

GLENN COUNTY

Planning & Community Development Services Agency

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



Donald Rust, Director

REQUEST FOR REVIEW – AMENDED APPLICATION

COUNTY DEPARTMENTS/DISTRICTS

- ☒ Glenn County Agricultural Commissioner
- ☒ Glenn County Air Pollution Control District/CUPA
- ☒ Glenn County Assessor
- ☒ Glenn County Building Inspector
- ☒ Glenn County Engineering & Surveying Division
- ☒ Glenn County Environmental Health Department
- ☒ Glenn County Sheriff's Department
- ☐ Glenn County Board of Supervisors
- ☐ Glenn County Counsel
- ☐ Glenn County Planning Commission
- ☐ Glenn LAFCO

FEDERAL AGENCIES

- ☐ U.S. Army Corps of Engineers
- ☐ U.S. Fish and Wildlife Service
- ☐ U.S. Department of Agriculture
- ☐ U.S. Bureau of Reclamation - Willows

OTHER

- ☐ Western Area Power Administration
- ☐ California Water Service Co. (Chico)
- ☐ Sacramento River National Wildlife Refuge
- ☐ City of Willows
- ☐ Comcast Cable (Chico Office)
- ☐ Community Services District:
- ☒ Pacific Gas and Electric Company (PG&E)
- ☒ Fire Protection District: Ord
- ☐ Glenn County Resource Conservation District
- ☒ School District: Hamilton

STATE AGENCIES

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

- ☒ Northeast Center of the California Historical Resources Information System
- ☒ Grindstone Rancheria of Wintun-Wailaki
- ☒ Paskenta Band of Nomlaki Indians
- ☒ Mechoopda Indian Tribe of Chico Rancheria
- ☒ Middletown Rancheria of Pomo Indians California
- ☐ Railroad:
- ☒ Ord Bend Community Service District
- ☐ Glenn Ground Water District:
- ☐ Special District:
- ☒ Glenn Colusa Irrigation District

DATE: January 18, 2019

PROJECT: Conditional Use Permit 2018-004
Multi - Species, Pasture-Base Farm

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

APPLICANT/
LANDOWNER: Duane & Wendy Massa
8075 County Road 29
Glenn, CA 95943

SURVEYOR: Wendy Massa
8075 County Road 29
Glenn, CA 95943

Amended Application:

The following information was received on January 14, 2019 as an application amendment to Conditional Use Permit 2018-004. All previously, received comments will be included and remain in documentation.

Conditional Use Permit 2018-004 application has been revised to include a proposal for a poultry processing facility. According to the amended application, the facility will be limited to the processing of 20,000 birds per year; as well as be limited to poultry that has been raised on the applicants property (APN: 023-070-003). Additional project information/documentation has been included. Please refer to the attached application amended dated January 14, 2019.

**PROPOSAL: Conditional Use Permit 2018-004
Multi - Species, Pasture-Base Farm**

Duane & Wendy Massa have applied for a Conditional Use Permit for an existing but unpermitted Multi – Species, Pasture Based Farm. The farm primarily consists of Pasture (approximately 20 acres) which several species utilize including beef, lamb, goats, poultry, horses and hogs.

Hog and pig farming on less than 40 acres may be permitted in the “AE” Exclusive Agriculture zone only if a conditional use permit has first been secured. Glenn County Code §15.330.040 (D.) *Hog and pig farming on parcels less than forty acres or on parcels contiguous to a Residential or Commercial Zone.*

A poultry processing facility has also been proposed. According to the amended application, the facility will be limited to the processing of 20,000 birds per year; as well as be limited to poultry that has been raised on the applicants property (APN: 023-070-003). Poultry Processing Facilities may be a permitted in “AE” Exclusive Agriculture zone only if a conditional use permit has first been secured. Glenn County Code §15.330.040 (I). *Animal processing plants, rendering plants;*

In addition to the pasture based farming and poultry processing facility, the farming operation also includes the following:

- Barn 100 feet by 40 feet
- Barn 155 feet by 158 feet (portion being poultry processing facility)
- Sand Arena 280 feet by 150 feet

The applicants have also proposed the use of hosting equestrian activities as well as boarding horses. These uses will utilize existing structures specifically a 36-stall barn with an existing indoor arena; no new structures are being proposed.

Additional project information/documentation has been included. Please refer to the attached application, project narrative, site plans and photographs.

LOCATION: The project site is at 8057 County Road 29, approximately 5-miles south of Hamilton City. The site is located on the south side of County Road 29, east of County Road XX, north of County Road 30 and west of Glenn Colusa Irrigation Cannel, within the unincorporated area of Glenn County, California.

ZONING: “AE-40” Exclusive Agriculture Zone (36-acre minimum parcel size)

GENERAL PLAN: “Intensive Agriculture”

APN: 023-070-003 (30.64± acres)

FLOOD ZONES: Flood Zone “X” according to Flood Insurance Rate Map (FIRM) No. 06021C0425D, 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 conditions of approval. If comments are not received by **Friday, February 8, 2019**, it is assumed that there are no specific comments to be included in the analysis of the project. Comments submitted by e-mail are acceptable. Thank you for considering this matter.

AGENCY COMMENTS:

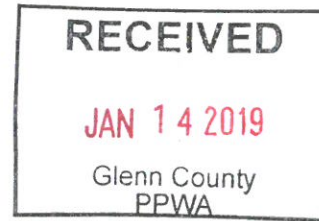
Please consider the following:

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

Wendy Massa
8075 County Road 29
Glenn, CA 95943

January 13, 2019

Glenn County Planning Department
PO Box 1070
Willows, CA 95988



To Whom It May Concern:

Please accept this letter as my request to amend the application for a use permit on my farm located at 8075 County Road 29, Glenn CA 95943. I would like to add poultry processing to the permit.

I currently process all of my poultry at three different U.S. Department of Agriculture (USDA) processing facilities, all of which are located over 150 miles from my farm. I deliver live birds to the USDA facility and then the packaged product is shipped back to me via commercial refrigerated semi-truck. I currently process poultry on a quarterly basis, but I have received requests from a number of my wholesale customers to receive poultry on a weekly basis. This increased frequency of production is favorable, but would add an excessive amount of transportation costs, wear and tear to vehicles/trailers, and substantial added expenses from delivery carriers if I continue to truck livestock hundreds of miles every week to USDA facilities.

There are currently three options for on farm processing permitted by the USDA Food Safety Inspection Service (FSIS), and California Department of Food and Ag (CDFA). The first two are considered Poultry Exemption permits; up to 1000 bird per year, and up to 20,000 birds per year whereas the third permit option requires a USDA-inspected facility. The 20,000-bird Poultry Exemption permit and the USDA inspection processing require a county use permit prior to consideration by CDFA and FSIS.

I request permit authorization from Glenn County to apply for any of these three permits to process poultry within the guidelines already governed by CDFA and USDA/FSIS. I am not requesting to be able to process poultry for outside farmers; strictly poultry that I have raised on my farm. This will reduce the amount of semi-truck traffic to and from my farm and depending on volume, will add several part-time to full-time jobs utilizing local labor.

Thank you for your time and consideration.

Kind regards,

Wendy Massa

578' to Neighbor's House from corner of property

911' to Neighbor's House

150' to Neighbor's House

550' to Neighbor's House

* Existing Room to be used for poultry processing

Can Property line

Duane & Wendy Massa

8075 County Road 29
Glenn, CA 95943
530-680-6848
APN: 023-070-003
30.64 acres

29

Barn
100' x 40'

Septic

155' x 158'

Parking

Barn

Septic

Driveway

Driveway

Sand Arena
280' x 140'

Driveway

Pasture

Pasture

Driveway

House

Septic

Driveway

Rd 29

Pasture

GCID Lateral Canal

Irrigation channel

Pasture

Pasture

RECEIVED

JAN 14 2019

Glenn County
PPWA

1018'

Irrigation Road

GCID Lateral Canal

Google Earth

400 ft



1131' to



720 North Colusa Street
P.O. Box 351 Willows, Ca 95988
Phone: 530-934-6501
Fax: 530-934-6503
wateradv@countyofglenn.net
www.glenncountywater.org

Marcie Skelton
Agricultural Commissioner
Sealer of Weights & Measures

Jason Beauchamp
Deputy Agricultural Commissioner
Deputy Sealer of Weights & Measures

November 30, 2018

Re: Comments for Conditional Use Permit 2018-004, Multi-Species, Pasture Base Farm – Duane & Wendy Massa

Greg Conant,

Thank you for the opportunity to review and comment on Conditional Use Permit 2018-004: Multi-Species, Pasture Base Farm submitted by Duane and Wendy Massa.

To begin, I want to clarify that the breadth of interpreting the Glenn County zoning codes and what necessitates a Conditional Use Permit is under that of the Planning Director and Planning Commission and not of the Agricultural Commissioner. Nevertheless, California Agricultural Commissioners are, at times, asked by their county counterparts (ex: Board of Supervisors, fellow Department Heads, Administration, etc.) to weigh in on matters that affect the agricultural community. Agricultural Commissioners are charged with the protection and promotion of California agriculture, the protection of the environment as well as the protection of the public's health and safety. (<http://cacasa.org/about/>). With the dedication to the protection and promotion of California agriculture, I have the below comments to contribute.

The Conditional Use Permit application is a very detailed document. As with any detailed scenario, all interests should take great care in developing their path forward. From my review and understanding, the land listed on the Conditional Use Permit is zoned Agriculture Exclusive and is approximately 30 acres. Glenn County Code 15.330.040, lists uses requiring a Conditional Use Permit. The applicant's current practice of raising hogs has come into question, because no Conditional Use Permit has been obtained. {15.330.040 (D) Hog and pig farming on parcels less than forty acres}. Even though other livestock species are listed on the Conditional Use Permit application, I will focus my comments on hogs, as they are the only reason for the Conditional Use Permit.

