

**GLENN COUNTY**  
**Planning & Community Development Services Agency**

225 North Tehama Street  
Willows, CA 95988  
530.934.6540  
[www.countyofglenn.net](http://www.countyofglenn.net)



Mardy Thomas, Director

Thomas E. Harris  
908 Sixth Street  
Orland, CA 95963

**RE: Lot Line Adjustment 2023-003, Spooner**

January 25, 2024

To Whom It May Concern,

On January 25, 2024, the Glenn County Planning & Community Development Services Agency Director approved the Lot Line Adjustment.

Included with the letter is a copy of the Staff Report for the lot line adjustment. Also included is a separate copy of the Compliance Requirements. The landowners will need to sign a copy of the Compliance Requirements and return them to this office.

Original signed legal descriptions are to be submitted for the resultant lots within 120 days of the approval date of the lot line adjustment. The Public Works Department (County Surveyor) will check the new legal descriptions. **The Agent/Title Company is responsible for preparing and recording the new deeds.**

**It is the landowners' responsibility to provide a Tax Collector's Certificate to the Planning & Community Development Services Agency.** The Glenn County Tax Collector's office is located at 516 W. Sycamore Street, Willows, CA, 95988 and can be reached by phone at 530-934-6410.

Enclosed for your reference are copies of the Certificates of Compliance that will be recorded for the resultant lots. Also enclosed is a copy of each Notice of Voluntary Merger that will also be recorded for the resultant lots. **The landowners are to sign the Notices of Voluntary Merger(s) and return them with the original signatures to this office.**

The recording fee for the Certificates of Compliance is \$14 for the first page and \$3 for each page of descriptions; there is no charge for recording the Notices of Voluntary Merger. 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.

In addition, California Government Code Section 27388.1 (SB2 – Building Homes and Jobs Act) requires that each cover document accepted for recording at the Glenn County Recorder's Office be charged an addition seventy-five-dollar (\$75) fee per title, unless exempted by statute. The fee is collected on behalf of the State of California and funds are deposited with the State of California. The County Recorder collects the fee on behalf of the State.

**The recordation fee will be determined upon approval of the descriptions and prior to the Certificate and Merger documents being recorded.**

Should you have any questions, please contact the Glenn County Planning & Community Development Services Agency.

Sincerely,

Courtney Paget  
Assistant Planner  
[cpaget@countyofglenn.net](mailto:cpaget@countyofglenn.net)

Ec: Glenn County Assessor's Office  
Glenn County Building Inspection  
Glenn County Engineering & Surveying Division  
Glenn County Environmental Health Department  
Pacific Gas and Electric Company (PG&E)

Derek J. Spooner  
1055 Glennwood Lane  
Willows, CA 95955

Timios Title, Ron Campbell

After Recordation, Please Return to:  
Glenn County Planning &  
Community Development Services Agency  
225 North Tehama Street  
Willows, CA 95988

CERTIFICATE OF COMPLIANCE

I hereby certify that the **two parcels** of land described in Exhibit "A" Lot One, and in Exhibit "B" Lot Two, have been established in compliance with applicable provisions of the Subdivision Map Act and the Glenn County Code. The purpose of this certificate is to affect **Lot Line Adjustment 2023-003** as approved by the Glenn County Planning & Community Development Service Agency and that no additional parcels have been created.

\_\_\_\_\_ Date: \_\_\_\_\_

Mardy Thomas, Director  
Glenn County Planning & Community Development Services Agency

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 Owner(s):

DEREK J. SPOONER AND SAMANTHA R SPOONER, HUSBAND AND WIFE, AS JOINT TENANTS, AS TO AN UNDIVIDED 33.3334% INTEREST; JOHN D SPOONER AND HEATHER SPOONER, HUSBAND AND WIFE, AS JOINT TENANTS, AS TO AN UNDIVIDED 33.3333% INTEREST; DONALD KEITH STILLION AND PAMELA KAYE STILLION, HUSBAND AND WIFE, AS JOINT TENANTS, AS TO AN UNDIVIDED 33.3333% INTEREST, ALL AS TENANTS IN COMMON

Assessor's Parcel Number(s): 020-220-024 and 020-220-025

Parcel Description(s): EXHIBIT "A", Lot One; EXHIBIT "B", Lot Two

**EXHIBIT "A"**  
**Lot One**

**CHECK PRINT**

All that certain real property situated in the County of Glenn, State of California described as follows:

Being a portion of Parcel One as said Parcel is shown on that certain Map entitled "Tract Map No. 848" and on file at the office of the recorder for said County of Glenn in Book 8 of Parcel Maps at Page 72 also being a portion of Lot One and Lot Two of Glenn County Lot Line Adjustment No.2007-003 and also being a portion of Section 17, Township 20 North, Range 3 West, Mount Diablo Meridian, more particularly described as follows:

Beginning at the Southwest corner of said Section 17; thence along the South line thereof South 89°48'33" East, 250.00 feet to the Southeast corner of that certain parcel described in that document on file at the office of the recorder for said County of Glenn in Official Records Document No. 2019-3149 and the True Point of Beginning; thence leaving said South line, North 00°06'07" East, 480.00 feet to the Northeast corner of said Official Records Document No. 2019-3149; thence along the Northerly line of Lot One as said Lot is described in the Certificate of Compliance on file at the office of the recorder for said County of Glenn as Official Records Document 2007-7001, South 89°48'33" East, 584.44 feet to a point on the West line of said Parcel One as shown on said "Tract Map No. 848"; thence North 00°00'08" East, 858.08 feet to the Northwest corner of said Parcel One; thence South 89°48'43" East, 832.74 feet to the Northeast corner of said Parcel One; thence along the East line of said Parcel One, South 00°01'11" West, 190.35 feet to a 5/8" rebar marked LS 8532; thence leaving said East line of Parcel One, North 89°48'43" West, 512.00 feet; thence South 00°01'11" West, 250.00 feet; thence South 89°48'43" East, 512.00 feet to a point on the East line of said Parcel One said point being a 5/8" rebar marked LS 8532; thence South 00°01'11" West, 897.77 feet to the South line of Section 17 and the Southeast corner of said Parcel One; thence along said South line of Section 17, North 89°48'33" West, 1417.61 feet to the True Point of Beginning.

Together With the following:

A non-exclusive easement for ingress and egress and public utilities over a portion of said Parcel One as said Parcel is shown on said "Tract Map No. 848", said easement being 60 feet wide, measured 60 feet left of, perpendicular to and coincident with the following described line:

Beginning at the Southeast corner of said Parcel One; thence along the East line, North 00°01'11" East, 897.77 feet to a 5/8" rebar marked LS 8532 and the point of beginning of said 60 foot wide non-exclusive easement; thence continuing along said East line, North 00°01'11" East, 250.00 feet to a 5/8" rebar marked LS 8532 and the end of said easement.

The sideline of said easement shall begin on a line that bears North 89°48'43" West and terminate on a line that bears North 89°48'43" West from the of said line.

EXHIBIT "A"  
Lot One

Excepting and Reserving therefrom:

A 60 foot wide, non-exclusive easement for ingress and egress and public utilities over the East 60 feet of said Parcel One as said Parcel is shown on said "Tract Map No. 848".

Containing 29.08 acres more or less

Subject to easements of record.

End of description.



**CHECK PRINT**

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Thomas E. Harris  
Licensed Land Surveyor No. 8532

The Basis of Bearings for this description is the South Line of Section 17, Township 20 North, Range 3 West, M.D.M., shown as South 89°48'33" East on that certain Map intitled Record of Survey, on file at the office of the recorder for said County of Glenn in Book 15 of Maps and Surveys at Page 63.

The Purpose of this description is to effect Lot Line Adjustment No. 2023-\_\_\_\_\_, as approved by the Glenn County Planning and Community Development Services Agency on \_\_\_\_\_ and that Lot Two of Lot Line Adjustment No. 2007-003, described that certain Certificate of Compliance on file at the office of the recorder for said County of Glenn in Official Records Document No. 2007-6997 is deleted as a separate Parcel and that no additional parcels are being created.

**EXHIBIT "B"**  
**Lot Two**

**CHECK PRINT**

All that certain real property situated in the County of Glenn, State of California described as follows:

Being a portion of Parcel One as said Parcel is shown on that certain Map entitled "Tract Map No. 848" and on file at the office of the recorder for said County of Glenn in Book 8 of Parcel Maps at Page 72 also being a portion of Lot One and Lot Two of Glenn County Lot Line Adjustment No. 2007-003 and also being a portion of Section 17, Township 20 North, Range 3 West, Mount Diablo Meridian, more particularly described as follows:

Beginning at the Southwest corner of said Section 17; thence along the South line thereof South 89°48'33" East, 250.00 feet to the Southeast corner of that certain parcel described in that certain document on file at the office of the recorder for said County of Glenn in Official Records Document No. 2019-3149; thence continuing along said South line South 89°48'33" East, 1417.61 feet to the Southeast corner of said Parcel One; thence leaving said South line along the East line of said Parcel One, North 00°01'11" East, 897.77 feet to a 5/8" rebar marked LS 8532 and the True Point of Beginning; thence leaving said East line, North 89°48'43" West, 512.00 feet; thence North 00°01'11" East, 250.00 feet; thence South 89°48'43" East, 512.00 feet to a point on the East line of said Parcel One, said point being a 5/8" rebar marked LS 8532; thence South 00°01'11" West, 250.00 feet to a 5/8" rebar marked LS 8532 and the True Point of Beginning.

Together With the following:

A non-exclusive easement for ingress and egress and public utilities over the East 60.00 feet of said Parcel One as said Parcel is shown on said "Tract Map No. 848".

