

# 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
- Community Services District: Elk Creek
- Pacific Gas and Electric Company (PG&E)
- Fire Protection District: Elk Creek
- Glenn County Resource Conservation District
- School District: Stony Creek

### 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: February 14, 2024

PROJECT: Lot Line Adjustment 2024-001, Humane Farming Association

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

APPLICANT/  
LANDOWNER(s): Humane Farming Association  
1390 Co Rd 306  
Elk Creek, CA 95939  
Phone: 415-485-1495

SURVEYOR: Brien Hamilton  
P.O. Box 978  
Orland, CA 95963  
Phone: 530-865-8551  
Email: hei@hamiltonengineering.net

**PROJECT:** **Lot Line Adjustment 2024-001, Humane Farming Association**  
A Lot Line Adjustment to reconfigure two properties as shown:

Existing APN(s): 018-150-020 (428.25± acres)      018-160-022 (289.00± acres)

Resultant Lots: Lot One: 447.79± acres      Lot Two: 268.46± acres

LOCATION: The project site is located at 1390 County Road 306; south of Stony Gorge Reservoir, east of County Road 306, west of County Road 303, in the unincorporated area of Elk Creek, California.

GENERAL PLAN: Intensive Agriculture

ZONING: "AP-160" (Agricultural Preserve Zone, 144-acre minimum parcel size)

FLOOD ZONE: Flood Zone "X" according to Flood Insurance Rate Map (FIRM) No. 06021C0750D, 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 **Thursday, February 29, 2024**, 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 \_\_\_\_\_

GLENN COUNTY  
PLANNING AND PUBLIC WORKS 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: Humane Farming Association

Mailing Address: 1390 Co Rd 306 Elk Creek CA 95939

Phone:(Business) (415) 485-1495 (Home) \_\_\_\_\_

Fax: \_\_\_\_\_ E-mail: HFA@HFA.org

2. Property Owner(s) #1:

Name: Humane Farming Association

Mailing Address: 1390 Co Rd 306 Elk Creek CA 95939

Phone:(Business) (415) 485-1495 (Home) \_\_\_\_\_

Fax: \_\_\_\_\_ E-mail: HFA@HFA.org

3. Property Owner(s) #2:

Name: Humane Farming Association

Mailing Address: 1390 Co Rd 306 Elk Creek CA 95939

Phone:(Business) (415) 485-1495 (Home) \_\_\_\_\_

Fax: \_\_\_\_\_ E-mail: HFA@HFA.org

4. Engineer/Surveyor:

Name: Hamilton Engineering Inc. (Brien Hamilton)

Mailing Address: P.O. Box 978, Orland, CA 95963

Phone:(Business) 530-865-8551 (Home) \_\_\_\_\_

Fax: \_\_\_\_\_ E-mail: hei@hamiltonengineering.net

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: Hamilton Engineering Inc. (Brien Hamilton)

Mailing Address: P.O. Box 978, Orland, CA 95963

6. Address and Location of Project: 1390 Co Rd 306, Elk Creek, CA

7. Current Assessor's Parcel Number(s): 018-150-020, 018-160-022

8. Existing Zoning: AP-160

9. Existing Use of Property: AGRICULTURAL PRESERVE

10. Proposed Use of Property: AGRICULTURAL PRESERVE

11. Size for Each Adjusted Lot: 018-150-020(447.79ac), 018-160-022(268.46ac)

12. Why are the lots being adjusted? to accomidate a new residential structure

13. Provide any additional information that may be helpful in evaluating this proposal: \_\_\_\_\_

**DECLARATION UNDER PENALTY OF PERJURY**

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

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

Applicant(s):

Signed: Barry Miller for Humane Farming Assoc.

Print: Bradley Miller, Director

Date: Jan. 16 2024

Address: 1390 County Rd. 306, Elk Creek, CA 95939

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: Barry Miller / Humane Farming Assoc.

