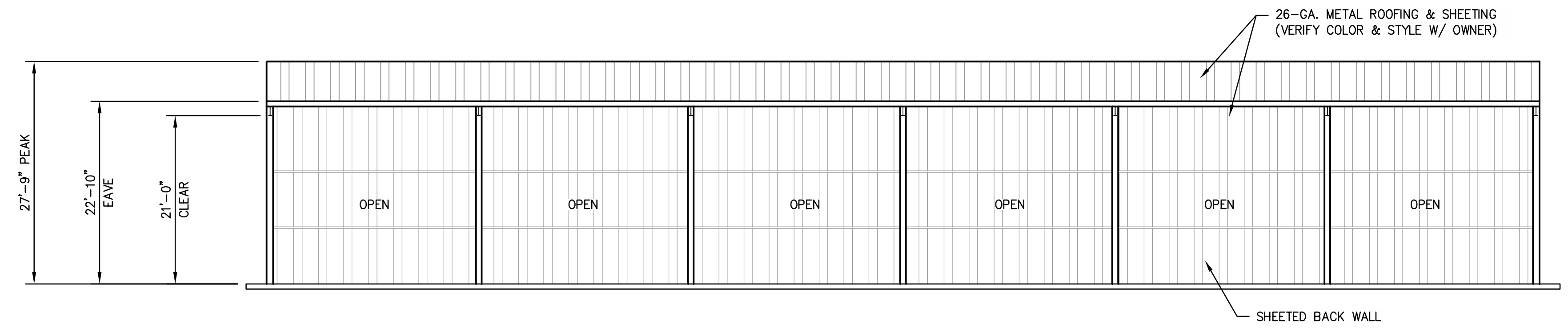
SHEET
4
OF
5



A CROSS SECTION A
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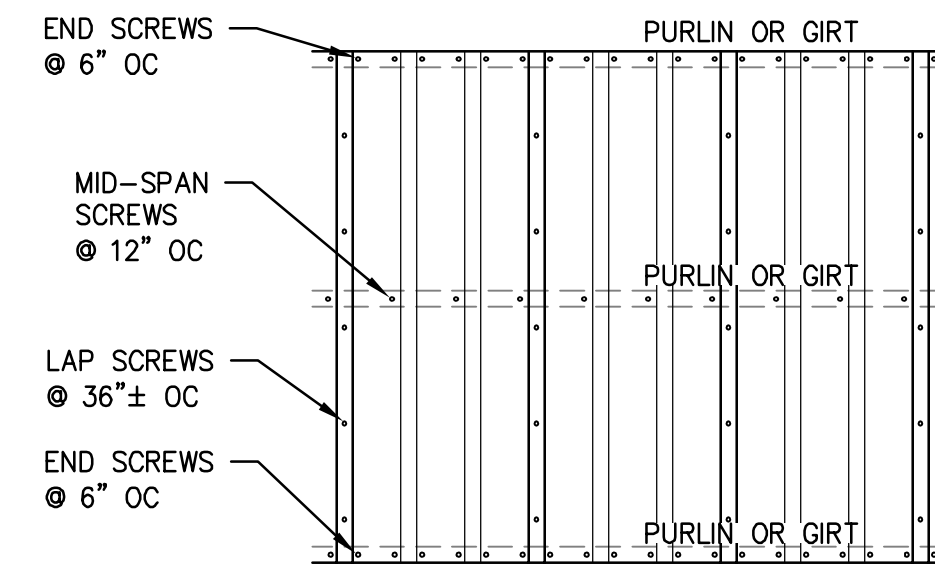


END ELEVATION
Scale: 3/32" = 1'-0"