Excepting and Reserving therefrom:

A 60 foot wide strip of land and easement for ingress and egress and public utilities, as described in Parcel Four of that certain Grant Deed on file at the office of the recorder for said County of Glenn in Official Records Document No. 2019-0890.

Containing 2.94 acres more or less

Subject to easements of record.

End of description.

EXHIBIT "B"  
Lot Two

**CHECK PRINT**



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Thomas E. Harris  
Licensed Land Surveyor No. 8532

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After Recordation, Please Return to:  
Glenn County Planning &  
Community Development Services Agency  
225 North Tehama 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 15.17.010(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 Separation.

Property Owner(s):

DEREK J. SPOONER AND SAMANTHA R. SPOONER, HUSBAND AND WIFE, AS JOINT TENANTS, AS TO AN UNDIVIDED 33.3334% INTEREST; JOHN D. SPOONER AND HEATHER SPOONER, HUSBAND AND WIFE, AS JOINT TENANTS, AS TO AN UNDIVIDED 33.3333% INTEREST; DONALD KEITH STILLION AND PAMELA KAYE STILLION, HUSBAND AND WIFE, AS JOINT TENANTS, AS TO AN UNDIVIDED 33.3333% INTEREST, ALL AS TENANTS IN COMMON

Signed: \_\_\_\_\_ Date: \_\_\_\_\_  
Derek J. Spooner, Tenant

Signed: \_\_\_\_\_ Date: \_\_\_\_\_  
Samantha R. Spooner, Tenant

Signed: \_\_\_\_\_ Date: \_\_\_\_\_  
John D. Spooner, Tenant

Signed: \_\_\_\_\_ Date: \_\_\_\_\_  
Heather Spooner, Tenant

Signed: \_\_\_\_\_ Date: \_\_\_\_\_  
Donald Keith Stillion, Tenant

Signed: \_\_\_\_\_ Date: \_\_\_\_\_  
Pamela Kaye Stillion, Tenant

County of Glenn: \_\_\_\_\_ Date: \_\_\_\_\_  
Mardy Thomas, Director, Planning and Community Development Services

Assessor's Parcel Number(s): 020-220-024 and 020-220-025 (portion)

Parcel Description(s): EXHIBIT "A", Lot One



**EXHIBIT "A"**  
**Lot One**

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Beginning at the Southeast corner of said Parcel One; thence along the East line, North 00°01'11" East, 897.77 feet to a 5/8" rebar marked LS 8532 and the point of beginning of said 60 foot wide non-exclusive easement; thence continuing along said East line, North 00°01'11" East, 250.00 feet to a 5/8" rebar marked LS 8532 and the end of said easement.

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EXHIBIT "A"  
Lot One

Excepting and Reserving therefrom:

A 60 foot wide, non-exclusive easement for ingress and egress and public utilities over the East 60 feet of said Parcel One as said Parcel is shown on said "Tract Map No. 848".

Containing 29.08 acres more or less

Subject to easements of record.

End of description.



**CHECK PRINT**

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Thomas E. Harris  
Licensed Land Surveyor No. 8532

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Signed: \_\_\_\_\_  
Derek J. Spooner, Tenant

Date: \_\_\_\_\_

Signed: \_\_\_\_\_  
Samantha R. Spooner, Tenant

Date: \_\_\_\_\_

Signed: \_\_\_\_\_  
John D. Spooner, Tenant

Date: \_\_\_\_\_

Signed: \_\_\_\_\_  
Heather Spooner, Tenant

Date: \_\_\_\_\_

Signed: \_\_\_\_\_  
Donald Keith Stillion, Tenant

Date: \_\_\_\_\_

Signed: \_\_\_\_\_  
Pamela Kaye Stillion, Tenant

Date: \_\_\_\_\_

County of Glenn: \_\_\_\_\_  
Mardy Thomas, Director, Planning and Community Development Services

Date: \_\_\_\_\_

Assessor's Parcel Number(s): 020-220-025 (portion)

Parcel Description(s): EXHIBIT "B", Lot Two

**EXHIBIT "B"**  
**Lot Two**

**CHECK PRINT**

All that certain real property situated in the County of Glenn, State of California described as follows:

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Together With the following:

A non-exclusive easement for ingress and egress and public utilities over the East 60.00 feet of said Parcel One as said Parcel is shown on said "Tract Map No. 848".

Excepting and Reserving therefrom:

A 60 foot wide strip of land and easement for ingress and egress and public utilities, as described in Parcel Four of that certain Grant Deed on file at the office of the recorder for said County of Glenn in Official Records Document No. 2019-0890.

Containing 2.94 acres more or less

Subject to easements of record.

End of description.

EXHIBIT "B"  
Lot Two

**CHECK PRINT**



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Thomas E. Harris  
Licensed Land Surveyor No. 8532

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**GLENN COUNTY**  
**Planning & Community Development Services Agency**

225 North Tehama Street  
Willows, CA 95988  
530.934.6540  
[www.countyofglenn.net](http://www.countyofglenn.net)



Mardy Thomas, Director

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**STAFF REPORT**

DATE: January 25, 2024  
TO: Mardy Thomas, Director  
FROM: Courtney Paget, Assistant Planner  
RE: Lot Line Adjustment, 2023-003, Spooner

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Attachments:

1. Compliance Requirements
2. Agency Comments
3. Request for Review and Application
4. Lot Line Adjustment Map

## 1 **PROJECT SUMMARY**

The project is a Lot Line Adjustment to reconfigure two properties as shown:

Existing APN(s):    020-220-025 (29.19 ± acres)            020-220-024 (2.82 ± acres)

Resultant Lots:     Lot 1: 29.08 ± acres                            Lot 2: 2.94 ± acres

The project site is located south of County Road 35, east of County Road D, north of County Road 39, and west of Interstate 5, in the unincorporated area of Glenn County, California.

### 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 Lot Line Adjustment with the Findings as presented in the Staff Report and the Compliance Requirements as attached.

## 2 **ANALYSIS**

The proposed project is consistent with the land use in this area. All lot line adjustments are to be processed in accordance with Chapter 15.14 of the Glenn County Code and Section 66412(d) of the California Government Code.

### 2.1 **ENVIRONMENTAL DETERMINATION**

This lot line adjustment as proposed will not introduce new or potentially significant impacts to the environment.

Lot line adjustments qualify for a Statutory Exemption from environmental review 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) state the following:

*(a) Ministerial projects are exempt from the requirements of CEQA. The determination of what is “ministerial” can most appropriately be made by the particular public agency involved based upon its analysis of its own laws, and each public agency should make such determination either as a part of its implementing regulations or on a case-by-case basis.*

*(b) Each public agency should, in its implementing regulations or ordinances, provide an identification or itemization of its projects and actions which are deemed ministerial under the applicable laws and ordinances.*

Lot line adjustments, outlined in Section 15.14 of the Glenn County Code, are deemed a ministerial project within Glenn County Title 15, Unified Development Code (Title 15, Division 2, Part 1).

In addition, Section 66412(d) of the Subdivision Map Act limits review and approval of lot line adjustments to conformity with the local general plan, zoning, and building ordinances. An advisory agency or local agency cannot impose conditions or exactions on its approval of a lot line adjustment except to conform to the local general plan, zoning, and building ordinances, to require the prepayment of real property taxes prior to the approval of the lot line adjustment, or to facilitate the relocation of existing utilities, infrastructure, or easements.

## **2.2 GENERAL PLAN AND ZONING CONSISTENCY**

Resultant Lot One and Lot Two are zoned “AE-40” Exclusive Agriculture Zone (36-acre minimum parcel size).

The General Plan Designation for these properties is “Intensive Agriculture”. Glenn County Code §15.12.020(A) and §66412(d) of the Subdivision Map Act require that lot line adjustments conform to local zoning and building ordinances. The resultant lots will remain subject to the permitting processes for uses permitted in the “AE-40” zone.

At 29.08± and 2.94± acres; neither lot one nor lot two meet the minimum parcel size; however, the existing parcels are legal non-conforming; and will not be decreased by more than twenty percent (20%) in size; therefore; the §15.06.020 (B) requirement is met.

Flood Zone “X” according to Flood Insurance Rate Map (FIRM) No. 06021C0603D, dated August 5, 2010, issued by the Federal Emergency Management Agency (FEMA). Flood Zone “X” (unshaded) consists of areas of minimal risk outside the 1-percent and 0.2-percent annual chance floodplains. No base flood elevations or base flood depths are shown within this zone.

## **2.3 OWNERSHIP STATUS OF EXISTING PARCELS**

The included Preliminary Title Report No: 71-00239728, for multiple APNs, dated September 21, 2023, states; the Title to said estate of interest at the date hereof is vested in:

DEREK J. SPOONER AND SAMANTHA R. SPOONER, HUSBAND AND WIFE, AS JOINT TENANTS, AS TO AN UNDIVIDED 33.3334% INTEREST;

JOHN D. SPOONER AND HEATHER SPOONER, HUSBAND AND WIFE, AS JOINT TENANTS, AS TO AN UNDIVIDED 33.3333% INTEREST;

DONALD KEITH STILLION AND PAMELA KAYE STILLION, HUSBAND AND WIFE, AS JOINT TENANTS, AS TO AN UNDIVIDED 33.3333% INTEREST, ALL AS TENANTS IN COMMON

## **2.4 ACCESS TO PARCELS**

The proposed lot line adjustment will not result in the abandonment, or elimination of access to a parcel. County Road 39 fronts Lot One. Lot Two has an existing 60-foot easement for ingress and egress and public utilities purposes that shall remain in place; thereby providing adequate ingress and egress.