Print: Bradley Miller, Director

Date: Jan. 16 2024

Address: 1390 County Rd 306, Elk Creek CA 95939

EXHIBIT "A"  
PARCEL "A" – RESULTANT DESCRIPTION

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

The West half of the West half, the East half of the Southwest quarter, the East half of the Southwest quarter, the Southeast quarter of the Northeast Quarter, Lots 3 and 4 of the Northeast quarter, all in Section 23, Township 19 North, Range 6 West, M.D.B. & M. according to the official map there of.

Together with the North 650.00 feet of the West half of the Northwest quarter of Section 26, Township 19 North, Range 6 West, M.D.B. & M.

The purpose of this description is to effect Lot Line Adjustment No. 2023-0xx as approved by the Glenn County Planning and Public Works Agency director on XXXXXXXXX. All boundary lines of record contained within this description are hereby deleted, and no new parcels are being created.

This Document was prepared by  
me or under my direction on  
November 11, 2023

\_\_\_\_\_  
Brien G. Hamilton, P.L.S. 8484  
My license expires 12/31/24



EXHIBIT "A"  
PARCEL "B" – RESULTANT DESCRIPTION

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

The Northwest quarter and the South half of the Northeast quarter of Section 26, Township 19 North, Range 6 West, M.D.B. & M. according to the official map there of.

Excepting therefrom the North 650.00 feet of the West half of the Northwest quarter of Section 26, Township 19 North, Range 6 West, M.D.B. & M.

The purpose of this description is to effect Lot Line Adjustment No. 2023-0xx as approved by the Glenn County Planning and Public Works Agency director on XXXXXXXXX. All boundary lines of record contained within this description are hereby deleted, and no new parcels are being created.

This Document was prepared by  
me or under my direction on  
November 11, 2023



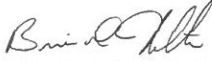
\_\_\_\_\_  
Brien G. Hamilton, P.L.S. 8484  
My license expires 12/31/24

**DRAFT**

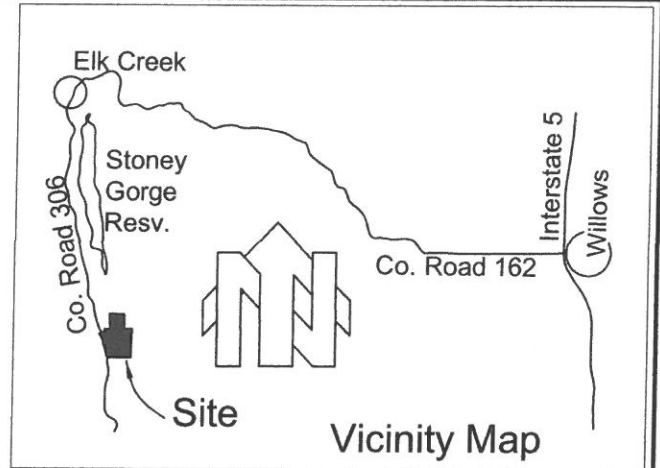


## Surveyor's Statement

This plat represents a Lot Line Adjustment as approved by the County of Glenn on \_\_\_\_\_, 2023 and no new parcels are created.



Brien G. Hamilton, L.S. 8484  
Reg. Exp. 12-31-24



Not to Scale

## Owner's

HUMANE FARMING ASSOCIATION  
1390 Co Rd 306, Elk Creek, CA  
530-520-0442(Manager Robert Burdick)

## Notes:

- 1) Parcels are not located within the Federal Emergency Management Agency Areas of 1% Flood Hazzard.
- 2) No County Fire Hydrants are within the area or in the vicinity of this Proposed Lot Line Adjustment.
- 3) There are no structures within 30 feet of the proposed adjusted property line.

### NOTE 1

Bearings and Distances as shown are based on the property boundaries as described within the Record of Survey recorded in Maps & Surveys Book 12 at Page 33.

## Parcel Summary

Zoning: AP-160

(Parcel A) APN 018-150-020 Area prior to Adjustment:  
428.25 Acres

(Parcel A) APN 018-150-020 As a result of Adjustment:  
447.79 Acres

(Parcel B) APN 018-160-022 Area prior to Adjustment:  
289 Acres

(Parcel B) APN 018-160-022 As a result of Adjustment:  
268.46 Acres

Date: November 13, 2023

Sheet 1 of 2

LLA Plat

Project No.  
23-096

Lot Line Adjustment Exhibit "C-1"

For

Humane Farming Association

1390 Co Rd 306 Elk Creek CA 95939

APN 018-150-020 & APN 018-160-022

Document No. 1997-5561

Prepared By:

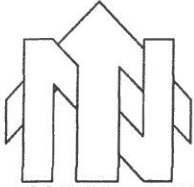
Hamilton Engineering Inc.