The Massa's have stated they are managing their farm using a holistic management approach. There are many terms used by farmers and ranchers to describe their management practices. Some terms are more readily defined than others, holistic management is one that is fairly well defined. Granting there will be small variances from producer to producer, those that are farming under the terms of holistic resource management are following the research and teachings of Allan Savory. One of the best sources for understanding this growing management approach is to reference <https://www.savory.global/holistic-management/>. An excerpt from the website below describes the basis of the management system:

"Livestock had long been blamed for creating deserts, but [Allan] Savory realized it was how those livestock were managed that was the problem, and it was the management that had to change.

[Allan] Savory developed a method for planning livestock grazing that enabled pastoralists to simulate the effects wild herds once produced on the land, and the results were dramatic. But more than grazing planning had to change in order to transform whole landscapes and keep them healthy. Holistic Management arose from that insight."

Be it that, not all are familiar with this system of resource management, I encourage the applicant to further define their management practices, explaining further the goals for their pasture health and productivity. Asking the applicant to provide a deeper explanation as how *soil/pasture management* interrelates with *rotational grazing* schedules and how those factors will be a driving force in *stocking rates* will be crucial information for permit condition development. This information will bolster understanding, assisting the Planning Department to create a more tangible vision of the operation and subsequent conditions of approval.

Stocking rates presumably will be a fluid number depending on the age of the hogs in question. As cited on the Conditional Use Report cover letter written by the applicant, grower/finisher hogs are recommended to not exceed 30 head/acre. Knowing how many acres of the parcel would be devoted to hogs would give greater information to the Planning Department.

Example: Hogs graze over ____ acres of pasture. Grower/finishers graze in like size weight groups and the sows with litters do not graze with them. We intend to have ____ sows on a continuous basis. From birth to harvest, is approximately ____ weeks. Each paddock is rested ____ days before hogs are allowed to return to graze. This ensures.... (regrowth of forage, breakdown of animal waste, parasite lifecycle disruption, etc.)

Additionally, if the applicant described the staggered production cycles in more detail, it would be beneficial to the Planning Department.

Example: **6 sows with litters (each litter on average 7 head)/acre (UCCE/RCD Recommendation)**
____ sows in production
Describe spaced out farrowing will best use pasture and staggered harvest dates
If farrowing is NOT in pasture, describe time in alternative housing (2-4 weeks?)
Litters weaned at approximately 25-40 lbs at 6-8 weeks of age.
30 weaned grower/finisher hogs total/acre (UCCE/RCD Recommendation)
____ acres with ____ hogs 40lbs – 100 lbs (45-60 days to reach the next weight group)
____ acres with ____ hogs 101lbs – 200 lbs (60-90 days to reach the next weight group)
____ acres with ____ hogs 200lbs – 250lbs (Harvested once reach desired weight)

I urge the Planning Department to further research the topic of holistic management, if more information is needed. Having a deeper understanding of the practice will be beneficial. *As this is reviewed, please remember there are multiple agricultural management systems, all having a rightful place in feeding our ever-growing population. The richness of system diversity allows the consumer the ability select a commodity production method and price point that matches their individual consumption needs.* Keeping this in mind, the land use planning process should be adaptable and reasonable. As updates are made to the Glenn County Code, reasonable methods to determine the zoning requirements should also be made. Land uses that require a Conditional Use Permit should be as defined as possible, holding similar type concerns that would warrant the permit.

If I can be of any further assistance on this matter, please don't hesitate to notify me at 530-934-6501 or by email at mskelton@countyofglenn.net.

Sincerely,



Marcie Skelton

Glenn County Agricultural Commissioner and Sealer of Weights & Measures



Glenn County Environmental Health

247 N Villa Avenue, Willows, CA 95988
(530) 934-6102 • Fax: (530) 934-6103

November 28th, 2018

To: Greg Conant, Assistant Planner
Glenn County Planning & Public Works Agency
(Via email)

From: Andrew A. Petyo, REHS

**Re: Conditional Use Permit #2018-004, Duane & Wendy Massa
APN 023-070-003**

We have reviewed the new project information noted above and this department has no further comments for this proposal and recommends it be approved.

If you have any further questions please contact Environmental Health.



BOARD OF DIRECTORS
Donald R. Bransford, President
Peter Knight, Vice President
John Amaro
Logan Dennis
Blake Vann

GENERAL MANAGER
Thaddeus L. Bettner, P.E.

Via E-mail

November 16, 2018

Mr. Greg Conant
Glenn County Planning and Community Development Services Agency
Post Office Box 1070
Willows, California 95988

Subject: GCID Comments on Conditional Use Permit 2018-004

Dear Mr. Conant:

Glenn-Colusa Irrigation District (GCID) appreciates the opportunity to review and comment on Conditional Use Permit (Permit) 2018-004 Application (Application) submitted by Duane and Wendy Massa (Applicants). GCID understands that Applicants seek a Permit for hog farming, amongst other livestock, on less than forty acres of Glenn County zoned AE-40 land. This corresponding Assessor Parcel Number 023-070-003 (GCID Parcel GRS 09 C) lies entirely within the GCID service area. Upon review of the provided materials that include: the Application, map, and preliminary title report, GCID submits the following comments:

1. GCID staff has identified that GCID Lateral 10-3 appears to approximately occupy the western edge of said property and neighbors the southern property boundary. GCID possesses a recorded 44-foot wide right-of-way along this lateral reach. Although the Application states that no new structures are proposed, all future structures and fencing must be offset from said right-of-way in order to accommodate District operation and maintenance (O&M). GCID encourages its landowners to coordinate with GCID staff well in advance of such undertakings.
2. GCID shall continue its O&M practices along this lateral reach, which includes aquatic and terrestrial weed management. This maintenance work is performed with best professional practices.

Please feel free to contact me at (530) 934-8881, if you have any comments or questions.

Sincerely,

A handwritten signature in blue ink that reads "Zachary W. Dickens". The signature is written in a cursive, flowing style.

Zachary W. Dickens, P.E.
District Engineer

cc: Thaddeus L. Bettner - *Via E-mail*

Conditions of Approval

Conditional Use Permit

No. 2018-004

Duane & Wendy Massa

Comments

That prior to any work being done in the County Right of Way an Encroachment Permit shall be applied for and received from the Glenn County Public Works Department.

Conditions

No off-site parking associated with this development shall be allowed on County Road "29" or County Road "XX".

By:

Michael R. Biggs

Engineering Technician III

11/8/18

GLENN COUNTY

Planning & Community Development Services Agency

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Willows, CA 95988
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Donald Rust, Director

REQUEST FOR REVIEW

COUNTY DEPARTMENTS/DISTRICTS

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- ☒ Middletown Rancheria of Pomo Indians California
- ☐ Railroad:
- ☐ Reclamation District:
- ☐ Glenn Ground Water District:
- ☐ Special District:
- ☒ Glenn Colusa Irrigation District

DATE: October 31, 2018

PROJECT: Conditional Use Permit 2018-004
Multi - Species, Pasture-Base Farm

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

APPLICANT/
LANDOWNER: Duane & Wendy Massa
8075 County Road 29
Glenn, CA 95943

SURVEYOR: Wendy Massa
8075 County Road 29
Glenn, CA 95943

PROPOSAL: Conditional Use Permit 2018-004
Multi - Species, Pasture-Base Farm

Duane & Wendy Massa have applied for a Conditional Use Permit for an existing but unpermitted Multi – Species, Pasture Based Farm. The farm primarily consists of Pasture (approximately 20 acers) which several species utilize including beef, lamb, goats, poultry, horses and hogs.

Hog and pig farming on less than 40 acers may be permitted in the “AE” Exclusive Agriculture zone only if a conditional use permit has first been secured. Glenn County Code §15.330.040 (D.) *Hog and pig farming on parcels less than forty acres or on parcels contiguous to a Residential or Commercial Zone.*

In addition to the pasture, the farming operation also includes the following:

- Barn 100 feet by 40 feet
- Barn 155 feet by 158 feet
- Sand Arena 280 feet by 150 feet

The applicants have also proposed the use of hosting equestrian activities as well as boarding horses. These uses will utilize existing structures specifically a 36-stall barn with an existing indoor arena; no new structures are being proposed.

Additional project information/documentation has been included. Please refer to the attached application, project narrative, site plans and photographs.

LOCATION: The project site is at 8057 County Road 29, approximately 5-miles south of Hamilton City. The site is located on the south side of County Road 29, east of County Road XX, north of County Road 30 and west of Glenn Colusa Irrigation Cannel, within the unincorporated area of Glenn County, California.

ZONING: “AE-40” Exclusive Agriculture Zone (36-acre minimum parcel size)

GENERAL PLAN: “Intensive Agriculture”

APN: 023-070-003 (30.64± acres)