## **2.5 EASEMENTS AND INTERESTS**

This lot line adjustment will not result in the abandonment of a street or utility easement of record. The resultant legal descriptions from the lot line adjustment will preserve easements as necessary. As stated, a 60-foot-wide, non-exclusive easement for ingress and egress and public utilities over the East 60 feet for the benefit of Lot one, to be reserved in deeds.

## **3 PROCESSES FOR COMPLETION/RECORDING**

1. There is a ten (10) day appeal period following action on this lot line adjustment (Glenn County Code §15.05.010).
2. A Record of Survey Map shall be prepared and recorded when required by Section 8762 of the Land Surveyor's Act (Glenn County Code §15.14.040 B).
3. The landowners shall pay all property taxes to the Glenn County Tax Collector and shall submit a Tax Collector's Certificate to the Glenn County Planning & Community Development Services Agency prior to the recordation of any document for this lot line adjustment.
4. The applicant/agent shall submit to the Public Works Department legal descriptions signed by a Licensed Land Surveyor within one-hundred twenty (120) days, which describe the resultant lots after adjustment for approval by the County Surveyor. The descriptions shall contain a basis of bearings, if applicable, and a note describing its purpose. The note shall include a statement describing how the lots are being changed, adjusted, or modified and that no additional parcels are being created (Glenn County Code §15.14.040 (A)).
5. A Certificate of Compliance shall be recorded for the resultant lots in accordance with Section 66499.35 of the Subdivision Map Act and Section 15.15.010 of the Glenn County Code.
6. The property owners will sign a Notice of Voluntary Merger for each resultant lot involved with this lot line adjustment. The Notices of Voluntary Merger will delete all previous property boundary lines of record contained within the resultant lots.
7. The applicant/agent shall provide new deeds reflecting the new legal descriptions for each resultant lot within one year of the date of approval (Glenn County Code §15.14.040 (A)).
8. The Certificates of Compliance, Notices of Voluntary Merger, and new deeds shall be recorded simultaneously in the office of the County Recorder. The applicant/agent shall be required to pay all applicable recording costs.
9. That all previous boundary lines of record contained within the resultant lots shall be deleted as property boundary lines.

### Other Requirements:

In addition to the Compliance Requirements, the applicant's and his/her technical or project management representative's attention is directed to the attached comments from Glenn County and/or other agencies reviewing the application. The items noted are a guide to assist the applicant in meeting the requirements of the corresponding Compliance Requirements and applicable government codes. The comments may also note other items that need attention. The items listed are a guide and not intended to be a comprehensive summary of all codified requirements or site-specific requirements.

### Other Comments:

Agencies were provided the application information during the request for review. The received comments are included with this report.

## **4 FINDINGS**

### **4.1 ENVIRONMENTAL DETERMINATION**

#### **Finding 1**

The lot line adjustment will not have any adverse impacts on the environment and is Statutorily Exempt pursuant to Section 15268 of the Guidelines for the California Environmental Quality Act.

### **4.2 LOT LINE ADJUSTMENT**

The following findings are made in accordance with Glenn County Code Section 15.14.020(B):

#### **Finding 1**

The lot line adjustment will not result in the abandonment of a street or utility easement of record.

#### **Finding 2**

The lot line adjustment will not result in the elimination or reduction in size of the access to the resultant lots.

#### **Finding 3**

The lot line adjustment conforms to the Glenn County General Plan, zoning and building ordinances.

## COMPLIANCE REQUIREMENTS

### Lot Line Adjustment 2023-003, Spooner

1. The lot line adjustment shall conform to the lot line adjustment map being identified as Exhibit "A" as submitted and on file at the Glenn County Planning & Community Development Services Agency.
2. The Applicant(s) and/or successor(s) in interest shall defend, hold harmless and indemnify Glenn County from any claim, action or proceeding against Glenn County and/or its agents, officers and employees, to attack, set aside, void or annul the approval(s) granted by Glenn County concerning this proposal/project or any action relating to or arising out of such approval. The Applicant(s) and/or successor(s) in interest shall further indemnify Glenn County and/or its agents, officers and employees from liability for any award, damages, costs and fees, including but not limited to legal fees and costs, incurred by the County and/or awarded to any plaintiff in any action challenging the validity of this permit or any environmental or other documentation related to approval of this permit. Applicant(s) and/or successor(s) in interest further agree to provide a defense for the County in any such action.
3. The landowners shall pay all property taxes to the Glenn County Tax Collector and shall provide a Tax Collector's Certificate to the Glenn County Planning & Community Development Services Agency prior to the recordation of any document for this lot line adjustment.
4. That the applicant shall submit to the Planning & Community Development Services Agency/Public Works Department descriptions signed by a Licensed Land Surveyor within one-hundred twenty (120) days from the date of approval or this Lot Line Adjustment shall be void. The Lot Line Adjustment shall not become effective until the descriptions have been approved by the County Surveyor and the deeds have been recorded in the office of the County Recorder.
5. That the applicant/agent shall refer/comply with 15.14 of the Glenn County Code.
6. That a Record of Survey map shall be filed, if required by Section 8762 of the Land Surveyors Act.
7. The Certificates of Compliance, Notices of Voluntary Merger, and new deeds (Title Company) shall be recorded concurrently in the office of the County Recorder. The applicant is required to pay all applicable recording costs.
8. The landowners shall sign a Notice of Voluntary Merger for each resultant lot involved with this lot line adjustment. The Notices of Voluntary Merger will delete all previous property boundary lines of record contained within the resultant lots.

Acknowledgment:

I hereby declare that I have read the foregoing conditions, which are in fact the conditions that were imposed upon the granting of this lot line adjustment, 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 regulations that shall be met with the granting of this lot line adjustment.

Signed: \_\_\_\_\_ Date: \_\_\_\_\_

Applicant: Derek J. Spooner



12/13/2023

County: Glenn - GLENN COUNTY Planning & Community Development Services Agency  
Courtney Paget  
225 North Tehama Street, Willows, CA 95988, USA  
cpaget@countyofglenn.net

Construction Site Well Review (CSWR) ID: 1012930

Assessor Parcel Number(s): 0202200259, 0202200249

Property Owner(s): Derek Spooner

Project Location Address: County Rd 39 between Rd D and I-5 39.583701, -122.227325, Willows, California 95988

Project Title: Lot Line Adjustment 2023-003, Spooner

Public Resources Code (PRC) § 3208.1 establishes well reabandonment responsibility when a previously plugged and abandoned well will be impacted by planned property development or construction activities. Local permitting agencies, property owners, and/or developers should be aware of, and fully understand, that significant and potentially dangerous issues may be associated with development near oil, gas, and geothermal wells.

The California Geologic Energy Management Division (CalGEM) has received and reviewed the above referenced project dated 12/13/2023. To assist local permitting agencies, property owners, and developers in making wise land use decisions regarding potential development near oil, gas, or geothermal wells, the Division provides the following well evaluation.

The project is located in Glenn County, within the boundaries of the following fields:

N/A

Our records indicate there are no known oil or gas wells located within the project boundary as identified in the application.

- Number of wells Not Abandoned to Current Division Requirements as Prescribed by Law and Projected to Be Built Over or Have Future Access Impeded by this project: 0
- Number of wells Not Abandoned to Current Division Requirements as Prescribed by Law and Not Projected to Be Built Over or Have Future Access Impeded by this project: 0
- Number of wells Abandoned to Current Division Requirements as Prescribed by Law and Projected to Be Built Over or Have Future Access Impeded by this project: 0
- Number of wells Abandoned to Current Division Requirements as Prescribed by Law and Not Projected to Be Built Over or Have Future Access Impeded by this project: 0

The Division categorically advises against building over, or in any way impeding access to, oil, gas, or geothermal wells. Impeding access to a well could result in the need to remove any structure or obstacle that prevents or impedes access including, but not limited to, buildings, housing, fencing, landscaping, trees, pools, patios, sidewalks, roadways, and decking. Maintaining sufficient access is considered the ability for a well servicing unit and associated necessary equipment to reach a well from a public street or access way, solely over the parcel on which the well is located. A well servicing unit, and any necessary equipment, should be able to pass unimpeded along and over the route, and should be able to access the well without disturbing the integrity of surrounding infrastructure.

There are no guarantees a well abandoned in compliance with current Division requirements as prescribed by law will not start leaking in the future. It always remains a possibility that any well may start to leak oil, gas, and/or water after abandonment, no matter how thoroughly the well was plugged and abandoned. The Division acknowledges wells plugged and abandoned to the most current Division requirements as prescribed by law have a lower probability of leaking in the future, however there is no guarantees that such abandonments will not leak.

The Division advises that all wells identified on the development parcel prior to, or during, development activities be tested for liquid and gas leakage. Surveyed locations should be provided to the Division in Latitude and Longitude, NAD 83 decimal format. The Division expects any wells found leaking to be reported to it immediately.

Failure to plug and reabandon the well may result in enforcement action, including an order to perform reabandonment well work, pursuant to PRC § 3208.1, and 3224.