P.O. Box 978

Orland, California 95963

Voice: (530) 228-1580

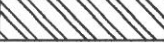
Fax: (530) 267-8347

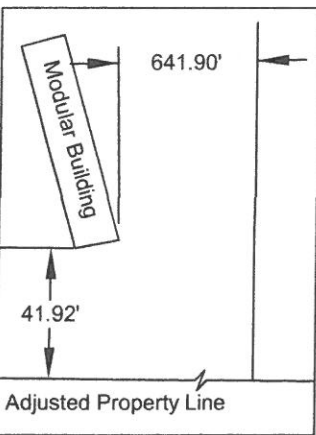


SCALE 1" = 1000'  
DISTANCES SHOWN HEREON  
ARE IN DECIMAL FEET

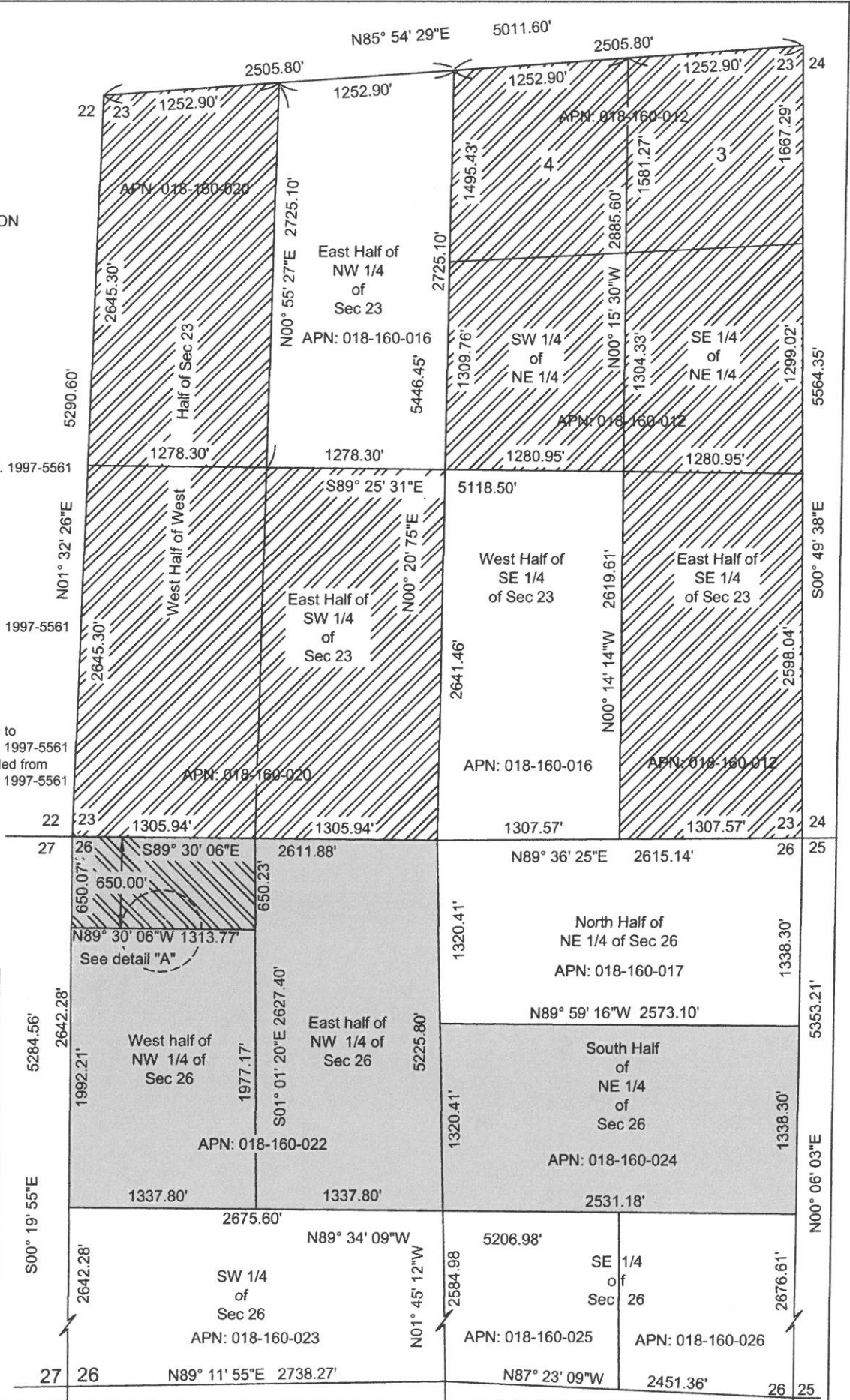
 Parcel A  
Parcel 7 per O.R. 1997-5561  
428.25 Acres