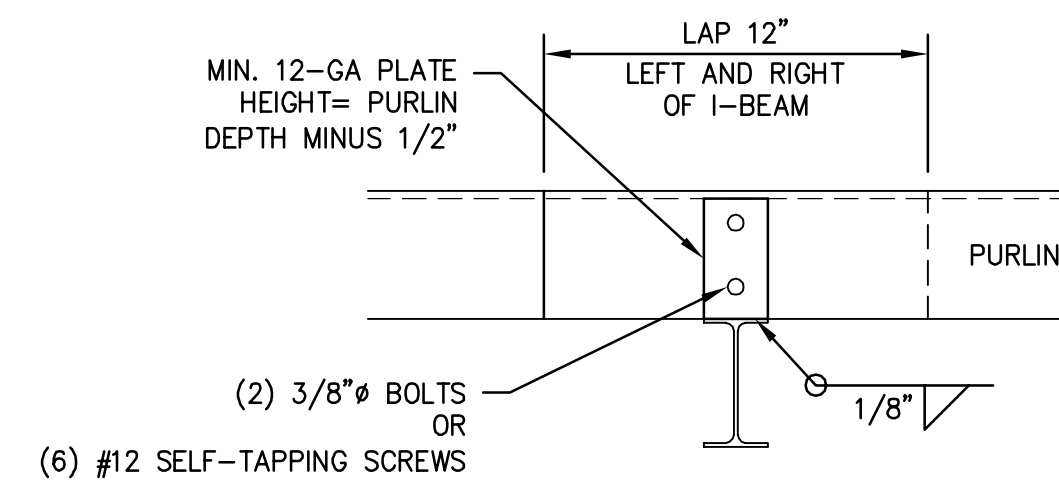


SIDE ELEVATION
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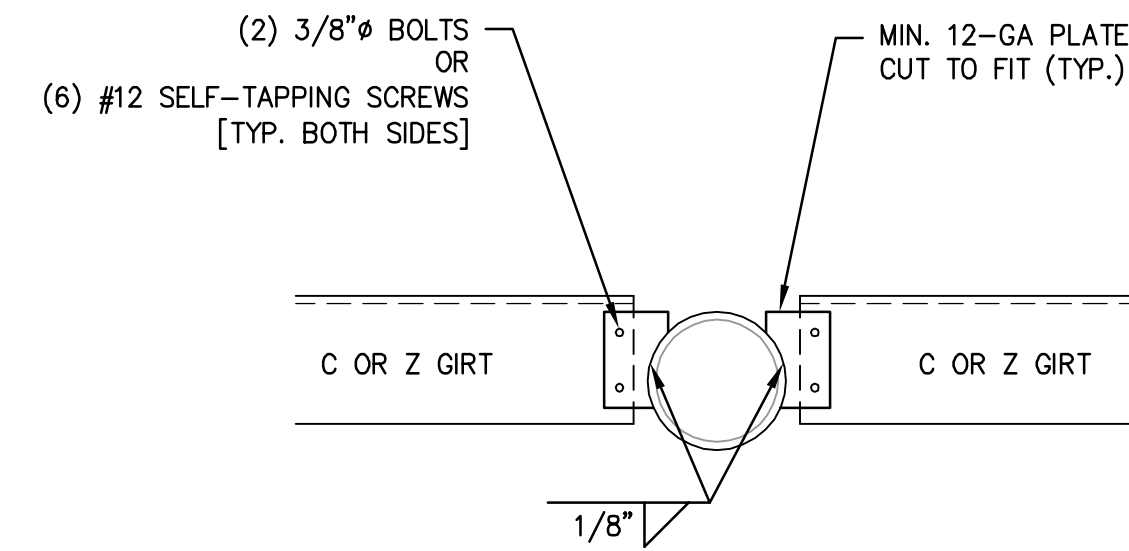
METAL ROOFING / SHEETING / SIDING:
SCREW ATTACHMENT PER MANUFACTURER'S SPECIFICATIONS OR PER DETAILS BELOW.
ATTACHMENT SCREWS: #12X3/4" SELF-TAPPING OR COATED WOOD SCREWS
SIDE LAP SCREWS: #12X3/4" COATED STITCH SEALING