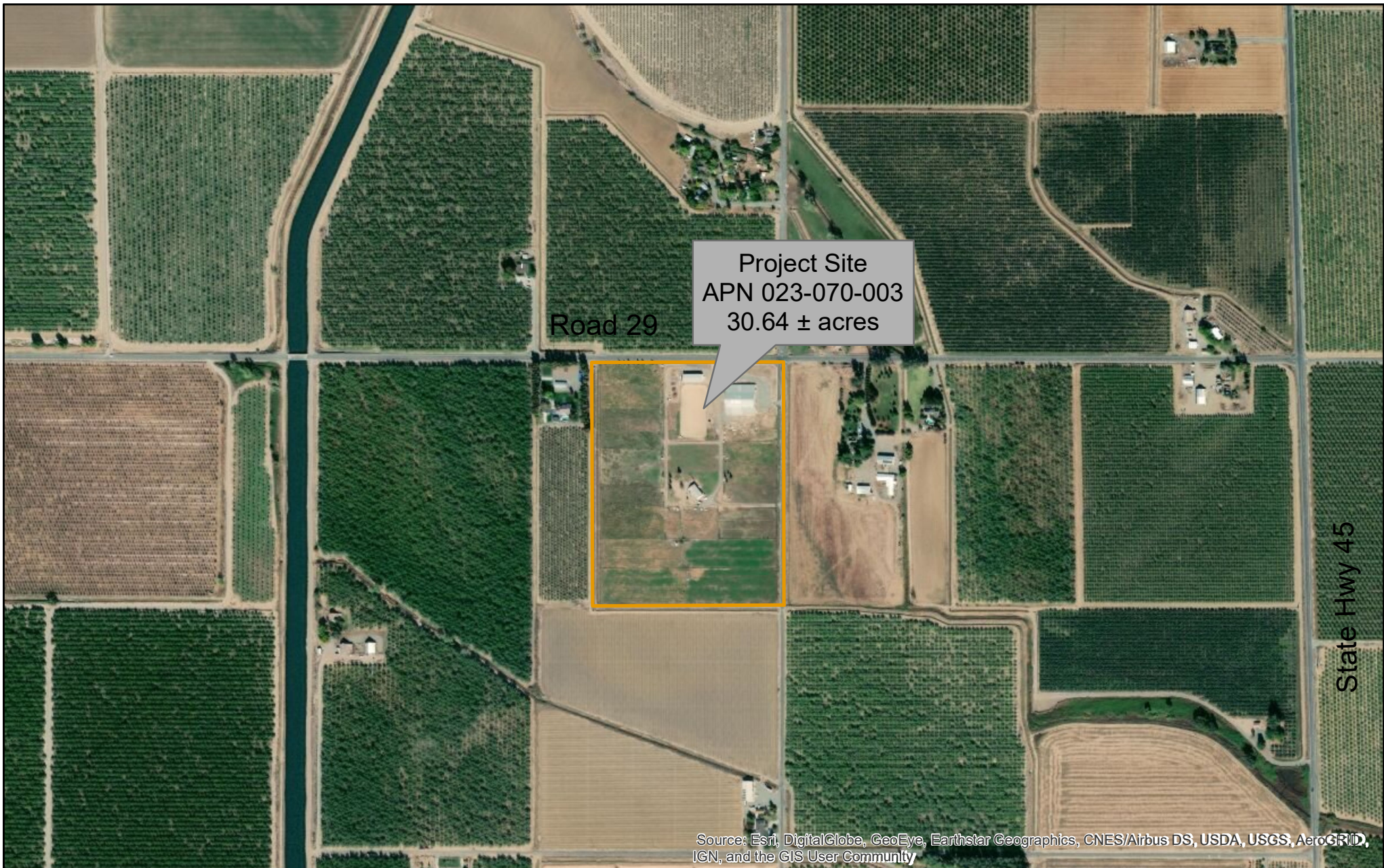
FLOOD ZONES: Flood Zone “X” according to Flood Insurance Rate Map (FIRM) No. 06021C0425D, dated August 5, 2010 issued by the Federal Emergency Management Agency (FEMA). Flood Zone “X” (unshaded) consists of areas of minimal risk outside the 1-percent and 0.2-percent annual chance floodplains. No base 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 conditions of approval. If comments are not received by **Friday, November 16, 2018**, it is assumed that there are no specific comments to be included in the analysis of the project. Comments submitted by e-mail are acceptable. Thank you for considering this matter.

AGENCY COMMENTS:

Please consider the following:

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

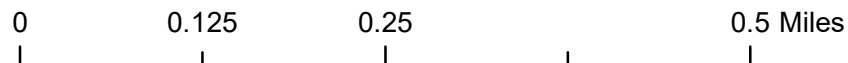


Project CUP 2018-004

Site Address: 8057 County Road 29
Glenn, CA 95943



Project Site



Glenn County Planning and Community
Development Services Agency 2018



Received:
10/29/2018

To Whom It May Concern:

Please consider this addendum to my application for a Conditional Use Permit dated October 15, 2018 for my real property at 8075 County Road 29, Glenn, CA 95943. I have been asked to quantify the number of livestock to be covered under the permit application. The three species that are currently restricted under Glenn County Code are hogs, poultry, and horses/riding stable and are addressed by this addendum.

I am a member of several national-level trade associations, conservation organizations, and participate actively in these groups for both the pastured pork and pastured poultry industries. A broad coalition of partners including the National Resource Conservation Service (NRCS), U.S. Department of Agriculture (USDA), the Conservation Partnership, Center for Environmental Farming Systems, National Center for Appropriate Technology – Sustainable Agriculture Information Service, UC Cooperative Extension, UC and California State Universities, and Resource Conservation Districts throughout California are working collaboratively to support outdoor hog and poultry producers to implement best management practices for resource conservation and sustainable farming practices.

In stark contrast, according to many sources in these organizations, Glenn County will evidently be the first in the entire State of California as well as the nation to require a special use permit for an organic, pasture-based and multi-species farm that focuses on sustainability and local, self-reliant food distribution. This is neither a commendable course, nor does encourage future entrepreneurs of innovative, environmentally-responsible agriculture to invest in our County or community.

I would like to iterate that my farm is a multi-species, pasture-based livestock farm and not a monocrop, or confined animal feeding operation as I believe was the intent of the current Glenn County code that is adversely affecting my farm. As this is a holistic, multi-species farm, my stocking rates per species will vary greatly through out the year. There are times of the year when poultry will be the dominant species and other times of the year when hogs or one of my other similar non-regulated grazing species like sheep, cattle, or goats are the most numerous. My stocking rates per species are all interrelated as part of a holistic management approach to sustainable farming. My species portfolio also varies greatly from year to year depending on a number of external factors including market conditions, customer demand, and weather. Furthermore, I harvest mature stock on a weekly basis and new animals are being born throughout the year. New arrivals of day-old poultry arrive from hatcheries on a semi-monthly basis for much of the year as well. Due of all of these variations, I am requesting that the following stocking rates be considered for approval; though these numbers are calculated under the assumption of a mono-cropped farm, my actual stocking rates will be no more than those listed. For the majority of the year, stocking rates will be substantially less dense. However, since I'm being asked to provide a specific number of animals for each regulated species, I need to plan for any possible scenario affecting the future of my farm.

I have worked with NRCS, a division of the USDA since the inception of my farm for planning and operations development. A NRCS Range Land Management Specialist has

been assigned to my farm for the better part of a decade and an active conservation plan has been developed with NRCS expertise. The NRCS can also assist with a grazing management plan. If this permit is approved, I would be willing to submit to the Glenn County Agriculture Commissioner's office an annual Grazing Management Plan for the coming year outlining my projected stocking rates for that year.

Furthermore this property was originally permitted, constructed and operated as a full-service, full-time equestrian boarding and training facility from 2002 until my purchase of the property in 2015. Should I ever wish to return the property to an equestrian facility, I request that this use be permitted along with the equine stocking rates that were previously allowed on the property at the time that I purchased it.

The hog and poultry stocking rates requested for approval are based on information from studies conducted and funded in cooperation with the NRCS, USDA Rural Business-Cooperative Service, UC Cooperative Extension, Alameda County Resource Conservation District, Center for Environmental Farming Systems, and the National Sustainable Agriculture Information Service; specifically relating to pastured hog and pastured poultry production. Please see the literature citations provided for more detailed information.

I hereby request approval for the following stocking rates:

Hogs¹:

- Growing/Finishers - up to 30 head per acre.
- Sows with Litters - up to 6 head per acre.

Poultry²:

USDA does not have a specific recommendation or requirement for stocking of pastured and/or organic poultry. The regulations provided are as outlined by the European Union for pastured poultry.

- One meat chicken (broiler) per 10.8 ft² of outdoor space (Equivalent to 4033 chickens per acre, Chicken is calculated at 4.58 lbs. or 2.358 lbs. per ft²)
- One turkey per 43.2 ft² of outdoor space (Equivalent to 1008 turkey per acre)
- Guinea fowl are similar in size (sometimes slightly smaller) than meat chickens, therefore I request guinea fowl be calculated at the same stocking rate as chicken.
- Other poultry - I request that each additional species of poultry be calculated using the 2.358 lbs. per ft² calculation

Horses:

- Up to 36 stalled horses and 30 pasture horses.

Literature Cited:

- ¹ Doran, M., S. Larson, S. Barry, and S. Pietrosemoli. Outdoor Hog Production: Rangeland and Pasture Management. Unpublished NRCS document. Available online at: <http://acred.org/ForFarmersRanchers/OutdoorHogProductionBestManagementPractices.aspx>
- ² Fanatico, A. 2006. Alternative Poultry Production Systems and Outdoor Access. ATTRA - National Sustainable Agriculture Information Service. 24 pp. Available online at: <https://attra.ncat.org/attra-pub/summaries/summary.php?pub=222>

CUP _____

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

APPLICATION FOR CONDITIONAL USE PERMIT

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

1. Applicant(s):

Name: Duane & Wendy Massa
Address: 8075 County Road 29, Glenn CA 95943
Phone: (Business) 530-680-6848 (Home) 530-680-6848
Fax: N/A E-mail: Wendy@MassaNaturalMeats.com

2. Property Owner(s):

Name: Duane & Wendy Massa
Address: 8075 County Road 29, Glenn CA 95943
Phone: (Business) 530-680-6848 (Home) 530-680-6848
Fax: N/A E-mail: Wendy@MassaNaturalMeats.com

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

Name: Wendy Massa
Mailing Address: 8075 County Road 29, Glenn CA 95943
Phone: (Business) 530-680-6848 (Home) same
Fax: N/A E-mail: wendy@MassaNaturalMeats.com

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

Name: Wendy Massa

Mailing Address: 8075 County Road 29, Glenn CA 95943

5. Request or Proposal: Pasture Based Multi-Species Farm
including but not limited to; cattle, sheep, poultry, hogs & H&H

6. Address and Location of Project: 8075 County Road 29, Glenn CA
95943

7. Current Assessor's Parcel Number(s): 023-070-003

8. Existing Zoning: AGR-Nec

9. Existing Use of Property: Multi-Species Farm

10. Provide any additional information that may be helpful in evaluating this request: Please See Attached

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: Drane Wendy Massa

Print: Drane & Wendy Massa

Date: 10-12-18

Address: 8075 County Road 29, Glenn CA 95943

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

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

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

Property Owner(s):

Signed: Drane Wendy Massa

Print: Drane & Wendy Massa

Date: 10-12-18

Address: 8075 County Road 29, Glenn CA 95943

Case _____

GLENN COUNTY
PLANNING AND COMMUNITY DEVELOPMENT SERVICES AGENCY
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ENVIRONMENTAL INFORMATION FORM

To be completed by applicant or engineer

Use extra sheets if necessary

This list is intended to meet the requirements of State of California Government Code Section 65940.