 Parcel B  
Parcel 9 per O.R. 1997-5561  
289.00 Acres

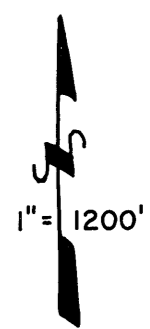
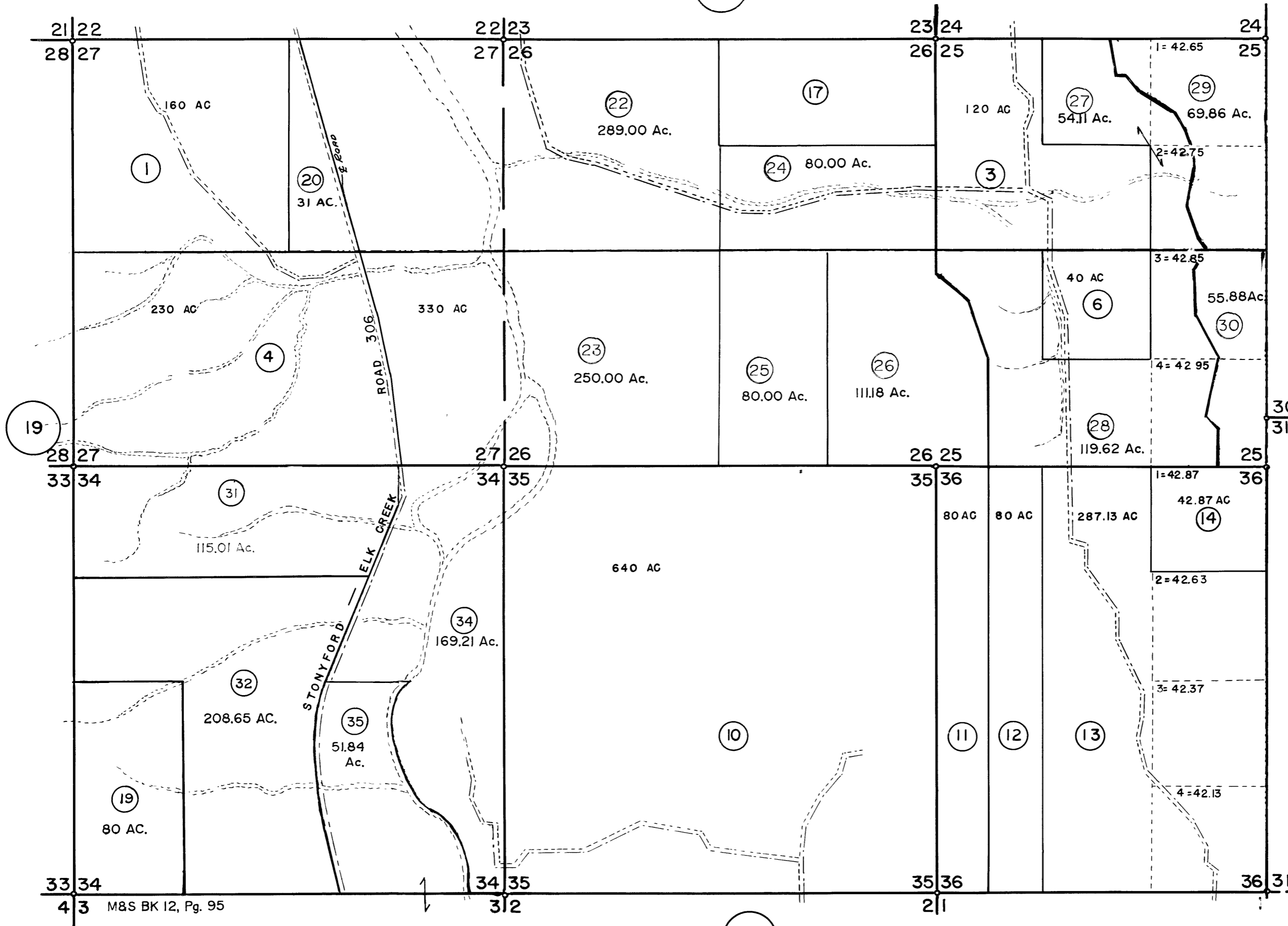
 Area to be added to  
Parcel 7 per O.R. 1997-5561  
Area to be excluded from  
Parcel 9 per O.R. 1997-5561  
19.54 acres