PRC § 3208.1 give the Division the authority to order or permit the re-abandonment of any well where it has reason to question the integrity of the previous abandonment, or if the well is not accessible or visible. Responsibility for re-abandonment costs may be affected by the choices made by the local

permitting agency, property owner, and/or developer in considering the general advice set forth in this letter. The PRC continues to define the person or entity responsible for reabandonment as:

1. The property owner - If the well was plugged and abandoned in conformance with Division requirements at the time of abandonment, and in its current condition does not pose an immediate danger to life, health, and property, but requires additional work solely because the owner of the property on which the well is located proposes construction on the property that would prevent or impede access to the well for purposes of remedying a currently perceived future problem, then the owner of the property on which the well is located shall obtain all rights necessary to reabandon the well and be responsible for the reabandonment.
2. The person or entity causing construction over or near the well - If the well was plugged and abandoned in conformance with Division requirements at the time of plugging and abandonment, and the property owner, developer, or local agency permitting the construction failed either to obtain an opinion from the supervisor or district deputy as to whether the previously abandoned well is required to be reabandoned, or to follow the advice of the supervisor or district deputy not to undertake the construction, then the person or entity causing the construction over or near the well shall obtain all rights necessary to reabandon the well and be responsible for the reabandonment.
3. The party or parties responsible for disturbing the integrity of the abandonment - If the well was plugged and abandoned in conformance with Division requirements at the time of plugging and abandonment, and after that time someone other than the operator or an affiliate of the operator disturbed the integrity of the abandonment in the course of developing the property, then the party or parties responsible for disturbing the integrity of the abandonment shall be responsible for the reabandonment.

No well work may be performed on any oil, gas, or geothermal well without written approval from the Division. Well work requiring approval includes, but is not limited to, mitigating leaking gas or other fluids from abandoned wells, modifications to well casings, and/or any other re-abandonment work. The Division also regulates the top of a plugged and abandoned well's minimum and maximum depth below final grade. CCR §1723.5 states well casings shall be cut off at least 5 feet but no more than 10 feet below grade. If any well needs to be lowered or raised (i.e. casing cut down or casing riser added) to meet this regulation, a permit from the Division is required before work can start.

The Division makes the following additional recommendations to the local permitting agency, property owner, and developer:

1. To ensure that present and future property owners are aware of (a) the existence of all wells located on the property, and (b) potentially significant issues associated with any improvements

near oil or gas wells, the Division recommends that information regarding the above identified well(s), and any other pertinent information obtained after the issuance of this letter, be communicated to the appropriate county recorder for inclusion in the title information of the subject real property.

2. The Division recommends that any soil containing hydrocarbons be disposed of in accordance with local, state, and federal laws. Please notify the appropriate authorities if soil containing significant amounts of hydrocarbons is discovered during development.

As indicated in PRC § 3106, the Division has statutory authority over the drilling, operation, maintenance, and abandonment of oil, gas, and geothermal wells, and attendant facilities, to prevent, as far as possible, damage to life, health, property, and natural resources; damage to underground oil, gas, and geothermal deposits; and damage to underground and surface waters suitable for irrigation or domestic purposes. In addition to the Division's authority to order work on wells pursuant to PRC §§ 3208.1 and 3224, it has authority to issue civil and criminal penalties under PRC §§ 3236, 3236.5, and 3359 for violations within the Division's jurisdictional authority. The Division does not regulate grading, excavations, or other land use issues.

If during development activities, any wells are encountered that were not part of this review, the property owner is expected to immediately notify the Division's construction site well review engineer in the Northern district office, and file for Division review an amended site plan with well casing diagrams. The District office will send a follow-up well evaluation letter to the property owner and local permitting agency.

Should you have any questions, please contact me at (916) 322-1110 or via email at [Erwin.Sison@conservation.ca.gov](mailto:Erwin.Sison@conservation.ca.gov).

Sincerely,

Erwin Sison  
Senior Oil and Gas Engineer - Northern District

cc: Courtney Paget - Plan Checker





# 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**

December 21, 2023

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

Attn: Andy Popper, Senior Planner

Subject: Lot Line Adjustment 2023-003 – Conditions of Approval – Derek J. Spooner

## Comments

That the applicant shall comply with Section 15.140 of the Glenn County Code.

That all previous boundary lines of record contained within the resultant lots shall be deleted as property boundary lines.

## Conditions

That the applicant shall submit to the Public Works Department descriptions signed by a Licensed Land Surveyor within one-hundred twenty (120) days from the date of approval or this Lot Line Adjustment shall be null and void. The Lot Line Adjustment shall not become effective until the descriptions have been approved by the County Surveyor and recorded in the office of the County Recorder.

That a Record of Survey map shall be filed if required by Section 8762 of the Land Surveyors Act.

Michael Biggs  
Engineering Technician III  
Glenn County Public Works

**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](http://www.countyofglenn.net)



Mardy Thomas, Director

Date: December 18, 2023

To: Courtney Paget, Assistant Planner  
Glenn County Planning & Community Development Services Agency (PCDSA)  
(Via Email)

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

Re: LLA 2023-003, Spooner, APN 020-220-024 and 020-220-025 (Reconfigure)

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

1. Proposed Lot One has two existing agriculture water wells, is undeveloped and has not conducted soil testing.
2. Proposed Lot Two has an existing domestic water well, shed, storage building and has not conducted soil testing.

As per section 15.660.040 of the Glenn County Code the following statement must be referenced on the recorded map and recorded concurrently with the recorded map:

*"This parcel is not approved for any use that will generate liquid wastes. No permit to dispose of sewage or other liquid waste generated by the use of this property will be issued until the applicant has complied with the applicable provisions of Chapter 7.10 of the Glenn County Code."*

Where no map is recorded the statement shall be recorded with the certificate of compliance.

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



December 12, 2023

Courtney Paget  
County of Glenn  
225 North Tehama St  
Willows, CA 95988

Ref: Gas and Electric Transmission and Distribution

Dear Courtney Paget,

Thank you for submitting the LLA2023-003 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](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](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.





December 20, 2023

Courtney Paget  
County of Glenn  
225 North Tehama St  
Willows, CA 95988

Re: LLA2023-003  
Spooner

Dear Courtney Paget,

Thank you for providing PG&E the opportunity to review the proposed plans for LLA2023-003 dated 12/11/2023. 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](mailto: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](http://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 Resource Conservation District
- 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

- Glenn Colusa Water District
- 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: Willows Rural
- Glenn County Resource Conservation District
- School District: 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)
- 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

- Northeast Center of the CA Historical Resources Information System
- Paskenta Band of Nomlaki Indians
- Grindstone Rancheria of Wintun-Wailaki
- Mechoopda Indian Tribe of Chico Rancheria
- Middletown Rancheria of Pomo Indians California
- Tehama-Colusa Canal Authority
- UC Cooperative Extension Office

DATE: December 11, 2023

PROJECT: Lot Line Adjustment 2023-003, Spooner

PLANNER: Courtney Paget, Assistant Planner  
[cpaget@countyofglenn.net](mailto:cpaget@countyofglenn.net)

APPLICANT/  
LANDOWNER(s): Derek J. Spooner  
PO 1055 Glennwood Lane  
Willows, CA, 95988  
Phone: 530-330-1924

SURVEYOR: Thomas E. Harris  
908 Sixth Street  
Orland, CA 95963  
Phone: 530-865-5567  
Email: [tom@harrislandsurveying.com](mailto:tom@harrislandsurveying.com)

**PROJECT:** **Lot Line Adjustment 2023-003, Spooner**  
A Lot Line Adjustment to reconfigure two properties as shown:

Existing APN(s): 020-220-025 (29.19± acres)      020-220-024 (2.82± acres)

Resultant Lots: Lot One: 29.08± acres      Lot Two: 2.94± acres

LOCATION: The project site is located south of County Road 35, east of County Road D, north of County Road 39, and west of Interstate 5, in the unincorporated area of Glenn County, California.

GENERAL PLAN: Intensive Agriculture

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

FLOOD ZONE: Flood Zone "X" according to Flood Insurance Rate Map (FIRM) No. 06021C0603D, dated August 5, 2010, issued by the Federal Emergency Management Agency (FEMA). Flood Zone "X" (unshaded) consists of areas of minimal risk outside the 1-percent and 0.2-percent annual chance floodplains. No base flood elevations or base flood depths are shown within this zone.

The Glenn County Planning Division is requesting comments on this proposal for determination of completeness, potential constraints, and/or proposed compliance requirement. If comments are not received by **December 22, 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 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.)?

LLA 12.1.2023

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

**APPLICATION FOR LOT LINE ADJUSTMENT**

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

1. Applicant(s):

Name: Derek J. Spooner

Mailing Address: 1055 Glennwood Lane, Willows, Ca. 95988

Phone:(Business) \_\_\_\_\_ (Home) 530-330-1924

Fax: \_\_\_\_\_ E-mail: trophybuckrack@yahoo.com

2. Property Owner(s) #1:

Name: Derek J. and Samantha R.Spooner, John D. and Heather Spooner, Donald Keith and Pamela Kaye Stillion

Mailing Address: 1055 Glennwood Lane, Willows, Ca. 95955

Phone:(Business) \_\_\_\_\_ (Home) 530-330-1924

Fax: \_\_\_\_\_ E-mail: trophybuckrack@yahoo.com

3. Property Owner(s) #2:

Name: Same

Mailing Address: \_\_\_\_\_

Phone:(Business) \_\_\_\_\_ (Home) \_\_\_\_\_

Fax: \_\_\_\_\_ E-mail: \_\_\_\_\_

4. Engineer/Surveyor:

Name: Thomas E. Harris. Land Surveyor

Mailing Address: 908 Sixth Street, Orland Ca. 95963

Phone:(Business) 530-865-5567 (Home) \_\_\_\_\_

Fax: \_\_\_\_\_ E-mail: tom@harrisland surveying.com

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

Name: Thomas E. Harris

Mailing Address: 908 Sixth Street, Orland, Ca. 95963

6. Address and Location of Project: Road 39, one mile West of I-5

7. Current Assessor's Parcel Number(s):  
022-220-024 and 022-220-025  
020 020

8. Existing Zoning: AE-40  
Zoning Map <http://gis.gcppwa.net/zoning/>

9. Existing Use of Property: Ag

10. Proposed Use of Property: Ag

11. Size for Each Adjusted Lot: Lot 1, 2.94 ac. Lot 2, 29.08 ac.

12. Why are the lots being adjusted?  
Estate Planning  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

13. Provide any additional information that may be helpful in evaluating this proposal:  
Two Non-Conforming Parcels Exist, the result will be two parcels and no addition parcels are being created. Lot 1, increases by 0.12 ac and Lot 2 decreases by 0.12ac..  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**DECLARATION UNDER PENALTY OF PERJURY**