I. GENERAL INFORMATION:

1. Name: Duane and Wendy Massa

Address, City, State, Zip: 8075 County Road 29, Glenn CA 95943

Telephone: 530-680-6848 Fax: none

E-mail: wendy@massanaturalmeats.com

2. Name: _____

Address, City, State, Zip: _____

Telephone: _____ Fax: _____

E-mail: _____

3. Address and Location of Project:

8075 County Road 29, Glenn, CA 95943

4. Current Assessor's Parcel Number(s):

023-070-003

5. Existing Zoning: EA Exclusive Agricultural

6. Existing Use: Organic, multi-species, pasture-based farm

7. Proposed Use of Site (project for which this form is prepared):

Organic, multi-species, pasture-based farm including but not limited to cattle, sheep, poultry, swine, and horses.

8. Indicate the type of permit(s) application(s) to which this form pertains:

Conditional Use Permit

9. If the project involves a variance, conditional use permit, or rezoning application, state this and indicate clearly why the application is required:

After the County Planning Department determined our planned use of the property did not require a Conditional Use Permit prior to purchase in 2015, a single complaint was filed by a neighbor that has been actively working to force our relocation by attempts to disrupt our farming operation in this location. This single complaint resulted in a request by the County to apply for a Conditional Use Permit.

10. List and describe any other related permit(s) and other public approvals required for this project, including those required by city, regional, state, and federal agencies:

None

11. Have any special studies been prepared for the project site that are related to the proposed project including, but not limited to traffic, biology, wetlands delineation, archaeology, etc? None, the land continues to be used as pasture since facilities were built under County permit authorizations in 2002.

II. ENVIRONMENTAL SETTING:

1. Describe in detail the project site as it exists before the project, including information on topography, soil stability, plants and animals (wetlands, if any), different crops, irrigation systems, streams, creeks, rivers, canals, water table depth, and any cultural historical or scenic aspects. Describe any existing structures on the site, and the use of the structures. Attach photographs of the site. Snapshots or Polaroid photos will be accepted.

The future planned and continued use of the property since 2002 has and continues to be a pasture-based farming operation. The land has likely been under constant use as a farm since the early 1900's or earlier. The property is flat with stable Hilborn loam soil, perennial-mix pasture plants with livestock. There are no wetlands. The crop is pasture that is flood irrigated. There are no streams, creeks or rivers on the property. A lateral canal borders the western property line. Water table as evidenced by a well inspection in 2014 indicated the well water was 30 ft from the surface. There are no cultural historical aspects to the property, but the property is quite scenic due to the two beautiful barns, white perimeter fencing, a beautiful residence and the allure of the clean aesthetic characteristics of an organic farming operation. Existing structures include a residential home, two barns, and a well house. The home is used as a residence, the barns are used to house livestock, feed, and equipment, and the well house contains well equipment (e.g. tanks, well control equipment, water conditioning equipment). There is no planned change in property use.

2. Describe the surrounding properties, including information on plants, animals, and any cultural, historical or scenic aspects. Indicate the type of land use (residential, commercial, agricultural, etc.), intensity of land use (one-family, apartment houses, shops, department stores, dairy, row crops, orchards, etc.) Attach photographs of the vicinity. Snapshots or Polaroid photos will be accepted.

North: Commercial almond orchard, no plants or animals present. Intensively farmed. No cultural/historic/scenic aspects.

East: Commercial fallowed row crop land. No plants, no animal or cultural/historic/scenic aspects.

South: Commercial almond orchard. Intensively farmed. No plants, animals, cultural, historical or scenic aspects.

West: Commercial prune orchard. Intensively farmed. No plants, animals, cultural, historical or scenic aspects.

3. Describe noise characteristics of the surrounding area (include significant noise sources):

Constant noise from nearby hulling facilities (e.g. dryers, fans) 24-hrs/day from August - October. Constant noise from diesel irrigation pumps 24-hrs/day from March-November. Extremely loud and disruptive noise from agricultural aircraft, particularly rotor chop from helicopters that fly <100 ft from ground level from 4:30 AM until evening hours from February through October, often directly overhead of residence, barns, livestock and persons. Constant background noise from farm machinery year-round, 24-hours/day associated with orchard mowing, spraying, and harvest activities.

III. SPECIFIC ITEMS OF IMPACT:

1. Drainage:

Describe how increased runoff will be handled (on-site and off-site):

There are no plans to change the current use of property as pasture, thus no increase in runoff.

Will the project change any drainage patterns? (Please explain):

There are no plans to change the current use of property as pasture, thus no change in drainage patterns.

Will the project require the installation or replacement of storm drains or channels? If yes, indicate length, size, and capacity:

There are no plans to change the current use of property as pasture, thus no installation/replacement of storm drains or channels.

Are there any gullies or areas of soil erosion? (Please explain):

No.

Do you plan to grade, disturb, or in any way change swales, drainages, ditches, gullies, ponds, low lying areas, seeps, springs, streams, creeks, river banks, or other area on the site that carries or holds water for any amount of time during the year?

No.

If yes, you may be required to obtain authorization from other agencies such as the Army Corps of Engineers or California Department of Fish and Game.

2. Water Supply:

Indicate and describe source of water supply (domestic well, irrigation district, private water company):

Domestic well present. Irrigation water provided by Glenn-Colusa
Irrigation District.

Will the project require the installation or replacement of new water service mains? No.

3. Liquid Waste Disposal:

Will liquid waste disposal be provided by private on-site septic system or public sewer?: Property has three existing private on-site septic systems as built under County permit in 2002.

If private on-site septic system, describe the proposed system (leach field or seepage pit) and include a statement and tests explaining percolation rates, soil types, and suitability for any onsite sewage disposal systems:

There is no planned new liquid waste.

Will any special or unique sewage wastes be generated by this project other than normally associated with resident or employee restrooms? Industrial, chemical, manufacturing, animal wastes? (Please describe)

No.

Should waste be generated by the proposed project other than that normally associated with a single family residence, Waste Discharge Requirements may be required by the Regional Water Quality Control Board.

4. Solid Waste Collection:

How will solid waste be collected? Individual disposal, private carrier, city?
Solid waste is collected by private carrier, Waste Management.

5. Source of Energy:

What is the source of energy (electricity, natural gas, propane)?:
Energy provided by PG&E. Propane for residential heating provided by private carrier.

If electricity, do any overhead electrical facilities require relocation? If so, please describe:

No.

If natural gas, do existing gas lines have to be increased in size? If yes, please describe:

Not applicable.

Do existing gas lines require relocation? If yes, please describe:

Not applicable.

6. Fire Protection:

Indicate number and size of existing and/or proposed fire hydrants and distance from proposed buildings:

None existing. None proposed.

Indicate number and capacity of existing and/or proposed water storage facilities and distance from proposed buildings:

No existing or proposed water storage facilities.

IV. FOR ZONE CHANGE, ZONE VARIANCE, AND SPECIAL USE PERMIT APPLICATION:

1. Number and sizes of existing and proposed structures:

One existing barn - 24,490 sq.ft., one existing feed/equipment barn - 4,000 sq.ft., one residence - 2,900 sq.ft. No new permanent structures proposed.

Square footage (structures) 0 S.F.; 31,390 S.F.
(New) (Existing)

2. Percentage of lot coverage: 0.02%
3. Amount of off-street parking provided: Approximately 25 spaces.
4. Will the project be constructed in phases? If so, please describe each phase briefly:
Not applicable. Plan is for continued use of property as pasture.
5. If residential, include the number of units, schedule of unit sizes, range of sale prices or rents, and type of household size expected:
Not applicable.
6. If commercial, indicate type, estimated employment per shift, days and hours of operation, estimated number of daily customers/visitors on site at peak time, and loading facilities:
Not applicable.
7. If industrial, indicate type, estimated employment per shift, and loading facilities:
Not applicable.
8. If institutional, indicate the major function, estimated employment per shift, estimated occupancy, loading facilities, and community benefits to be derived from the project:
Not applicable.

9. List types and quantities of any hazardous or toxic materials, chemicals, pesticides, flammable liquids, or other similar product used as a part of the operation and storage container sizes:

None, property is organic.

Submit Material Safety Data Sheets (MSDS) for any proposed hazardous materials. If hazardous materials are proposed, it is recommended that the applicant contact the Air Pollution Control District/CUPA for permitting requirements.

10. Describe any earthwork (grading) to be done and dust control methods to be used during construction:

Not applicable.

11. Describe any potential noise or vibration sources associated with the project (i.e. compressor, machine noise, heavy equipment).

Farm tractor. Minimal noise from livestock.

12. Describe source, type, and amount of air pollutant emissions (smoke, odors, steam, gases, water vapor, dust, chemicals) from the project. Describe what methods would be used to reduce emissions:

No smoke, steam, gases, water vapor or chemicals present. Minimal dust and odor from livestock. Livestock are rotationally grazed on pasture which keeps odor and dust to a minimum (i.e. irrigated pasture soils remain moist year-round, thus preventing creation of most dust and odors. Some dust created when providing supplemental feeds to livestock from farm tractor. Non-mechanical methods of feeding are used to reduce dust when possible.

V. CERTIFICATION:

I hereby certify that the statements furnished above and in the attached exhibits present the data and information required for this initial evaluation to the best of my ability, and that the facts, statements and information presented are true and correct to the best of my knowledge and belief.

Date: _____ Signature: _____

For: _____

According to Section 65943 for the California Government Code, your application will be reviewed within 30 days and you or your agent will receive written notice regarding the completeness of your application. Any reviewing agency may, in the course of processing the application, request the applicant to clarify, amplify, correct, or otherwise supplement the information required for the application.