Detail "A"  
Scale: 1" = 80'



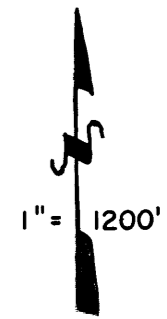
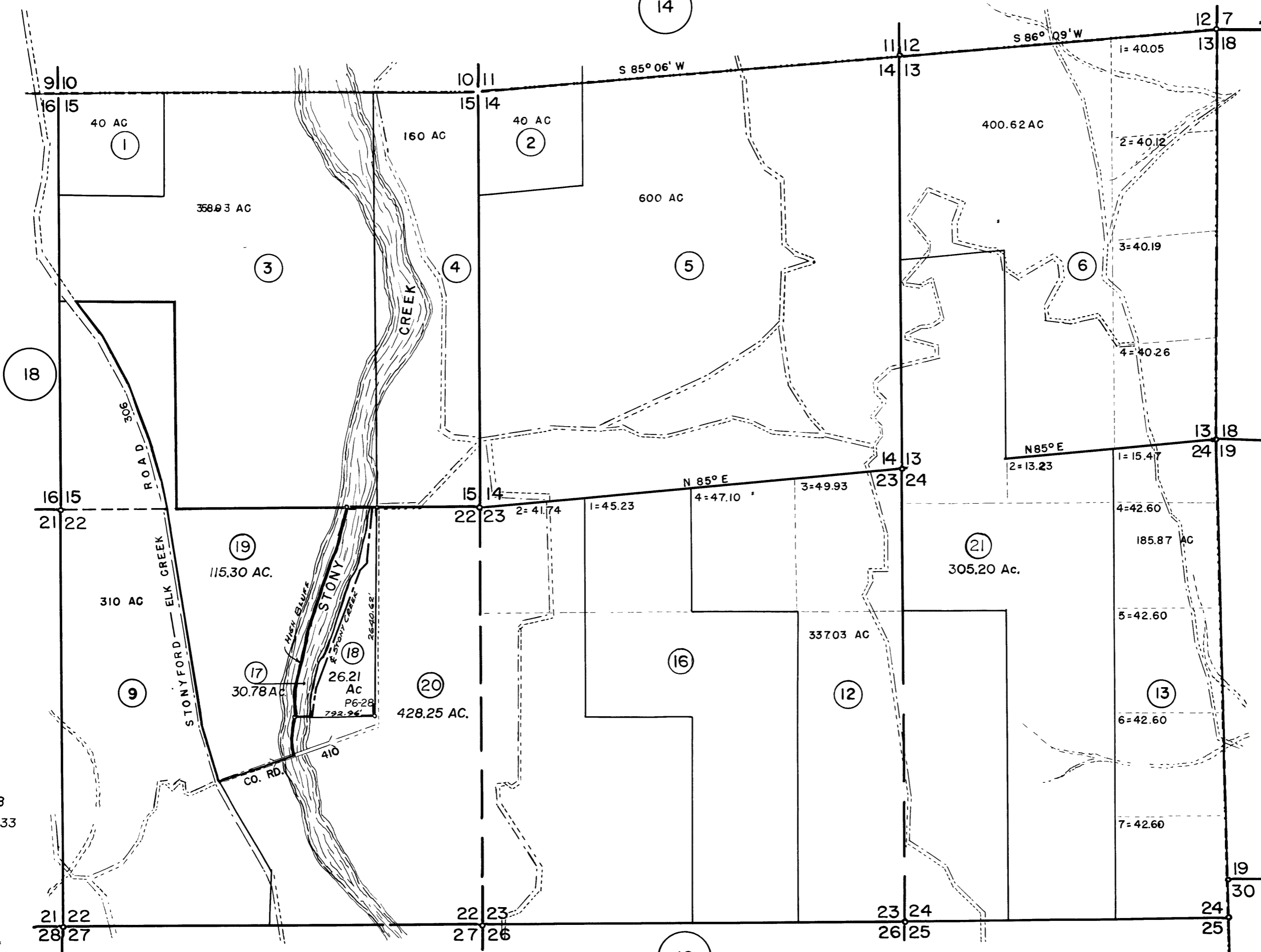
15