(Must be signed by Applicant(s) and Property Owner(s))

(Additional sheets may be necessary)

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

Applicant(s):

Signed: 

Print: Derek Spooner

Date: 10-29-23

Address: 1055 Glenwood Ln, Willows CA 95988

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

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

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

Property Owner(s) #1:

Signed:  

Print: Derek J. Spooner and Samantha R. Spooner

Date: 10-29-23

Address: 1055 Glenwood Ln, Willows CA 95988

**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.

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) #2:

Signed: John D Spinner Heather Spinner

Print: John D Spinner and Heather Spinner

Date: 10-29-23

Address: 6789 county rd. 39, Willows CA 95988



**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.

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) #2:

Signed: Donald Keith Stillion Pamela Kaye Stillion

Print: Donald Keith and Pamela Kaye Stillion

Date: 10-29-23

Address: 5509 TOWERS ST. TORRANCE CA. 90503

CLOS ENCLOSED

2019-4846

Recorded at the request of:  
TIMIOS TITLE COMPANY

12/03/2019 10:46 AM  
Fee: \$460.00 Pgs: 3

OFFICIAL RECORDS  
Sandy Perez, Clerk-Recorder  
Glenn County, CA

**RECORDING REQUESTED BY:**  
Timios Title, A California Corporation  
250 W. Sycamore St.  
Willows, CA 95988  
No: 71-00150359

**After Recording Return And  
Mail Tax Statements To:**  
DEREK J. SPOONER, ETAL  
1055 GLENNWOOD LANE  
WILLOWS, CA 95988

SPACE ABOVE THIS LINE FOR RECORDER'S USE A.P.N. NO. 020-220-024-000, 020-220-025-000

**GRANT DEED**

The undersigned grantor(s) declare(s):  
City transfer tax is \$0.00  
County Transfer Tax is \$440.00  
Monument preservation fee is \$0.00  
( X ) computed on full value of property conveyed, or  
( ) computed on full value less value of liens and encumbrances remaining at time of sale.  
( X ) Unincorporated area: ( ) City of WILLOWS, and  
( X ) This document is exempt from GC 27388.1, Building Homes & Jobs Tax as it is subject to the imposition of documentary transfer tax.  
( ) This document is exempt from GC 27388.1, Building Homes & Jobs Tax as it transfers a residential dwelling to an owner-occupier.

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,  
CASEY C. THURMAN, AN UNMARRIED MAN

hereby GRANTS to DEREK J. SPOONER AND SAMANTHA R. SPOONER, HUSBAND AND WIFE, AS JOINT TENANTS, AS TO AN UNDIVIDED 33.3334% INTEREST; JOHN D. SPOONER AND HEATHER SPOONER, HUSBAND AND WIFE, AS JOINT TENANTS, AS TO AN UNDIVIDED 33.3333% INTEREST; DONALD KEITH STILLION AND PAMELA KAYE STILLION, HUSBAND AND WIFE, AS JOINT TENANTS, AS TO AN UNDIVIDED 33.3333% INTEREST, ALL AS TENANTS IN COMMON.

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

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

PARCEL ONE:

A portion of Section 17, Township 20 North, Range 3 West, Mount Diablo Meridian, also being a portion of the Forest Syndicates's Eucalyptus Plantation, Series A, as shown on that certain map on file in Book 1 of Maps and Surveys at Page 196, being more particularly described as follows:

Commencing at the southwest corner of said Section 17; thence North 89° 45' 00" East, along the south line of said section, a distance of 250.00 feet to the southeast corner of that certain parcel conveyed to Arthur R. Thurman and Amy Jill Thurman in that certain deed on file as Document Number 2002-4351,

DocID: 719

2019-4846 1 of 3



said point being the true point of beginning for the parcel herein described; thence North 00° 21' 56" West, along the east line of said Thurman parcel, a distance of 480.00 feet to the northeast corner of said parcel, said point being a northwesterly corner of that certain parcel quit-claimed to the Arthur R. Thurman Trust in that certain document on file as Document Number 2002-6569; thence North 89° 45' 00" East, along the northerly line of said Thurman Trust parcel, a distance of 584.44 feet to the westerly line of Parcel One as shown on that certain map on file in Book 8 of Parcel Maps at Page 72; thence North 00° 25' 20" West, along said westerly line, a distance of 858.12 feet to the northwest corner of said Parcel One; thence North 89° 45' 00" East, along the northerly line of said Parcel One, a distance of 832.33 feet to the northeast corner of said Parcel One; thence South 00° 25' 20" East, along the easterly line of said Parcel One, a distance of 1338.12 feet to the southeast corner of said Parcel One, said point being on the southerly line of said Section 17; thence South 89° 45' 00" West, along said southerly line, a distance of 1417.25 feet, more or less, to the point of beginning.

EXCEPTING THEREFROM the following:

Beginning at the Northeast corner of that certain parcel quit-claimed to the Arthur R. Thurman Trust in that certain document on file as Document Number 2002-6569, said point also being the northeast corner of Parcel One as shown on that certain map on file in Book 8 of Parcel Maps at Page 72; thence South 00° 25' 20" East, along the easterly line of Parcel One, a distance of 190.35 feet; thence South 89° 45' 00" West a distance of 645.34 feet; thence North 00° 25' 20" West a distance of 190.35 feet to the northerly line of said Parcel One; thence North 89° 45' 00" East a distance of 645.34 feet to the point of beginning.

The basis of bearings for this description is the south line of said Section 17, shown as being North 89°45'00" East on that certain Parcel Map on file in Book 8 of Parcel Maps at page 72.

NOTICE OF VOLUNTARY MERGER RECORDED NOVEMBER 13, 2007 AS GLENN COUNTY RECORDER'S INSTRUMENT NO. 2007-6998 OF OFFICIAL RECORDS.

APN: 020-220-025-000

PARCEL TWO:

A portion of Section 17, Township 20 North, Range 3 West, Mount Diablo Meridian, also being a portion of the Forest Syndicate's Eucalyptus Plantation, Series A, as shown on that certain map on file in Book 1 of Maps and Surveys at page 196, being more particularly described as follows:

Beginning at the Northeast corner of that certain parcel quit-claimed to the Arthur R. Thurman Trust in that certain document on file as Document Number 2002-6569, said point also being the northeast corner of Parcel One as shown on that certain map on file in Book 8 of Parcel Maps at Page 72; thence South 00° 25' 20" East, along the easterly line of Parcel One, a distance of 190.35 feet; thence South 89° 45' 00" West a distance of 645.34 feet; thence North 00° 25' 20" West a distance of 190.35 feet to the northerly line of said Parcel One; thence North 89° 45' 00" East a distance of 645.34 feet to the point of beginning.

The basis of bearings for this description is the south line of said Section 17, shown as being North 89°45'00" East on that certain Parcel Map on file in Book 8 of Parcel Maps at page 72.

NOTICE OF VOLUNTARY MERGER RECORDED NOVEMBER 13, 2007 AS GLENN COUNTY RECORDER'S INSTRUMENT NO. 2007-700 OF OFFICIAL RECORDS.

APN: 020-220-024-000

DocID: 719

2019-4846 2 of 3



# TIMIOS

## PRELIMINARY REPORT

**To:**  
HARRIS SURVEYING  
908 6TH ST  
ORLAND CA, 95963-1631  
ATTN: CHUCK HARRIS

**Title Officer:**  
TITLE OFFICER: RON CAMPBELL  
TIMIOS TITLE  
250 W. SYCAMORE ST.  
WILLOWS, CA 95988  
PHONE: (530) 934-3338

ESCROW NO: 71-00239729

**Property Address:**  
020-220-024-000 & 020-220-025-000  
WILLOWS, CA, 95988

**Title No:**  
71-00239728

In response to the above referenced application for a policy of title insurance, this company hereby reports that it is prepared to issue, or cause to be issued, as of the date hereof, a policy or policies of title insurance describing the land and the estate or interest therein hereinafter set forth, insuring against loss which may be sustained by reason of any defect, lien or encumbrance not shown or referred to as an exception below or not excluded from coverage pursuant to the printed Schedules, Conditions and Stipulations of said Policy Forms.

The printed Exceptions and Exclusions from the coverage and Limitations on Covered Risks of said policy or policies are set forth in Exhibit A attached. The policy to be issued may contain an arbitration clause. When the Amount of Insurance is less than that set forth in the arbitration clause, all arbitrable matters shall be arbitrated at the option of either the Company or the Insured as the exclusive remedy of the parties. Limitations on Covered Risks applicable to the CLTA and ALTA Homeowner's Policies of Title Insurance which establish a Deductible Amount and a Maximum Dollar Limit of Liability for certain coverages are also set forth in Exhibit A. Copies of the policy forms should be read. They are available from the office which issued this report.

Please read the exceptions shown or referred to below and the exceptions and exclusions set forth in Exhibit A of this report carefully. The exceptions and exclusions are meant to provide you with notice of matters which are not covered under the terms of the title insurance policy and should be carefully considered.