According to Section 65944 (C), additional information may be requested in order to comply with Division 13 of the State of California Public Resources Code.

Narrative for Wendy Massa / Massa Natural Meats
Glenn County Use Permit Application,
Multi-Species, Pasture-Based Farm located at 8075 County Road 29, Glenn CA 95943
APN: 023-070-003

Current Farm / Business Model:

I, Wendy Massa, dba: Massa Natural Meats am the owner/farmer at 8075 County Road 29, Glenn CA. I operate a multi-species pasture-based farm where I raise grass-fed beef, grass-fed lamb, pasture-raised goats, pasture-raised poultry (including chicken, turkeys, geese, guinea, and laying hens), pasture-raised heritage hogs, and horses. My husband and I purchased the property in January 2015 with the explicit purpose of farming in an AE Zone for exclusive agriculture. The property's infrastructure was originally constructed in 2002 as a 36-stall equestrian boarding and training center with over 40 horses and operated as such without a use permit until we purchased it.

While my main focus is pasture-based, sustainable meat production, I would like to leave the option open to conduct equestrian activities, though that is not currently the focus of my business. Horses are my hobby and I do own an ever-changing small number of horses. There is a 36-stall barn with indoor horse arena on the property that largely goes unused much of the year other than for storage. I would like to further diversify and utilize this aspect of the property though it is not something I'm actively pursuing at this moment. Since I am being forced to apply for this use permit for my pasture-based livestock farm, I would like to include in my application the option of hosting equestrian activities, as well as boarding horses should I decide to do so in the future.

This is first and foremost a pasture-based grazing operation and the animals remain on pasture for the entirety of their lives. On my multi-species, pasture-based livestock farm, I raise mostly rare, heritage breeds of livestock and poultry, the only exception being the brooding of chicks for their first few weeks of life until they are mature enough to live on pasture, and other livestock are brought into the barn for a couple weeks during the year to give birth, after which they are promptly returned to pasture to grow.

All animals raised for human consumption are harvested at local USDA-inspected facilities and the meat is sold direct-to-consumer via my website and/or through my Community Supported Agriculture (CSA) monthly membership box, as well as to prestigious restaurants and markets located throughout California.

My retail website contains currently available USDA-inspected meats and poultry raised on my farm. The CSA box contains a select mix of grass-fed beef, pasture-raised pork, lamb and pasture-raised chicken also raised on my farm. My customers count on their meat box containing a mix of meat containing beef, chicken and pork, as advertised. I also have earned contracts with several very prestigious restaurants throughout California who now exclusively serve my pork.

My pork has gained national recognition after winning the Cochon 555 culinary competition in San Francisco back-to-back in 2017 and in 2018, and has been featured at the Heritage Fire event at Charles Krug Winery in Calistoga consistently since 2016. My farm and our area has received significant recognition from these events and top chefs throughout the country are now familiar with my farm in Glenn County and our products.

My customers prefer to purchase products from my farm because they want an alternative to animals raised in confinement farming operations (CAFO). All of my livestock is raised on pasture using holistic, rotational grazing methods as recommended by the National Resource Conservation Service, Savory Institute, UC Cooperative Extension and many accredited universities throughout the United States. I am very careful with my stocking rates to maintain optimal grass regeneration. Stocking rates are adjusted throughout the year based on pasture growth and forage quality, with the peak-growing season being the summer months. My farm is registered with the State of California as Organic and the land is managed as such.

My farm doesn't generate a regular amount of traffic since the majority of my customers are out of the immediate area and receive their product via established routes already existing by local shippers. Typically retail orders are placed online and shipped to the customer on a weekly basis via FedEx, UPS, or USPS. My wholesale orders at this point are all for whole animals that are delivered directly to the chef / restaurant by the USDA facility that I have hired for the harvest. However, we do have high profile San Francisco chefs and their staff that visit the farm on occasion, but not more than five visits total per year.

My farm supports numerous Glenn County and local businesses. My hogs are harvested by Olsen's USDA-inspected facility in Orland. Other species are most often harvested at Messina Meats in Orland, though this is not exclusive as we do utilize other USDA facilities in California based on availability. In addition to USDA processing, my supplemental feed originates from a number of local sources. Lundburg Farms, though their headquarters is in Butte County, supplies us with rice byproducts for feed by the semi-load from farms in Glenn County. We also receive agricultural byproducts for feed on a weekly basis from Sierra Nevada Cheese Company in Willows. I purchase semi-loads of hay every year from local (Glenn County) farmers as well and have utilized Artois Feed and Carl's Feed & Supply almost exclusively. Other local business I support include Western Milling, C Bar D Feeds, Tractor Supply, ITF, Chico Farm and Orchard, Durham Pump, Orland Livestock Auction, Shasta Livestock Auction, Golden State Farm Credit, Trailering U Sales, Chuck Patterson Dodge, Red Bluff Dodge, and several other fuel and supply companies throughout the local area.

My land management practices are very conscientious toward environmentally responsible farming methods. Instead of herbicide applications, I use sheep and goats to graze my non-pasture areas. This eliminates the need for chemical applications and reduces carbon dioxide emissions to near zero for grounds maintenance. In an effort to minimize pests, I utilize multi-species rotational grazing and allow my laying hens to free

range the entire property. They are an excellent source of pest control and do an excellent job breaking up any manure and consuming any larva they find, they also are excellent at rodent control. I also utilize other non-chemical methods of rodent control as well (glue boards, traditional traps, and electric traps).

We are very conscientious of mosquitos and work closely with Glenn County Mosquito and Vector Control District to insure that we are not generating any mosquitos from our irrigation channels, wallows, or water troughs, though there are a large number of rice farms and orchards on neighboring properties and throughout the immediate area that do produce a significant amount of mosquitoes.

There is some noise that our livestock make primarily at feeding time, during day time hours and lasts only a minute or two as their food is being delivered by the tractor. There is minimal dust created mostly by my tractor during feeding time. We are very conscientious of odor and find it typically very minimal due to the fact that our animals are fed a high fiber diet with all the pasture grass they consume as well as the fact that they are rotated onto new pasture regularly which prevents buildup of manure. This farm is my family's home as well and it's very important to us that we live in a healthy, enjoyable environment as well as our animals. Because of how conscientious I am of maintaining a healthy living environment for my family and my livestock, I have very minimal animal health issues with losses well below conventional farming industry averages and are able to do so typically without the use of antibiotics (though any sick animal is absolutely treated if needed) or artificial growth stimulants.

Background / History:

I would like to share a summary background of my property, my farming business, and the ongoing issue with our neighbor that seems to carry on with impunity since it has resulted in this request from the County to apply for a special use permit, despite the fact that this property has remained a pasture/hay operation since at least 2002 and remains so today. In 2002, a very large equestrian center (25,000 sq.ft. stable, 36-stall, with indoor horse-riding arena) was built on this property under full knowledge of the County as building permits were issued for the construction. No conditional use permit was required or ever applied for.

When my husband and I bought the property in January 2015 there were 42 horses and a riding academy that operated here. While in escrow to purchase this property three years ago I contacted the Glenn County Planning Department with my concern that a Conditional Use Permit had never been issued for the property and I was placed in contact with Mr. Miller. I let Mr. Miller know that my intentions were to continue to stable horses and the riding academy, but that I also raised cattle, pigs, sheep, and poultry on pasture. I specifically wanted to know if a Conditional Use Permit was going to be required, being the code dictates it necessary for both operating an equestrian center and farming pigs. I explained the full nature of my farm being a multi-species farm (including swine) with the animals being raised on pasture. Mr. Miller told me you didn't think that it was going to be an issue and didn't feel it was necessary for me to apply for a

use permit.

After purchasing the property we got along great with our neighbors. It has always been my intent to become a organic farm, but needed to own the property and farm it organically for a period of three years before I could be eligible for registration / certification. During my first year of living and farming here, I contacted the County and my irrigation district (GCID) requesting that they cease spraying my irrigation ditch and my property fence lines with herbicides. They told me it wasn't a problem but requested that I post no-spraying signs so their applicators knew to switch off the sprayer at our property. I had custom signs made so the signs would not be an eyesore. Within two months of installation of my "Organic Farm, Do Not Spray" signs, our conventional farming neighbor became very rude and began frequently drifting us with his chemical applications (he had not drifted us the entire year prior or the early months of 2016 leading up to the posting of the signs). Three months after installation of the signs he sprayed a mix of three pesticides and a non-ionic surfactant; conducting four applications in a 72-hour period during inversion conditions. The result was death to four suckling pigs, approximately 20 hogs with knee and joint issues, and my entire flock of layer hens immediately stopped laying and contracted avian pox within a week, as well as my husband visiting the doctor for exposure symptoms. We contacted the Glenn County Ag Commissioner regarding this issue as well as asked that the neighbor reimburse us for the loss of my livestock. Since then we have been dealing with numerous verbal threats, chemical trespasses, littering in our driveways, our fences being cut the same night as a canine attack of my cattle, and general un-neighborly discourse, plus in addition to this a complaint was filed with the County Planning Department that we are raising hogs in a pasture. In addition, a false report was made to the USDA, as well as several other benign reports to other government and public utility agencies.

It is my opinion that this code is outdated and was written with CAFO operations in mind and not hogs being raised on pasture in a manner no different than cattle or other similar livestock. There are many 4H & FFA kids in this area that raise hogs. In fact Mr. Freitas's grandson raises fair hogs on a 20-acre parcel zoned AG just one block away, and I have other neighbors within two parcels distance that raise pigs as well. Is the County going to be requiring use permits for all of them? I personally think the code needs to be amended to clarify the intent. I also believe the code is antiquated, being that raising pigs on pasture is a relatively new concept especially in our largely conventionally-farmed county.