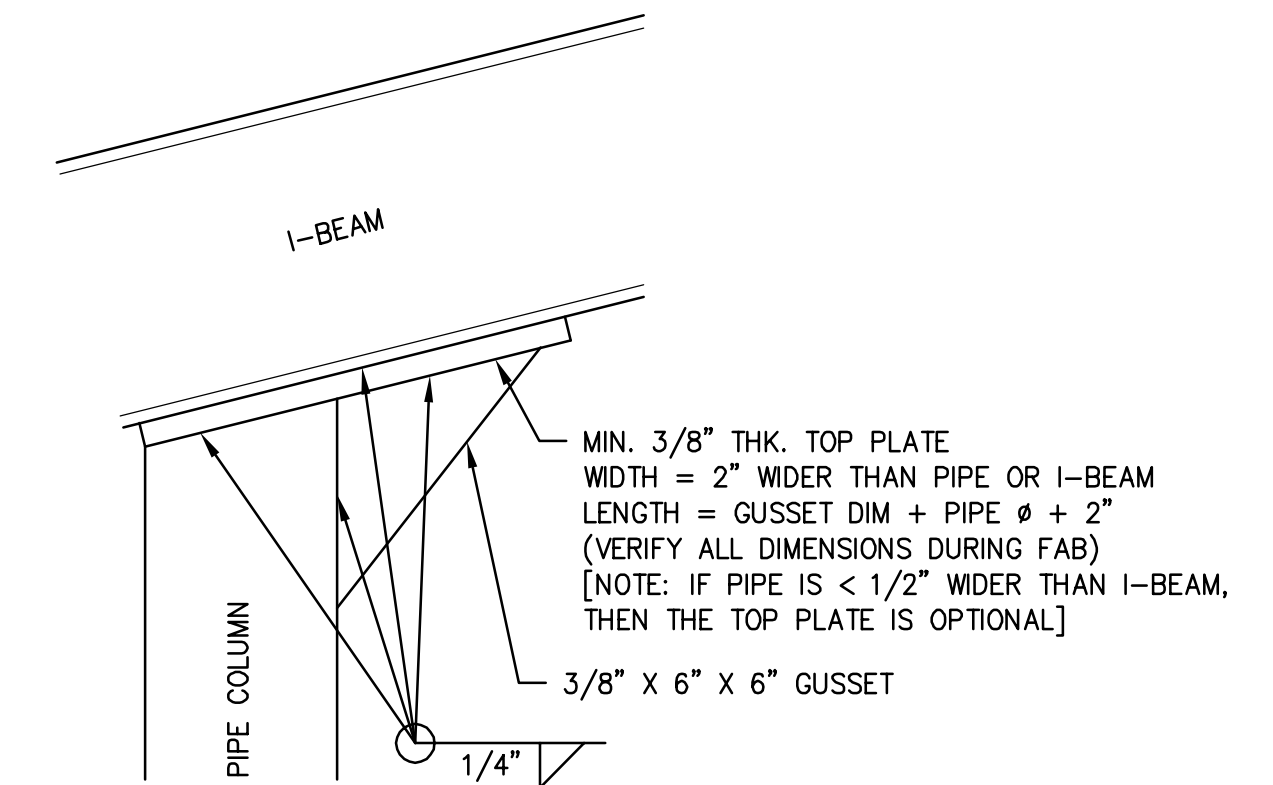
1 TYPICAL SHEETING ATTACHMENT NOT TO SCALE