13

14-29

14



12

16

REV. 1-24-95

P.M. Bk. 6, Pg. 28  
M.S. Bk. 12, Pg. 33

WHEN RECORDED MAIL TO

The Humane Farming Association  
76 Belvedere Street, Suite D  
San Rafael, CA 94901

MAIL TAX STATEMENT TO

The Humane Farming Association  
76 Belvedere Street, Suite D  
San Rafael, CA 94901

DOCUMENTARY TRANSFER  
TAX \$ 1,980.00 PAID

RECORDED IN OFFICIAL RECORDS  
OF GLENN COUNTY, CALIFORNIA  
AT THE REQUEST OF

GLENN COUNTY TITLE CO.

97 NOV -7 PM 12:20

VINCE T. HINTO  
GLENN COUNTY RECORDER

4  
Pages

FEE  
\$36

97-5561

Order/Escrow No: 55185

Grant Deed

The undersigned grantor(s) declare(s):  
Documentary transfer tax is \$ 1,980.00  
(X) Computed on full value of property conveyed, or  
( ) Computed on full value less value of liens and encumbrances remaining at time of sale  
Tax Parcel No: see attached

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,  
JOHN W. SOMERVILLE, Trustee of Trust B under the SOMERVILLE FAMILY TRUST  
AGREEMENT, dated September 29, 1981; and JOHN W. SOMERVILLE, Trustee of Trust A  
under the SOMERVILLE FAMILY TRUST AGREEMENT, dated September 29, 1981  
hereby GRANT(S) to

THE HUMANE FARMING ASSOCIATION, a California nonprofit public benefit  
corporation

the following described real property in the City of \_\_\_\_\_ (X) Unincorporated area  
County of Glenn, State of California, described as follows:

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

Date: October 31, 1997

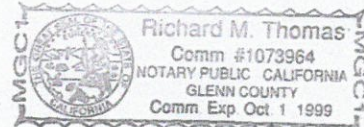
STATE OF CALIFORNIA  
COUNTY OF GLENN } SS.

*John W. Somerville Trustee*  
JOHN W. SOMERVILLE, Trustee

On NOVEMBER 3, 1997 before me, the undersigned, a Notary Public in and for said County and State, personally appeared  
JOHN W. SOMERVILLE, personally known  
to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and  
acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the  
instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal

*[Signature]*  
Notary Public in and for said County and State.



MAIL TAX STATEMENTS AS DIRECTED ABOVE (Notary Seal)

97-5561

EXHIBIT A

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

PARCEL ONE:

Lots 1 and 2, West half of the Northeast quarter, Southeast quarter of Northeast quarter and Northwest quarter of Southeast quarter of Section 30, Township 19 North, Range 5 West, M. D. B. & M., according to the official map thereof.