My property is zoned AE (Exclusive Agriculture). The code specifically states that "livestock farming, including the raising, feeding, maintaining and breeding of horses, cattle, sheep, goats, and **similar livestock**;" is a permitted use with no special use permit required. Though it also states "Hog and pig farming on parcels less than forty acres or on parcels contiguous to a Residential or Commercial Zone" may be done with a conditional use permit. I would fully agree that "conventional"/ confinement (i.e. CAFO) hog farming where a very large number of hogs are raised indoors in a highly concentrated manner poses environmental and nuisance considerations which would warrant a conditional use permit. However, the farming of grazing swine on pasture in a

manner no different than horses, cattle, sheep, goats or other similar grazing livestock allowed by current AE zoning poses no more environmental or nuisance considerations. Any minor nuisances that literally all livestock and poultry create (odor, noise, dust, etc.) are covered under existing right-to-farm ordinances.

My property is under the 40-acre threshold, which is why I'm being subjected to a conditional use permit. I am not adjacent to a residential or commercial zone. While I'm applying for this conditional use permit in good faith, this requirement is tremendously burdensome on my small farm business. Not only is it very costly, but the time involved is a burden as well. I am a sole-proprietor and literally a one-woman farm. The farm is my personal business, as my husband is employed full-time off of the farm as a project manager for the Federal government. I just now have grown my farm to the point where I am finally getting ready to hire an employee.

I have spent the past seven years acquiring some of the rarest heritage hog genetics in existence from literally all over the United States. Two of the three breeds I raise are listed as critically endangered by the Livestock Conservancy. These are old breed homestead type hogs that thrive in an outdoor environment and are very different from modern hog breeds. They thrive on pasture, graze like cattle, and are able to utilize forage as a primary source of their nutritional needs. I have dedicated myself to raising awareness to these animals, this type of animal husbandry, and sustainable farming methods.

I understand that the Freitas family has claimed my farm to be a nuisance and has basically launched a small-scale political campaign against me. However, I have many neighbors that consider my farm to be an asset to the neighborhood and "fun place to visit". They regularly drive by very slowly to enjoy the animals. Often I get folks who stop and ask questions and comment that they have never seen pigs other than at the fair, since most are raised indoors.

I understand that the code dictates that I need to have a use permit to raise hogs here, despite the direction I have been previously provided by the Planning Department. What I contest is that actual intent of that code and how it is being implemented. Based on this code, even a 4H or FFA student raising a hog for the fair that lives on a parcel zoned Exclusive Agriculture, including the Freitas Family and anyone else that is under 40 acres could not legally do so.

This is an agricultural County. I live on an ag-zoned property, and am surrounded by agriculture. It is still my request that the County further define the regulations on farming swine taking into consideration there is now more than one way this is done. There are different permit requirements for cattle raised on pasture vs. cattle being raised in a feedlot or confined in a dairy. I believe there needs to be the same distinctions made for swine raised on pasture vs. those raised in confinement. I don't agree that a multi-species pasture based farm be required to endure the cost and lengthy process of a conditional use permit. My farming methods, although somewhat new to Glenn County are actually quite common and rapidly growing in demand nationwide.

PRELIMINARY REPORT

To:

KELLER WILLIAMS REALTY CHICO AREA
2080 E 20TH ST STE 170
CHICO CA, 95928-7703
ATTN: ALISHA SIMPKINS

Title Officer:

TITLE OFFICER: DEBBIE FALTESEK
TIMIOS TITLE
750 N. MAIN ST.
RED BLUFF, CA 96080
ESCROW OFFICER: DANIELE EYESTONE
PHONE: (530) 988-5590

ESCROW NO: 142129

Property Address:

8075 COUNTY ROAD 29
GLENN, CA, 95943-9618

Title No:

142128

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 STANDARD OWNER'S POLICY

ALTA LOAN POLICY

Issued by: FIRST AMERICAN TITLE INSURANCE COMPANY

Dated as of: SEPTEMBER 24, 2018 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:

DUANE A. MASSA AND WENDY L. MASSA, HUSBAND AND WIFE AS JOINT TENANTS

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, INCLUDING ANY ASSESSMENTS COLLECTED WITH TAXES, TO BE LEVIED FOR THE FISCAL YEAR 2018-2019 THAT ARE A LIEN NOT YET DUE.
FIRST INSTALLMENT: \$3355.37 NOT MARKED PAID
PENALTY: \$335.53 IF NOT PAID BY 12/10/2018
SECOND INSTALLMENT: \$3355.37 NOT MARKED PAID
PENALTY: \$345.53 IF NOT PAID BY 04/10/2019
TAX RATE AREA: 086003
ASSESSMENT NO.: 023-070-023-000
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 JACINTO IRRIGATION DISTRICT AND IS SUBJECT TO ALL TAXES, ASSESSMENTS AND OBLIGATIONS THEREOF.

SAID JACINTO IRRIGATION DISTRICT HAS NOW BEEN MERGED INTO GLENN-COLUSA IRRIGATION DISTRICT BY RESOLUTION DATED DECEMBER 18, 1961 AND RECORDED DECEMBER 21, 1961 IN BOOK 425 OF OFFICIAL RECORDS, AT PAGE 285.
4. RIGHTS OF THE PUBLIC IN AND TO ANY PORTION OF SAID LAND LYING WITHIN A PUBLIC ROAD OR HIGHWAY.
5. OIL, GAS AND MINERAL LEASE MEMORANDUM UPON THE TERMS, COVENANTS AND CONDITIONS CONTAINED IN AN UNRECORDED LEASE REFERRED TO THEREIN RECORDED OCTOBER 26, 1960, IN BOOK 407 OF OFFICIAL RECORDS AT PAGE 230.
LESSOR: FRANK V. DENIZ AND ROSA DENIZ, HUSBAND AND WIFE AND FRANK JOSEPH DENIZ, A SINGLE MAN AND DOROTHY B. HILL, A WIDOW
LESSEE: TEXACO, INC., A DELAWARE CORPORATION

THE PRESENT OWNERSHIP OF SAID LEASEHOLD AND OTHER MATTERS AFFECTING THE LEASE ARE NOT SHOWN HEREIN.
6. AGREEMENT BY AND BETWEEN ESTATE OF ROSA DENIZ AND FRANK JOSEPH DENIZ AND GLENN-COLUSA IRRIGATION DISTRICT, DATED OCTOBER 21, 1982 AND RECORDED JANUARY 10, 1983 IN BOOK 717 OF OFFICIAL RECORDS AT PAGE 149.
7. RESERVATION OF A LIFE ESTATE IN AND TO ALL OIL, GAS AND MINERAL RIGHTS, TOGETHER WITH THE RIGHT TO REMOVE THE SAME LYING BELOW A DEPTH OF 500 FEET, BUT WITHOUT THE RIGHT OF SURFACE AS RESERVED IN THE DEED FROM FRANK J. DENIZ AND JEANETTA LOU DENIZ, HIS WIFE RECORDED APRIL 24, 2001 AS GLENN COUNTY RECORDER'S FILE NO. 2001-2230 OF OFFICIAL RECORDS.
8. AGRICULTURAL STATEMENT OF ACKNOWLEDGEMENT EXECUTED BY ANTHONY LAMALFA JR. AND PHYLLIS LAMALFA, DATED JANUARY 22, 2002, RECORDED JANUARY 24, 2002, GLENN COUNTY RECORDER'S INSTRUMENT NO. 2002-0533 OF OFFICIAL RECORDS.
9. MOBILEHOME INSTALLATION ON A FOUNDATION TO THE DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT FROM THE GLENN COUNTY BUILDING DEPARTMENT, RECORDED JULY 22, 2002, AS INSTRUMENT NO. 2002-4012 OF OFFICIAL RECORDS.
10. A DEED OF TRUST TO SECURE AN INDEBTEDNESS IN THE ORIGINAL AMOUNT SHOWN BELOW.
AMOUNT: \$330,000.00
DATED: NOVEMBER 20, 2014
TRUSTOR: DUANE A. MASSA AND WENDY L. MASSA, HUSBAND AND WIFE
TRUSTEE: GOLDEN STATE FARM CREDIT, FLCA
BENEFICIARY: GOLDEN STATE FARM CREDIT, FLCA
RECORDED: JANUARY 15, 2015 AS INSTRUMENT NO. 2015-0329 OF OFFICIAL RECORDS

11. A DEED OF TRUST TO SECURE AN INDEBTEDNESS IN THE ORIGINAL AMOUNT SHOWN BELOW.
AMOUNT: \$300,000.00
DATED: JANUARY 5, 2015
TRUSTOR: DUANE A. MASSA AND WENDY L. MASSA, HUSBAND AND WIFE AS JOINT
TENANTS
TRUSTEE: FIDELITY NATIONAL TITLE COMPANY
BENEFICIARY: UNITED STATES OF AMERICA, ACTING THROUGH THE FARM SERVICE AGENCY,
DEPARTMENT OF AGRICULTURE
RECORDED: JANUARY 15, 2015 AS INSTRUMENT NO. 2015-0330 OF OFFICIAL RECORDS
12. THE HEREIN DESCRIBED PROPERTY LIES WITHIN THE GLENN GROUND WATER DISTRICT AS DISCLOSED
BY RESOLUTION 2016-05, RECORDED AUGUST 11, 2017 AS GLENN COUNTY RECORDER'S INSTRUMENT NO.
2016-3369 AND IS SUBJECT TO ALL TAXES, ASSESSMENTS AND OBLIGATIONS THEREOF.
13. RIGHTS AND CLAIMS OF PARTIES IN POSSESSION.
14. WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT THE MATTERS ARE SHOWN BY THE
PUBLIC RECORDS.
15. 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.

NOTICE

Section 12413.1 of the California Insurance Code, effective January 1, 1990, requires that any title insurance company, underwritten title company, or controlled escrow company handling funds in an escrow or sub-escrow capacity, wait a specified number of days after depositing funds, before recording any documents in connection with the transaction or disbursing funds. This statute allows for funds deposited by wire transfer to be disbursed the same day as deposit. In the case of cashier's checks or certified checks, funds may be disbursed the next day after deposit. In order to avoid unnecessary delays of three to seven days, or more, please use wire transfer, cashier's checks, or certified checks whenever possible.