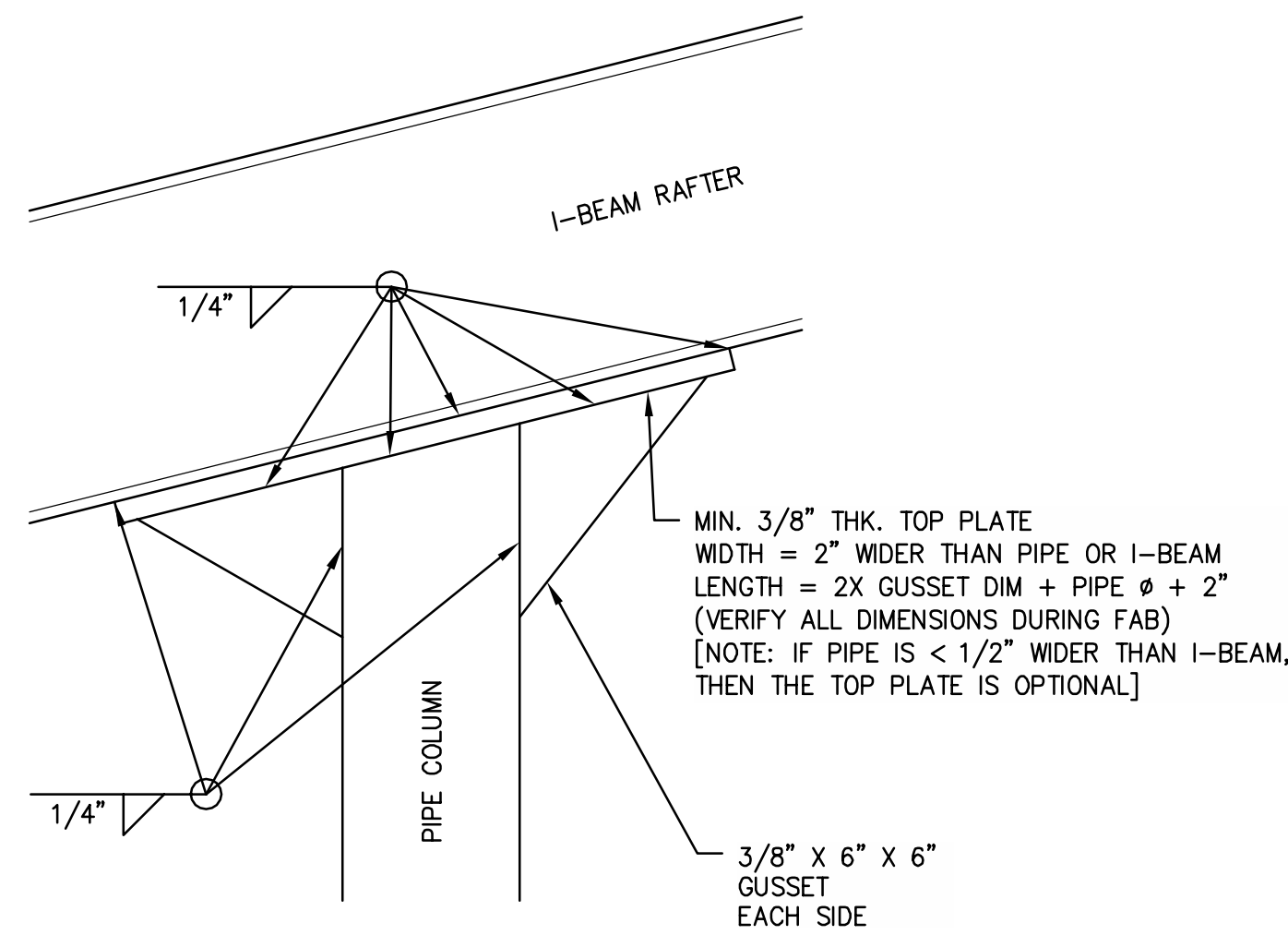
2 Z-PURLINS OVERLAPPED NOT TO SCALE