**It is important to note that this preliminary report is not a written representation as to the condition of title and may not list all liens, defects, and encumbrances affecting title to the land.**

**This report (and any supplements or amendments hereto) is issued solely for the purpose of facilitating the issuance of a policy of title insurance and no liability is assumed hereby. If it is desired that liability be assumed prior to the issuance of a policy of title insurance, a binder or commitment should be requested.**

The form of Policy of title insurance contemplated by the report is:  
**ALTA OWNERS POLICY (WITH REGIONAL EXCEPTIONS) 7-1-2021**  
**ALTA LOAN POLICY (WITH REGIONAL EXCEPTIONS) 7-1-2021**  
Issued by: FIRST AMERICAN TITLE INSURANCE COMPANY

Dated as of: Sep 21, 2023 at 8:00 a.m.

The Estate or Interest in the land hereinafter described or referred to covered by this report is:

Fee Simple

Title to said estate of interest at the date hereof is vested in:

SEE ATTACHED

DEREK J. SPOONER AND SAMANTHA R. SPOONER, HUSBAND AND WIFE, AS JOINT TENANTS, AS TO AN UNDIVIDED 33.3334% INTEREST; JOHN D. SPOONER AND HEATHER SPOONER, HUSBAND AND WIFE, AS JOINT TENANTS, AS TO AN UNDIVIDED 33.3333% INTEREST; DONALD KEITH STILLION AND PAMELA KAYE STILLION, HUSBAND AND WIFE, AS JOINT TENANTS, AS TO AN UNDIVIDED 33.3333% INTEREST, ALL AS TENANTS IN COMMON

At the date hereof exceptions to coverage in addition to the printed exceptions and exclusions contained in said policy form would be as follows:

1. PROPERTY TAXES AND ANY ASSESSMENTS COLLECTED WITH TAXES, FOR THE FISCAL YEAR 2023-2024.

|                              |                 |                |
|------------------------------|-----------------|----------------|
| 1 <sup>ST</sup> INSTALLMENT: | \$187.91        | DUE 12/10/2023 |
| 2 <sup>ND</sup> INSTALLMENT: | \$187.91        | DUE 04/10/2024 |
| ASSESSMENT NO.:              | 020-220-024-000 |                |

|                              |                 |                |
|------------------------------|-----------------|----------------|
| 1 <sup>ST</sup> INSTALLMENT: | \$2,104.65      | DUE 12/10/2023 |
| 2 <sup>ND</sup> INSTALLMENT: | \$2,104.65      | DUE 04/10/2024 |
| ASSESSMENT NO.:              | 020-220-025-000 |                |

2. THE LIEN OF SUPPLEMENTAL OR ESCAPED ASSESSMENTS OF PROPERTY TAXES, IF ANY, MADE PURSUANT TO THE PROVISIONS OF PART 0.5, CHAPTER 3.5 OR PART 2, CHAPTER 3, ARTICLES 3 AND 4 RESPECTIVELY (COMMENCING WITH SECTION 75) OF THE REVENUE AND TAXATION CODE OF THE STATE OF CALIFORNIA AS A RESULT OF THE TRANSFER OF TITLE TO THE VESTEE NAMED IN SCHEDULE A; OR AS A RESULT OF CHANGES IN OWNERSHIP OR NEW CONSTRUCTION OCCURRING PRIOR TO THE DATE OF THE POLICY.

3. THE LAND HEREIN DESCRIBED LIES WITHIN THE BOUNDARIES OF THE ORLAND-ARTOIS WATER DISTRICT AND IS SUBJECT TO ALL TAXES, ASSESSMENTS AND OBLIGATIONS THEREOF.

PRESENTLY THE DISTRICT HAS AN INDEBTEDNESS IN FAVOR OF THE UNITED STATES GOVERNMENT (CONTRACT NO. 14-06-200-8382A) OF \$816.92 PER ACRE AS OF DECEMBER 1, 1988 WHICH WILL BE PAID AT THE RATE OF \$20.43 PER ACRE FOR 40 YEARS PAYABLE IN 80 SUCCESSIVE EQUAL SEMI-ANNUAL INSTALLMENTS BEGINNING FEBRUARY 1, 1993.

NOTE: THE DISTRICT REQUEST THAT ANY BUYER/PURCHASER CONTACT THE DISTRICT IN REGARDS TO THE DISTRIBUTION OF THE WATER, PHONE: 530-865-4304, FAX 530-865-8497

4. RIGHTS OF THE PUBLIC IN AND TO ANY PORTION OF SAID LAND LYING WITHIN COUNTY RAOD 39.

5. EASEMENT FOR ROAD AS SHOWN ON THAT PARCEL MAP FILED FOR RECORD IN THE OFFICE OF THE COUNTY RECORDER, OF THE COUNTY OF GLENN ON MARCH 11, 1982 IN BOOK 8 OF PARCEL MAPS, AT PAGE 72.

6. EASEMENT FOR WATER PIPELINES AND APPURTENANCES THERETO AS GRANTED TO THE UNITED STATES OF AMERICA IN INSTRUMENT RECORDED SEPTEMBER 18, 1984 IN BOOK 755, PAGE 213 OF OFFICIAL RECORDS UPON TERMS AND CONDITIONS CONTAINED THEREIN.

7. A DEED OF TRUST TO SECURE AN INDEBTEDNESS IN THE ORIGINAL AMOUNT SHOWN BELOW.

|              |   |
|--------------|---|
| AMOUNT:      | \$325,000.00  |
| DATED:       | NOVEMBER 21, 2019   |
| TRUSTOR:     | DEREK J. SPOONER AND SAMANTHA R. SPOONER, HUSBAND AND WIFE, AS JOINT TENANTS, AS TO AN UNDIVIDED 33.3334% INTEREST; JOHN D. SPOONER AND HEATHER SPOONER, HUSBAND AND WIFE, AS JOINT TENANTS, AS TO AN UNDIVIDED 33.3333% INTEREST; DONALD KEITH STILLION AND PAMELA KAYE STILLION, HUSBAND AND WIFE, AS JOINT TENANTS, AS TO AN UNDIVIDED 33.3333% INTEREST, ALL AS TENANTS IN COMMON |
| TRUSTEE:     | FARM CREDIT SERVICES OF COLUSA-GLENN, FLCA  |
| BENEFICIARY: | FARM CREDIT SERVICES OF COLUSA-GLENN, FLCA  |
| RECORDED:    | DECEMBER 3, 2019 AS INSTRUMENT NO. 2019-4847 OF OFFICIAL RECORDS  |

A REQUEST FOR NOTICE OF DEFAULT AND SALE PURSUANT TO SECTION 2924B OF THE CALIFORNIA CIVIL CODE WAS RECORDED DECEMBER 17, 2019 AS INSTRUMENT NO. 2019-5088 OF OFFICIAL RECORDS.

MAIL TO ADDRESS: FARM SERVICES AGENCY  
215 EXECUTIVE COURT #C  
YREKA, CA 96097

A DOCUMENT RECORDED SEPTEMBER 16, 2020 AS INSTRUMENT NO. 2020-3639 OF OFFICIAL RECORDS PROVIDES THAT THE DEED OF TRUST OR THE OBLIGATION SECURED THEREBY HAS BEEN MODIFIED.

8. A DEED OF TRUST TO SECURE AN INDEBTEDNESS IN THE ORIGINAL AMOUNT SHOWN BELOW.

AMOUNT: \$285,000.00  
DATED: DECEMBER 13, 2019  
TRUSTOR: DEREK J. SPOONER AND SAMANTHA R. SPOONER, HUSBAND AND WIFE, AS JOINT TENANTS, AS TO AN UNDIVIDED 33.3334% INTEREST; JOHN D. SPOONER AND HEATHER SPOONER, HUSBAND AND WIFE, AS JOINT TENANTS, AS TO AN UNDIVIDED 33.3333% INTEREST; DONALD KEITH STILLION AND PAMELA KAYE STILLION, HUSBAND AND WIFE, AS JOINT TENANTS, AS TO AN UNDIVIDED 33.3333% INTEREST, ALL AS TENANTS IN COMMON  
TRUSTEE: TIMIOS TITLE  
BENEFICIARY: UNITED STATES OF AMERICA, ACTING THROUGH THE FARM SERVICE AGENCY, UNITED STATES DEPARTMENT OF AGRICULTURE  
RECORDED: DECEMBER 17, 2019 AS INSTRUMENT NO. 2019-5087 OF OFFICIAL RECORDS

9. RIGHTS AND CLAIMS OF PARTIES IN POSSESSION.

10. WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT THE MATTERS ARE SHOWN BY THE PUBLIC RECORDS.

11. EVIDENCE MUST BE PROVIDED THAT THERE ARE NO COMMITMENT STATEMENTS IN EFFECT UNDER CIVIL CODE SECTION 850 ET SEQ. WITH RESPECT TO THE PROPERTY.

IN ORDER TO REMOVE THIS STATEMENT, THE LANDOWNER WILL NEED TO PROVIDE US WITH AN AFFIDAVIT STATING THAT THEY ARE NOT AWARE OF ANY RELEASE REPORTS OR COMMITMENT STATEMENTS WHICH HAVE BEEN ISSUED UNDER THIS STATUTE WITH RESPECT TO THE PROPERTY.

12. ANY CLAIM THAT THE TITLE IS SUBJECT TO A TRUST OR LIEN CREATED UNDER THE PERISHABLE AGRICULTURAL COMMODITIES ACT (7 U.S.C. 499A, ET SEQ), THE PACKERS AND STOCKYARDS ACT (7 U.S.C. 181, ET SEQ) OR UNDER SIMILAR FEDERAL OR STATE LAWS.