NOTES:

- A. ACCORDING TO THE PUBLIC RECORDS, THERE HAS BEEN NO CONVEYANCE OF THE LAND WITHIN A PERIOD OF TWENTY-FOUR MONTHS PRIOR TO THE DATE OF THIS REPORT, EXCEPT AS FOLLOWS:**

NONE

- B. NONE OF THE ITEMS SHOWN IN THIS REPORT WILL CAUSE THE COMPANY TO DECLINE TO ATTACH CLTA ENDORSEMENT FORM 100 TO AN ALTA POLICY, WHEN ISSUED.**
- C. THERE IS LOCATED ON SAID LAND A SINGLE FAMILY RESIDENCE KNOWN AS 8075 COUNTY ROAD 29, IN THE CITY OF GLENN, COUNTY OF GLENN, STATE OF CALIFORNIA.**
- D. THE POLICY TO BE ISSUED MAY CONTAIN AN ARBITRATION CLAUSE. WHEN THE AMOUNT OF INSURANCE IS LESS THAN THE CERTAIN DOLLAR AMOUNT SET FORTH IN ANY APPLICABLE 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. IF YOU DESIRE TO REVIEW THE TERMS OF THE POLICY, INCLUDING ANY ARBITRATION CLAUSE THAT MAY BE INCLUDED, CONTACT THE OFFICE THAT ISSUED THIS COMMITMENT OR REPORT TO OBTAIN A SAMPLE OF THE POLICY JACKET FOR THE POLICY THAT IS TO BE ISSUED IN CONNECTION WITH YOUR TRANSACTION.**
- E. CANCELLATION FEES**
NOTE: PURSUANT TO RULE NO. 2 OF BULLETIN NO. NS-35 OF CALIFORNIA STATE INSURANCE COMMISSIONER THIS REPORT IS ISSUED SUBJECT TO A MINIMUM FEE OF \$400.00

LEGAL DESCRIPTION

All that certain real property situated in the unincorporated area of the County of **GLENN** , State of California, more particularly described as follows:

THE EAST 30.64 ACRES OF LOT 109 OF THE SACRAMENTO VALLEY IRRIGATION COMPANY'S SUBDIVISION OF THE JACINTO UNIT OF THE SACRAMENTO VALLEY IRRIGATION PROJECT, ACCORDING TO THE OFFICIAL MAP THEREOF ON FILE AND OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF THE COUNTY OF GLENN, STATE OF CALIFORNIA, IN BOOK 3 OF MAPS & SURVEYS AT PAGE 82.

EXCEPTING THEREFROM ALL OIL, GAS AND MINERAL RIGHTS AS RESERVED IN THE DEED RECORDED APRIL 24, 2001, UNDER RECORDER'S SERIAL NUMBER 2001-2230, GLENN COUNTY OFFICIAL RECORDS.

APN: 023-070-003-000

EXHIBIT A
LIST OF PRINTED EXCEPTIONS AND EXCLUSIONS (BY POLICY TYPE)
CLTA/ALTA HOMEOWNER'S POLICY OF TITLE INSURANCE (02-03-10)
EXCLUSIONS

In addition to the Exceptions in Schedule B, You are not insured against loss, costs, attorneys' fees, and expenses resulting from:

1. Governmental police power, and the existence or violation of those portions of any law or government regulation concerning:
 - (a) building; (d) improvements on the Land;
 - (b) zoning; (e) land division; and
 - (c) land use; (f) environmental protection.

This Exclusion does not limit the coverage described in Covered Risk 8.a., 14, 15, 16, 18, 19, 20, 23 or 27.
2. The failure of Your existing structures, or any part of them, to be constructed in accordance with applicable building codes. This Exclusion does not limit the coverage described in Covered Risk 14 or 15.
3. The right to take the Land by condemning it. This Exclusion does not limit the coverage described in Covered Risk 17.
4. Risks:
 - (a) that are created, allowed, or agreed to by You, whether or not they are recorded in the Public Records;
 - (b) that are Known to You at the Policy Date, but not to Us, unless they are recorded in the Public Records at the Policy Date;
 - (c) that result in no loss to You; or
 - (d) that first occur after the Policy Date - this does not limit the coverage described in Covered Risk 7, 8.e., 25, 26, 27 or 28.
5. Failure to pay value for Your Title.
6. Lack of a right:
 - (a) to any land outside the area specifically described and referred to in paragraph 3 of Schedule A; and
 - (b) in streets, alleys, or waterways that touch the Land.

This Exclusion does not limit the coverage described in Covered Risk 11 or 21.
7. The transfer of the Title to You is invalid as a preferential transfer or as a fraudulent transfer or conveyance under federal bankruptcy, state insolvency, or similar creditors' rights laws.

LIMITATIONS ON COVERED RISKS

Your insurance for the following Covered Risks is limited on the Owner's Coverage Statement as follows: For Covered Risk 16, 18, 19, and 21 Your Deductible Amount and Our Maximum Dollar Limit of Liability shown in Schedule A.

<u>Your Deductible Amount</u>	<u>Our Maximum Dollar Limit of Liability</u>
Covered Risk 16: 1% of Policy Amount or \$2,500.00 (whichever is less)	\$10,000.00
Covered Risk 18: 1% of Policy Amount or \$5,000.00 (whichever is less)	\$25,000.00
Covered Risk 19: 1% of Policy Amount or \$5,000.00 (whichever is less)	\$25,000.00
Covered Risk 21: 1% of Policy Amount or \$2,500.00 (whichever is less)	\$5,000.00

ALTA RESIDENTIAL TITLE INSURANCE POLICY (6-1-87)
EXCLUSIONS

In addition to the Exceptions in Schedule B, you are not insured against loss, costs, attorneys' fees, and expenses resulting from:

1. Governmental police power, and the existence or violation of any law or government regulation. This includes building and zoning ordinances and also laws and regulations concerning:
 - (a) and use
 - (b) improvements on the land
 - (c) and division
 - (d) environmental protection

This exclusion does not apply to violations or the enforcement of these matters which appear in the public records at Policy Date. This exclusion does not limit the zoning coverage described in Items 12 and 13 of Covered Title Risks.
2. The right to take the land by condemning it, unless:
 - (a) a notice of exercising the right appears in the public records on the Policy Date
 - (b) the taking happened prior to the Policy Date and is binding on you if you bought the land without knowing of the taking
3. Title Risks:
 - (a) that are created, allowed, or agreed to by you
 - (b) that are known to you, but not to us, on the Policy Date -- unless they appeared in the public records
 - (c) that result in no loss to you
 - (d) that first affect your title after the Policy Date -- this does not limit the labor and material lien coverage in Item 8 of Covered Title Risks
4. Failure to pay value for your title.
5. Lack of a right:
 - (a) to any land outside the area specifically described and referred to in Item 3 of Schedule A OR
 - (b) in streets, alleys, or waterways that touch your land

This exclusion does not limit the access coverage in Item 5 of Covered Title Risks.

2006 ALTA LOAN POLICY (06-17-06)
EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy, and the Company will not pay loss or damage, costs, attorneys' fees, or expenses that arise by reason of:

1. (a) Any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to
 - (i) the occupancy, use, or enjoyment of the Land;
 - (ii) the character, dimensions, or location of any improvement erected on the Land;
 - (iii) the subdivision of land; or
 - (iv) environmental protection;or the effect of any violation of these laws, ordinances, or governmental regulations. This Exclusion 1(a) does not modify or limit the coverage provided under Covered Risk 5.
- (b) Any governmental police power. This Exclusion 1(b) does not modify or limit the coverage provided under Covered Risk 6.
2. Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8.
3. Defects, liens, encumbrances, adverse claims, or other matters
 - (a) created, suffered, assumed, or agreed to by the Insured Claimant;
 - (b) not Known to the Company, not recorded in the Public Records at Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
 - (c) resulting in no loss or damage to the Insured Claimant;
 - (d) attaching or created subsequent to Date of Policy (however, this does not modify or limit the coverage provided under Covered Risk 11, 13, or 14); or
 - (e) resulting in loss or damage that would not have been sustained if the Insured Claimant had paid value for the Insured Mortgage.
4. Unenforceability of the lien of the Insured Mortgage because of the inability or failure of an Insured to comply with applicable doing-business laws of the state where the Land is situated.
5. Invalidity or unenforceability in whole or in part of the lien of the Insured Mortgage that arises out of the transaction evidenced by the Insured Mortgage and is based upon usury or any consumer credit protection or truth-in-lending law.
6. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that the transaction creating the lien of the Insured Mortgage, is
 - (a) a fraudulent conveyance or fraudulent transfer, or
 - (b) a preferential transfer for any reason not stated in Covered Risk 13(b) of this policy.
7. Any lien on the Title for real estate taxes or assessments imposed by governmental authority and created or attaching between Date of Policy and the date of recording of the Insured Mortgage in the Public Records. This Exclusion does not modify or limit the coverage provided under Covered Risk 11(b).

The above policy form may be issued to afford either Standard Coverage or Extended Coverage. In addition to the above Exclusions from Coverage, the Exceptions from Coverage in a Standard Coverage policy will also include the following Exceptions from Coverage:

EXCEPTIONS FROM COVERAGE

This policy does not insure against loss or damage (and the Company will not pay costs, attorneys' fees or expenses) that arise by reason of:

1. (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
2. Any facts, rights, interests, or claims that are not shown by the Public Records but that could be ascertained by an inspection of the Land or that may be asserted by persons in possession of the Land.
3. Easements, liens or encumbrances, or claims thereof, not shown by the Public Records.
4. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records.
5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b), or (c) are shown by the Public Records.
6. Any lien or right to a lien for services, labor or material not shown by the public records.