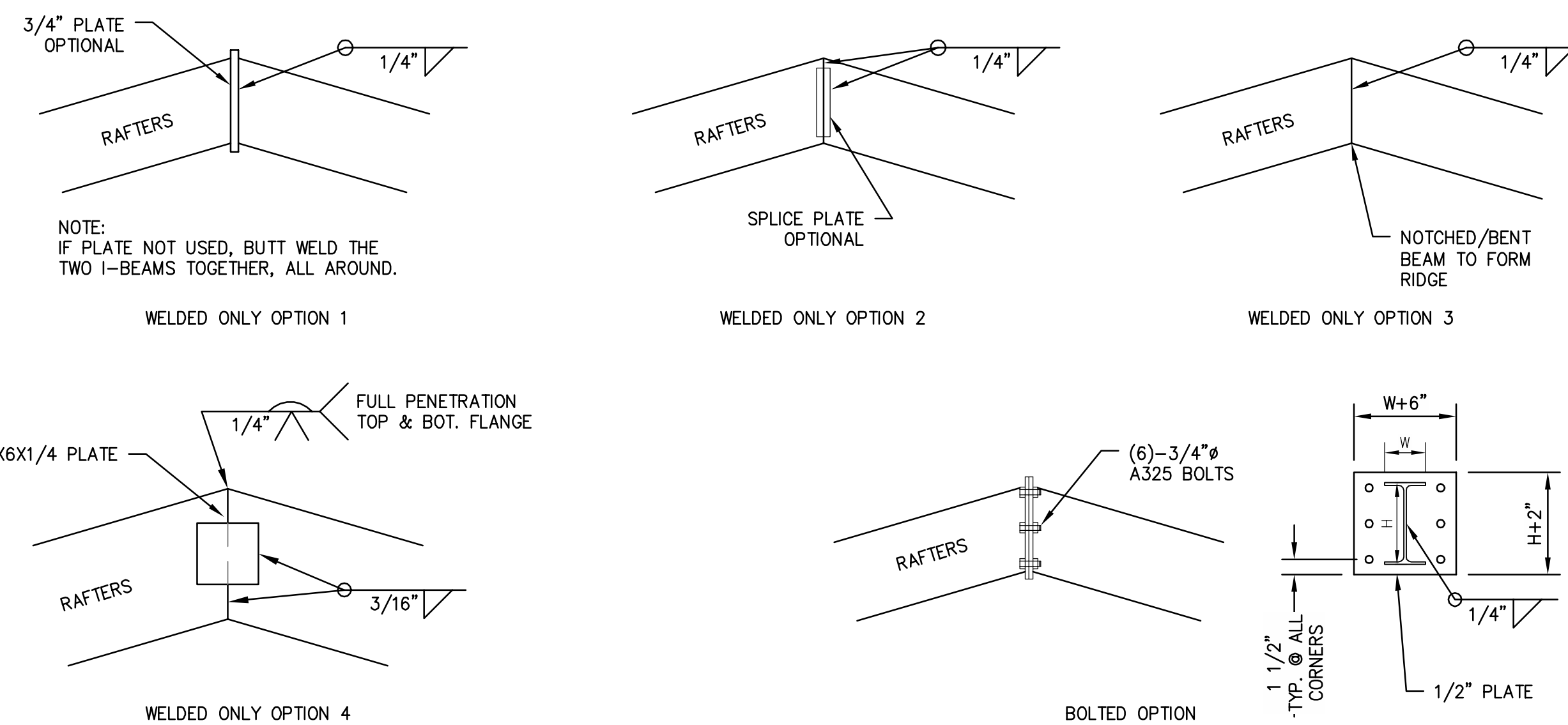
3 C OR Z GIRTS @ PIPE COLUMNS NOT TO SCALE