## LEGAL DESCRIPTION

ALL THAT CERTAIN REAL PROPERTY SITUATE, LYING AND BEING IN THE COUNTY OF GLENN, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

### PARCEL ONE:

A PORTION OF SECTION 17, TOWNSHIP 20 NORTH, RANGE 3 WEST, MOUNT DIABLO MERIDIAN, ALSO BEING A PORTION OF THE FOREST SYNDICATES'S EUCALYPTUS PLANTATION, SERIES A, AS SHOWN ON THAT CERTAIN MAP ON FILE IN BOOK 1 OF MAPS AND SURVEYS AT PAGE 196, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 17; THENCE NORTH 89° 45' 00" EAST, ALONG THE SOUTH LINE OF SAID SECTION, A DISTANCE OF 250.00 FEET TO THE SOUTHEAST CORNER OF THAT CERTAIN PARCEL CONVEYED TO ARTHUR R. THURMAN AND AMY JILL THURMAN IN THAT CERTAIN DEED ON FILE AS DOCUMENT NUMBER 2002-4351, SAID POINT BEING THE TRUE POINT OF BEGINNING FOR THE PARCEL HEREIN DESCRIBED; THENCE NORTH 00° 21' 56" WEST, ALONG THE EAST LINE OF SAID THURMAN PARCEL, A DISTANCE OF 480.00 FEET TO THE NORTHEAST CORNER OF SAID PARCEL, SAID POINT BEING A NORTHWESTERLY CORNER OF THAT CERTAIN PARCEL QUIT-CLAIMED TO THE ARTHUR R. THURMAN TRUST IN THAT CERTAIN DOCUMENT ON FILE AS DOCUMENT NUMBER 2002-6569; THENCE NORTH 89° 45' 00" EAST, ALONG THE NORTHERLY LINE OF SAID THURMAN TRUST PARCEL, A DISTANCE OF 584.44 FEET TO THE WESTERLY LINE OF PARCEL ONE AS SHOWN ON THAT CERTAIN MAP ON FILE IN BOOK 8 OF PARCEL MAPS AT PAGE 72; THENCE NORTH 00° 25' 20" WEST, ALONG SAID WESTERLY LINE, A DISTANCE OF 858.12 FEET TO THE NORTHWEST CORNER OF SAID PARCEL ONE; THENCE NORTH 89° 45' 00" EAST, ALONG THE NORTHERLY LINE OF SAID PARCEL ONE, A DISTANCE OF 832.33 FEET TO THE NORTHEAST CORNER OF SAID PARCEL ONE; THENCE SOUTH 00° 25' 20" EAST, ALONG THE EASTERLY LINE OF SAID PARCEL ONE, A DISTANCE OF 1338.12 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL ONE, SAID POINT BEING ON THE SOUTHERLY LINE OF SAID SECTION 17; THENCE SOUTH 89° 45' 00" WEST, ALONG SAID SOUTHERLY LINE, A DISTANCE OF 1417.25 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

### EXCEPTING THEREFROM THE FOLLOWING:

BEGINNING AT THE NORTHEAST CORNER OF THAT CERTAIN PARCEL QUIT-CLAIMED TO THE ARTHUR R. THURMAN TRUST IN THAT CERTAIN DOCUMENT ON FILE AS DOCUMENT NUMBER 2002-6569, SAID POINT ALSO BEING THE NORTHEAST CORNER OF PARCEL ONE AS SHOWN ON THAT CERTAIN MAP ON FILE IN BOOK 8 OF PARCEL MAPS AT PAGE 72; THENCE SOUTH 00° 25' 20" EAST, ALONG THE EASTERLY LINE OF PARCEL ONE, A DISTANCE OF 190.35 FEET; THENCE SOUTH 89° 45' 00" WEST A DISTANCE OF 645.34 FEET; THENCE NORTH 00° 25' 20" WEST A DISTANCE OF 190.35 FEET TO THE NORTHERLY LINE OF SAID PARCEL ONE; THENCE NORTH 89° 45' 00" EAST A DISTANCE OF 645.34 FEET TO THE POINT OF BEGINNING.

THE BASIS OF BEARINGS FOR THIS DESCRIPTION IS THE SOUTH LINE OF SAID SECTION 17, SHOWN AS BEING NORTH 89°45'00" EAST ON THAT CERTAIN PARCEL MAP ON FILE IN BOOK 8 OF PARCEL MAPS AT PAGE 72.

NOTICE OF VOLUNTARY MERGER RECORDED NOVEMBER 13, 2007 AS GLENN COUNTY RECORDER'S INSTRUMENT NO. 2007-6998 OF OFFICIAL RECORDS.

### PARCEL TWO:

A PORTION OF SECTION 17, TOWNSHIP 20 NORTH, RANGE 3 WEST, MOUNT DIABLO MERIDIAN,



ALSO BEING A PORTION OF THE FOREST SYNDICATE'S EUCALYPTUS PLANTATION, SERIES A, AS SHOWN ON THAT CERTAIN MAP ON FILE IN BOOK 1 OF MAPS AND SURVEYS AT PAGE 196, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF THAT CERTAIN PARCEL QUIT-CLAIMED TO THE ARTHUR R. THURMAN TRUST IN THAT CERTAIN DOCUMENT ON FILE AS DOCUMENT NUMBER 2002-6569, SAID POINT ALSO BEING THE NORTHEAST CORNER OF PARCEL ONE AS SHOWN ON THAT CERTAIN MAP ON FILE IN BOOK 8 OF PARCEL MAPS AT PAGE 72; THENCE SOUTH 00° 25' 20" EAST, ALONG THE EASTERLY LINE OF PARCEL ONE, A DISTANCE OF 190.35 FEET; THENCE SOUTH 89° 45' 00" WEST A DISTANCE OF 645.34 FEET; THENCE NORTH 00° 25' 20" WEST A DISTANCE OF 190,35 FEET TO THE NORTHERLY LINE OF SAID PARCEL ONE; THENCE NORTH 89° 45' 00" EAST A DISTANCE OF 645.34 FEET TO THE POINT OF BEGINNING.

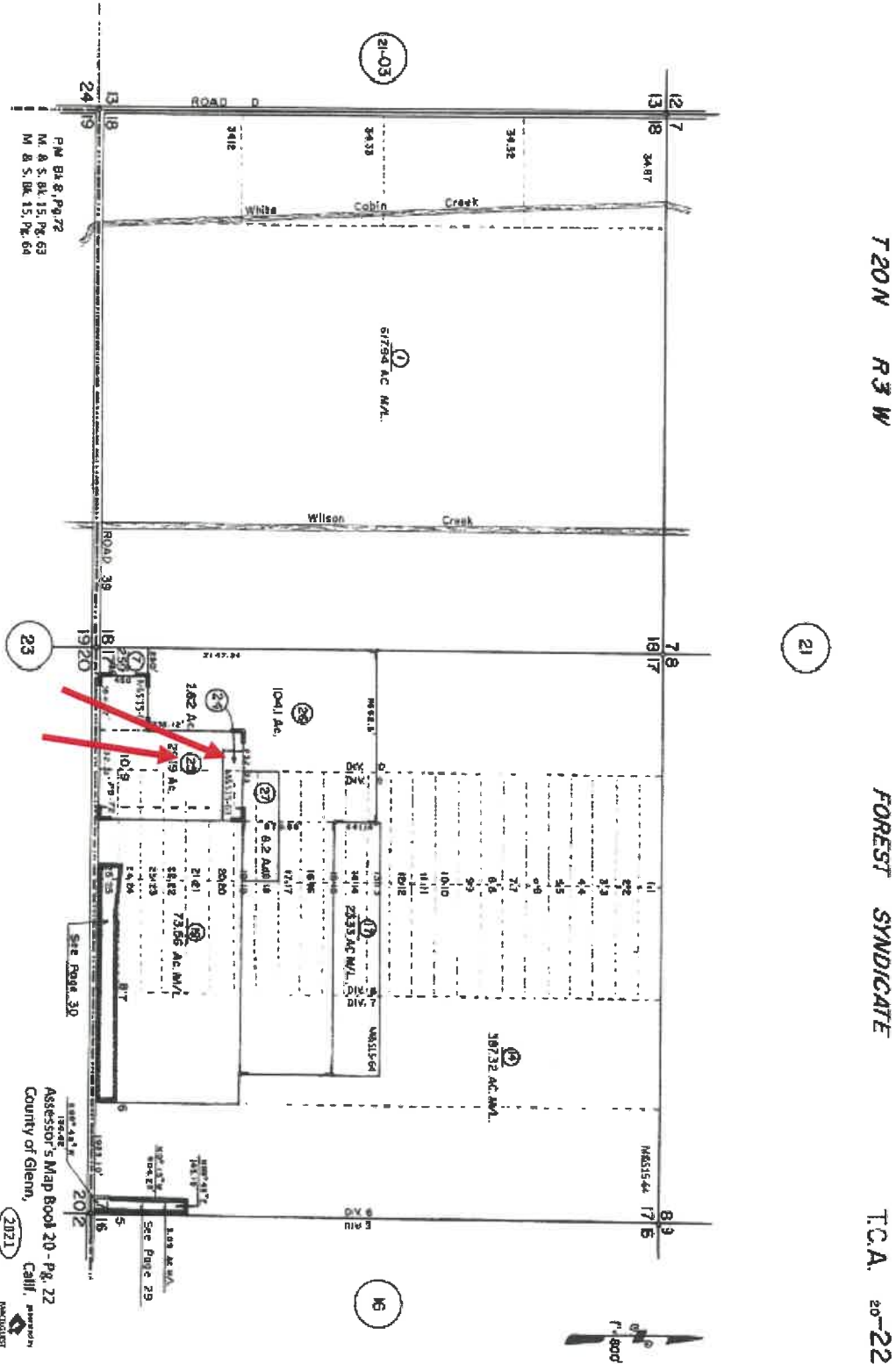
THE BASIS OF BEARINGS FOR THIS DESCRIPTION IS THE SOUTH LINE OF SAID SECTION 17, SHOWN AS BEING NORTH 89°45'00" EAST ON THAT CERTAIN PARCEL MAP ON FILE IN BOOK 8 OF PARCEL MAPS AT PAGE 72.