A.P.N.: 18-130-003-0 and 18-130-004-0

PARCEL TWO:

Lots 2, 3 and 4, Northeast quarter of Southwest quarter and West half of Southeast quarter of Section 19, Township 19 North, Range 5 West, M. D. B. & M., according to the official map thereof.

A.P.N.: 18-120-009-0

PARCEL THREE:

That portion of South half of Section 27, Township 19 North, Range 6 West, M. D. B. & M., lying East of County Road; and Southwest quarter and West half of Southeast quarter of Section 26, Township 19 North, Range 6 West, M. D. B. & M., according to the official map thereof.

A.P.N.: 18-160-005-0

PARCEL FOUR:

Lots 1, 2, 3 and 4, East half of the West half and West half of Northwest quarter of Section 13, Township 19 North, Range 6 West, M. D. B. & M., according to the official map thereof.

A.P.N.: 18-150-006-0

PARCEL FIVE:

East half, East half of West half, West half of Southwest quarter and Southwest quarter of Northwest quarter of Section 14, Township 19 North, Range 6 West, M. D. B. & M., according to the official map thereof.

A.P.N.: 18-150-005-0

PARCEL SIX:

East half of East half and West half of Southeast quarter of Section 22, Township 19 North, Range 6 West, M. D. B. & M., according to the official map thereof. EXCEPTING 3.8 acres for road.

(Continued)

CONTINUED...

That portion of the West half of Section 22, Township 19 North, Range 6 West, M. D. B. & M., according to the official map thereof, lying East of County Road.

EXCEPTING THEREFROM any portion lying within the following described parcel:

That portion of Section 22 lying East of County Road Number 306, North of County Road Number 410, and Westerly of the following described line:

Beginning at the intersection of the North line of said Section 22 with the West bank of Stony Creek on the West line of the lands of Emeline R. Carver, designated as the West line of "Owner's Remaining Land" as shown on that certain Parcel Map on file in Book 6 of Parcel Maps at page 28; thence Southerly, along said West bank and said West line, to the South line of the Northeast quarter of said Section 22; thence, continuing along said West bank, to the centerline of County Road Number 410.

ALSO EXCEPTING THEREFROM all that portion contained in the Deed to The County of Glenn, recorded May 16, 1928, in Book 3, Official Records, page 200.

ALSO EXCEPTING THEREFROM a strip of land forty feet wide to be used for road purposes as granted to the County of Glenn, recorded February 11, 1929, in Book 15, Official Records, page 8.

A.P.N.: 18-150-020-0 (Portion)

PARCEL SEVEN:

West half of West half, East half of Southwest quarter, East half of Southeast quarter, Southeast quarter of Northeast quarter, Lots 3 and 4 of Northeast quarter, all in Section 23, Township 19 North, Range 6 West, M. D. B. & M., according to the official map thereof.

A.P.N.: 18-150-020-0 (Portion) and 18-150-012-0 (Portion)

PARCEL EIGHT:

West half of Southwest quarter, Southwest quarter of Northwest quarter, Lots 1, 4, 5, 6 and 7, all in Section 24, Township 19 North, Range 6 West, M. D. B. & M., according to the official map thereof.

A.P.N.: 18-150-012-0 (Portion) and 18-150-013-0

(Continued)

CONTINUED...

PARCEL NINE:

Northwest quarter and South half of Northeast quarter of Section 26, Township 19 North, Range 6 West, M. D. B. & M., according to the official map thereof.

A.P.N.: 18-160-021-0 (Portion)

PARCEL TEN:

Northeast quarter of Section 27, Township 19 North, Range 6 West, M. D. B. & M., according to the official map thereof.

Excepting therefrom that portion of said Northeast quarter, Westerly of the County Road.

A.P.N.: 18-160-021-0 (Portion)

PARCEL ELEVEN:

Southeast quarter of Southeast quarter of Section 11, Township 19 North, Range 6 West, M. D. B. & M., and West half of Southeast quarter and East half of Southwest quarter of Section 11, Township 19 North, Range 6 West, M. D. B. & M., according to the official map thereof.

A.P.N.: 18-140-010-0