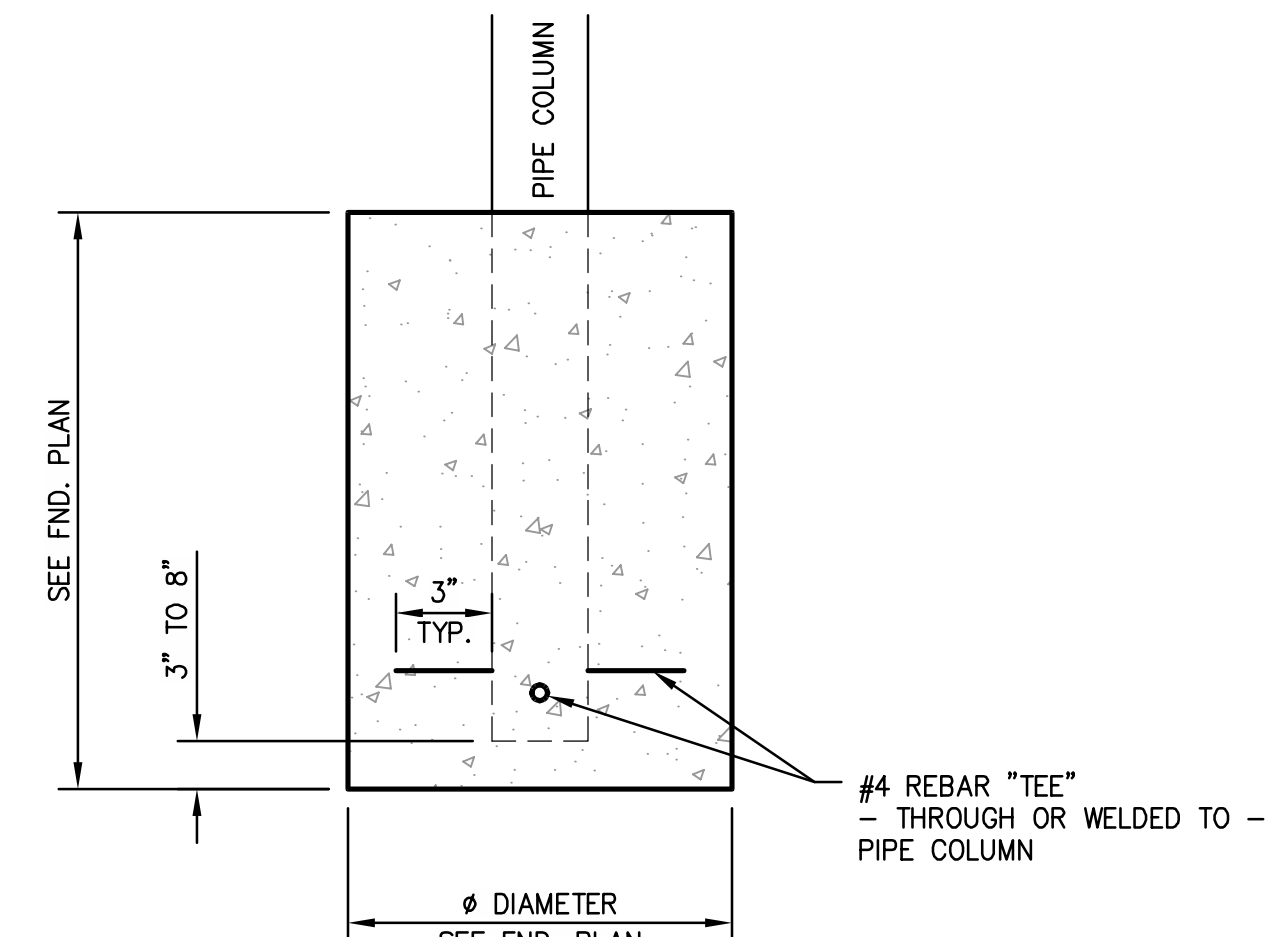
4 PIPE TO I-BEAM HAUNCH CONN. - ONE GUSSET NOT TO SCALE



5 PIPE TO I-BEAM HAUNCH CONN. - 2 GUSSETS NOT TO SCALE



6 I-BEAM RIDGE CONNECTION NOT TO SCALE



7 STABBED FOOTING NOT TO SCALE

SCALE BAR
0 1" = 25mm
IF THIS BAR IS NOT AS SHOWN, ADJUST SCALES ACCORDINGLY

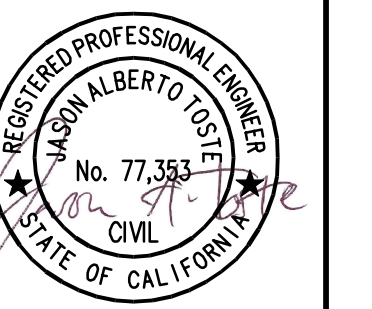
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SHEET: DETAILS