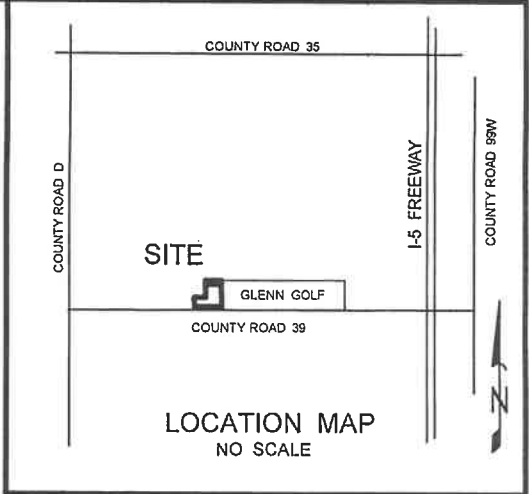
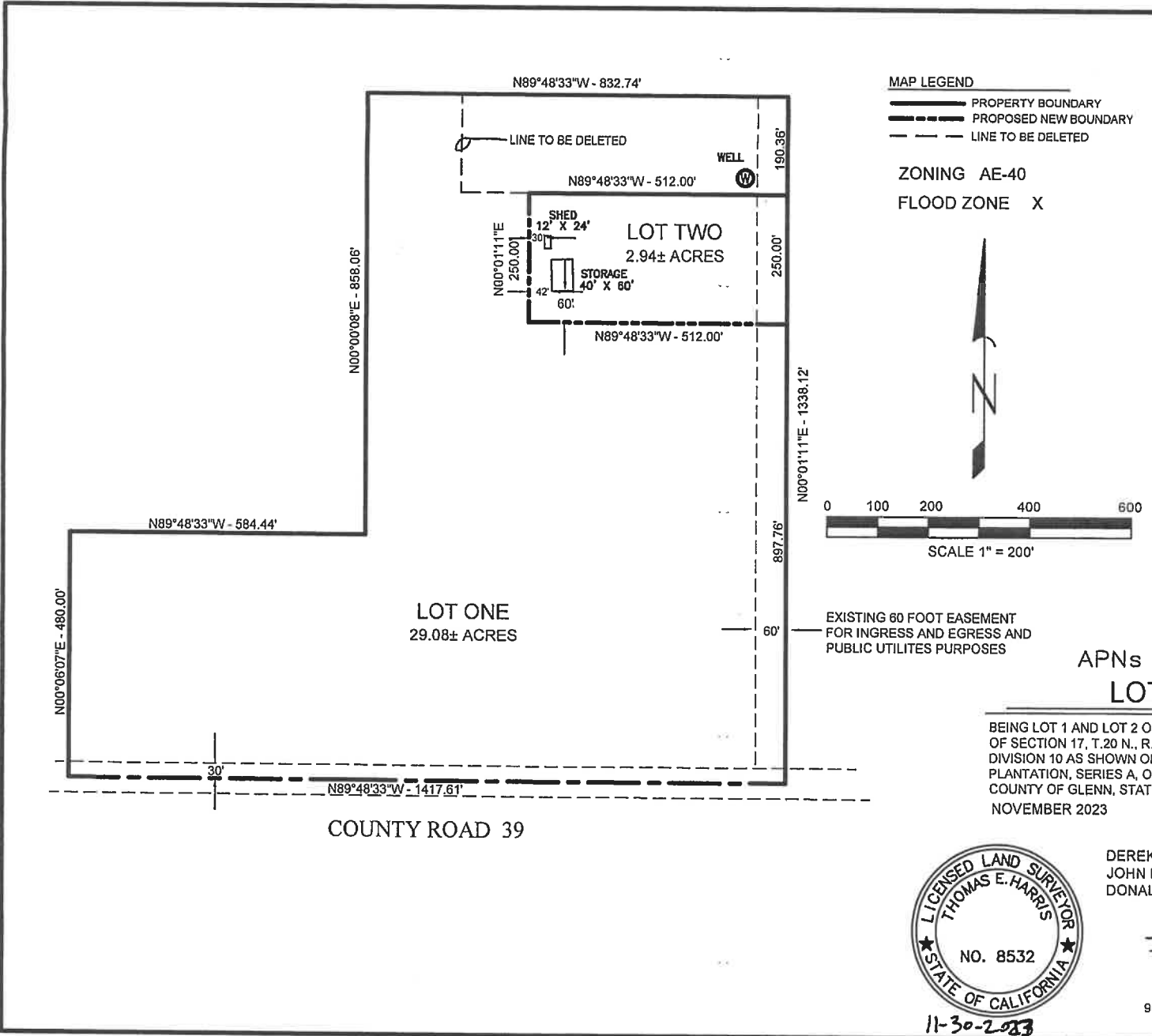
NOTICE OF VOLUNTARY MERGER RECORDED NOVEMBER 13, 2007 AS GLENN COUNTY RECORDER'S INSTRUMENT NO. 2007-7000 OF OFFICIAL RECORDS.

APN: 020-220-024-000, 020-220-025-000

The map attached, if any, may or may not be a survey of the land depicted hereon. Timios Title and it's Underwriters expressly disclaims any liability for loss or damage which may result from reliance on this map except to the extent coverage for such loss or damage is expressly provided by the terms and provisions of the title insurance policy, if any, to which this map is attached.

MAP





**OWNER'S CONSENT**

LISTED BELOW IS THE OWNERS OF THE REAL PROPERTY AS SHOWN HEREON AND BY THEIR SIGNATURES ON THE APPLICATION DO CONSENT TO THE PREPARATION OF THIS PROPOSED LOT LINE ADJUSTMENT AS SHOWN HEREON.

DEREK J. SPOONER and SAMANTHA R. SPOONER  
JOHN D. SPOONER and HEATHER SPOONER  
DONALD KEITH STILLION and PAMELA KAYE STILLION

1055 GLENNWOOD LANE  
Willows, California 95988

**APNs 020-220-024 and 025**  
**LOT LINE ADJUSTMENT**

BEING LOT 1 AND LOT 2 OF LOT LINE ADJUSTMENT #2007-003 ALSO BEING A PORTION OF SECTION 17, T.20 N., R.3 W., M.D.M. AND BEING A PORTION OF DIVISION 9 AND DIVISION 10 AS SHOWN ON THAT MAP ENTITLED FOREST SYNDICATE'S EUCALYPTUS PLANTATION, SERIES A, ON FILE IN BOOK 1 OF MAPS AND SURVEYS AT PAGE 196, COUNTY OF GLENN, STATE OF CALIFORNIA.

NOVEMBER 2023

SCALE 1" = 200'

FOR

DEREK J. SPOONER and SAMANTHA R. SPOONER  
JOHN D. SPOONER and HEATHER SPOONER  
DONALD KEITH STILLION and PAMELA KAYE STILLION



*Thomas E. Harris*

THOMAS E. HARRIS  
LAND SURVEYOR No. 8532  
908 6TH STREET, ORLAND, CA. 95963

11-30-2023

23067

**NOTICE OF EXEMPTION**

To: County Clerk, County of Glenn  
516 W. Sycamore Street, 2<sup>nd</sup> Floor, Willows, CA 95988  
From: Glenn County Planning & Community Development Services Agency  
225 North Tehama Street, Willows, CA 95988

**Project Title: Lot Line Adjustment 2023-003, Spooner**

A Lot Line Adjustment to reconfigure two properties as shown:

Existing APN(s): 020-220-025 (29.19± acres)      020-220-024 (2.82± acres)  
Resultant Lots: Lot One: 29.08± acres      Lot Two: 2.94± acres

Location: The project site is located south of County Road 35, east of County Road D, north of County Road 39, and west of Interstate 5, in the unincorporated area of Glenn County, California.

**Name of Public Agency Approving Project:**

Glenn County Planning & Community Development Services Agency

**Applicant:** Derek J. Spooner, P.O. Box 1055, Willows, CA 95988

**Landowners:** Derek J. Spooner and Samantha R. Spooner; John D. Spooner and Heather Spooner; Donald Keith Stillion and Pamela Kaye Stillion

**Surveyor:** Thomas Harris, 908 Sixth Street, Orland, CA 95963

**Exempt Status:** Statutory Exemption: This project is considered Statutorily Exempt from environmental review pursuant to Section 15268, "*Ministerial Projects*", of the Guidelines of the California Environmental Quality Act.

**Reasons Why Project is Exempt:** A Lot Line Adjustment is outlined in the Glenn County Code, Title 15, Chapter 15.14 as a ministerial action approved by the Director.

**Lead Agency Contact Person:** Courtney Paget, Assistant Planner  
Glenn County Planning & Community Development Services Agency  
225 N. Tehama Street, Willows, CA 95988 (530-934-6540)

Signature: \_\_\_\_\_

Date: January 25, 2024

Mardy Thomas, Director  
Planning and Community Development Services Agency