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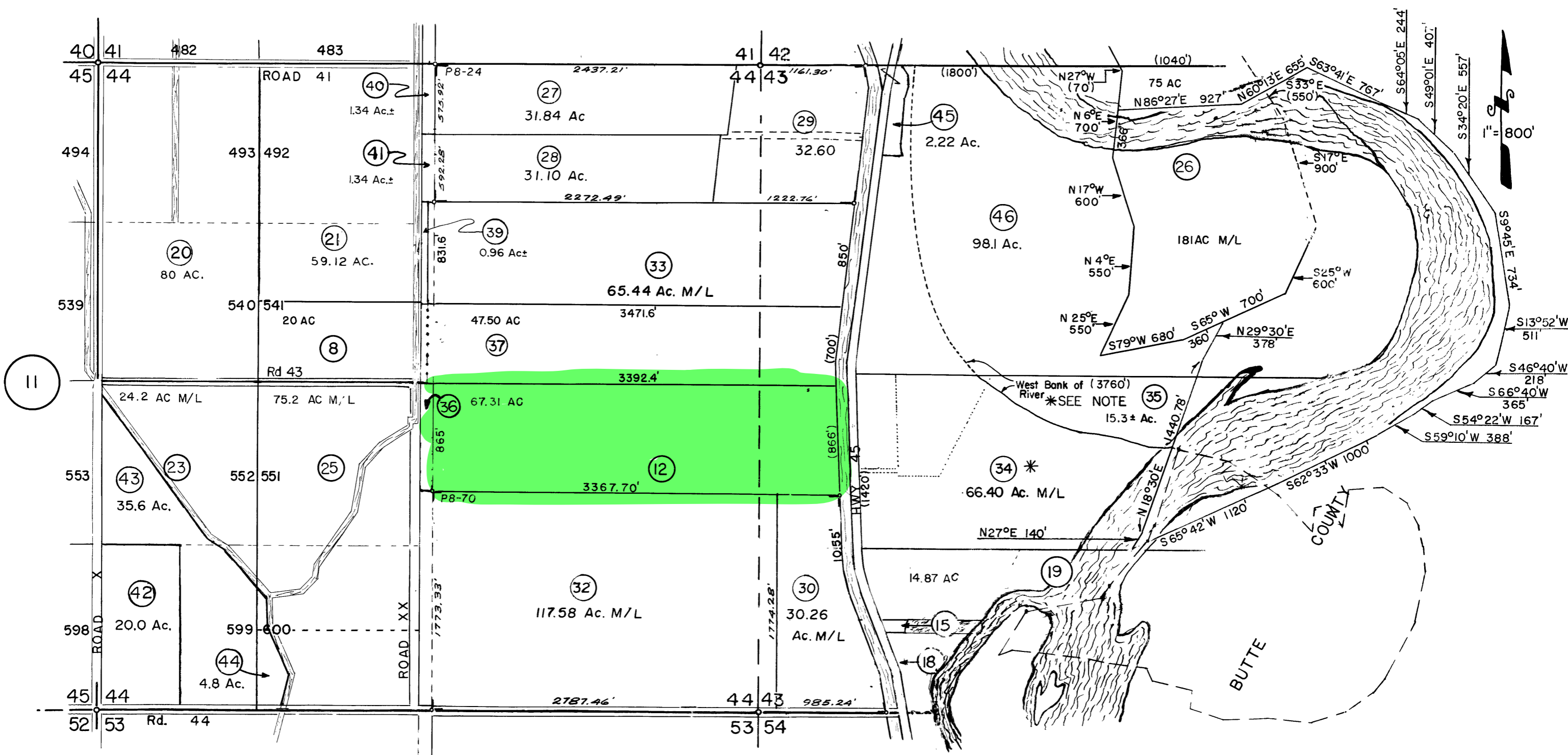
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1750 MILESTONE WAY, TURLOCK, CA 95382
JASON@JTOSTE-ENG.COM 209-535-8027



SIGNED: 4-25-2023

SHEET 5 OF 5

04



*** NOTE:** WEST BANK OF SACRAMENTO RIVER AS SHOWN ON STATE OF CALIFORNIA RECLAMATION BOARD'S MAP, "SACRAMENTO RIVER BANK PROTECTION PROJECT, UNIT No. 39A", TR. 2-1085 DATED, NOVEMBER, 1985. SAID MAP IN CONJUNCTION WITH "GRANT DEED", O.R. 808/72.

06