2006 ALTA OWNER'S POLICY (06-17-06)
EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy, and the Company will not pay loss or damage, costs, attorneys' fees, or expenses that arise by reason of:

1. (a) Any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to
 - (i) the occupancy, use, or enjoyment of the Land;
 - (ii) the character, dimensions, or location of any improvement erected on the Land;
 - (iii) the subdivision of land; or
 - (iv) environmental protection;or the effect of any violation of these laws, ordinances, or governmental regulations. This Exclusion 1(a) does not modify or limit the coverage provided under Covered Risk 5.
- (b) Any governmental police power. This Exclusion 1(b) does not modify or limit the coverage provided under Covered Risk 6.
2. Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8.
3. Defects, liens, encumbrances, adverse claims, or other matters

- (a) created, suffered, assumed, or agreed to by the Insured Claimant;
 - (b) not Known to the Company, not recorded in the Public Records at Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
 - (c) resulting in no loss or damage to the Insured Claimant;
 - (d) attaching or created subsequent to Date of Policy (however, this does not modify or limit the coverage provided under Covered Risk 9 or 10); or
 - (e) in loss or damage that would not have been sustained if the Insured Claimant had paid value for the Title.
4. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that the transaction vesting the Title as shown in Schedule A, is
- (a) a fraudulent conveyance or fraudulent transfer, or
 - (b) a preferential transfer for any reason not stated in Covered Risk 9 of this policy.
5. Any lien on the Title for real estate taxes or assessments imposed by governmental authority and created or attaching between Date of Policy and the date of recording of the deed or other instrument of transfer in the Public Records that vests Title as shown in Schedule A.

The above policy form may be issued to afford either Standard Coverage or Extended Coverage. In addition to the above Exclusions from Coverage, the Exceptions from Coverage in a Standard Coverage policy will also include the following Exceptions from Coverage:

EXCEPTIONS FROM COVERAGE

This policy does not insure against loss or damage (and the Company will not pay costs, attorneys' fees or expenses) that arise by reason of:

1. (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
2. Any facts, rights, interests, or claims that are not shown by the Public Records but that could be ascertained by an inspection of the Land or that may be asserted by persons in possession of the Land.
3. Easements, liens or encumbrances, or claims thereof, not shown by the Public Records.
4. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records.
5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b), or (c) are shown by the Public Records.
6. Any lien or right to a lien for services, labor or material not shown by the public records.

ALTA EXPANDED COVERAGE RESIDENTIAL LOAN POLICY (07-26-10) EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy, and the Company will not pay loss or damage, costs, attorneys' fees, or expenses that arise by reason of:

1. (a) Any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to
 - (i) the occupancy, use, or enjoyment of the Land;
 - (ii) the character, dimensions, or location of any improvement erected on the Land;
 - (iii) the subdivision of land; or
 - (iv) environmental protection;
 or the effect of any violation of these laws, ordinances, or governmental regulations. This Exclusion 1(a) does not modify or limit the coverage provided under Covered Risk 5, 6, 13(c), 13(d), 14 or 16.
 - (b) Any governmental police power. This Exclusion 1(b) does not modify or limit the coverage provided under Covered Risk 5, 6, 13(c), 13(d), 14 or 16.
2. Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8.
3. Defects, liens, encumbrances, adverse claims, or other matters
 - (a) created, suffered, assumed, or agreed to by the Insured Claimant;
 - (b) not Known to the Company, not recorded in the Public Records at Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
 - (c) resulting in no loss or damage to the Insured Claimant;
 - (d) attaching or created subsequent to Date of Policy (however, this does not modify or limit the coverage provided under Covered Risk 11, 16, 17, 18, 19, 20, 21, 22, 23, 24, 27 or 28); or
 - (e) resulting in loss or damage that would not have been sustained if the Insured Claimant had paid value for the Insured Mortgage.
4. Unenforceability of the lien of the Insured Mortgage because of the inability or failure of an Insured to comply with applicable doing-business laws of the state where the Land is situated.
5. Invalidity or unenforceability in whole or in part of the lien of the Insured Mortgage that arises out of the transaction evidenced by the Insured Mortgage and is based upon usury or any consumer credit protection or truth-in-lending law. This Exclusion does not modify or limit the coverage provided in Covered Risk 26.
6. Any claim of invalidity, unenforceability or lack of priority of the lien of the Insured Mortgage as to Advances or modifications made after the Insured has Knowledge that the vestee shown in Schedule A is no longer the owner of the estate or interest covered by this policy. This Exclusion does not modify or limit the coverage provided in Covered Risk 11.
7. Any lien on the Title for real estate taxes or assessments imposed by governmental authority and created or attaching subsequent to Date of Policy. This Exclusion does not modify or limit the coverage provided in Covered Risk 11(b) or 25.
8. The failure of the residential structure, or any portion of it, to have been constructed before, on or after Date of Policy in accordance with applicable building codes. This Exclusion does not modify or limit the coverage provided in Covered Risk 5 or 6.

9. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that the transaction creating the lien of the Insured Mortgage, is
 - (a) a fraudulent conveyance or fraudulent transfer, or
 - (b) a preferential transfer for any reason not stated in Covered Risk 27(b) of this policy.

**CALIFORNIA LAND TITLE ASSOCIATION STANDARD COVERAGE POLICY – 1990
SCHEDULE B**

EXCEPTIONS FROM COVERAGE

This policy does not insure against loss or damage (and the Company will not pay costs, attorneys' fees or expenses) which arise by reason of:

1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records. Proceedings by a public agency which may result in taxes or assessments, or notice of such proceedings, whether or not shown by the records of such agency or by the public records.
2. Any facts, rights, interest, or claims which are not shown by the public records but which could be ascertained by an inspection of the land or which may be asserted by persons in possession thereof.
3. Easements, liens or encumbrances, or claims thereof, which are not shown by the public records.
4. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other facts which a correct survey would disclose, and which are not shown by the public records.
5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b), or (c) are shown by the public records.
6. Any lien or right to a lien for services, labor or material not shown by the public records.

EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy and the Company will not pay loss or damage, costs, attorneys' fees or expenses which arise by reason of:

1.
 - (a) Any law, ordinance or governmental regulation (including but not limited to building and zoning laws, ordinances, or regulations) restricting, regulating, prohibiting or relating to (i) the occupancy, use, or enjoyment of the land; (ii) the character, dimensions or location of any improvement now or hereafter erected on the land; (iii) a separation in ownership or change in the dimensions or area of the land or any parcel of which the land is or was a part; or (iv) environmental protection, or the effect of any violation of these laws, ordinances or governmental regulations, except to the extent that a notice of the enforcement thereof or a notice of a defect, lien or encumbrance resulting from a violation or alleged violation affecting the land has been recorded in the public records at Date of Policy.
 - (b) Any governmental police power not excluded by (a) above, except to the extent that a notice of the exercise thereof or a notice of a defect, lien or encumbrance resulting from a violation or alleged violation affecting the land has been recorded in the public records at Date of Policy.
2. Rights of eminent domain unless notice of the exercise thereof has been recorded in the public records at Date of Policy, but not excluding from coverage any taking which has occurred prior to Date of Policy which would be binding on the rights of a purchaser for value without knowledge.
3. Defects, liens, encumbrances, adverse claims or other matters:
 - (a) whether or not recorded in public records at Date of Policy, but created, suffered, assumed or agreed to by the insured claimant;
 - (b) not known to the Company, not recorded in public records at Date of Policy, but known to the insured claimant and not disclosed in writing to the Company by the insured claimant prior to the date the insured claimant became an insured under this policy;
 - (c) resulting in no loss or damage to the insured claimant;
 - (d) attaching or created subsequent to Date of Policy; or
 - (e) resulting in loss or damage which would not have been sustained if the insured claimant had paid value for the insured mortgage or for the estate or interest insured by this policy.
4. Unenforceability of the lien of the insured mortgage because of the inability or failure of the insured at Date of Policy, or the inability or failure of any subsequent owner of the indebtedness, to comply with applicable "doing business" laws of the state in which the land is situated.
5. Invalidity or unenforceability of the lien of the insured mortgage, or claim thereof, which arises out of the transaction evidenced by the insured mortgage and is based upon usury or any consumer credit protection or truth in lending law.
6. Any claim which arises out of the transaction vesting in the insured the estate or interest insured by their policy or the transaction creating the interest of the insured lender, by reason of the operation of federal bankruptcy, state of insolvency or similar creditors' rights laws.

PRIVACY INFORMATION

We Are Committed to Safeguarding Customer Information

In order to better serve your needs now and in the future, we may ask you to provide us with certain information. We understand that you may be concerned about what we will do with such information. We agree that you have right to know how we will utilize the personal information you provide to us. Therefore, together with our subsidiaries we have adopted this Privacy Policy to govern the use and handling of your personal information.

Applicability

This Privacy Policy governs our use of the information that you provide to us. It does not govern the manner in which we may use information we have obtained from any other sources, such as information obtained from a public record or from another person or entity. First American has also adopted broader guidelines that govern our use of personal information regardless of its source. First American calls these guidelines its Fair Information Values.

Types of Information

Depending upon which of our services you are utilizing, the types of nonpublic personal information that we may collect include:

- Information we receive from you on applications, forms and in other communications to us, whether in writing, in person, by telephone or any other means;
- Information about your transactions with us, our affiliated companies, or others; and
- Information we receive from a consumer reporting agency.

Use of Information

We request information from you for our own legitimate business purposes and not for the benefit of any nonaffiliated party. Therefore, we will not release your information to nonaffiliated parties except: (1) as necessary for us to provide the product or service you have requested of us; or (2) as permitted by law. We may, however, store such information indefinitely, including the period after which any customer relationship has ceased. Such information may be used for any internal purpose, such as quality control efforts or customer analysis. We may also provide all of the types of nonpublic personal information listed above to one or more of our affiliated companies. Such affiliated companies include financial service providers, such as title insurers, property and casualty insurers, and trust and investment advisory companies, or companies involved in real estate services, such as appraisal companies, home warranty companies and escrow companies. Furthermore, we may also provide all the information we collect, as described above, to companies that perform marketing services on our behalf, on behalf of our affiliated companies or to other financial institutions with whom we or our affiliated companies have joint marketing agreements.

Former Customers

Even if you are no longer our customer, our Privacy Policy will continue to apply to you.

Confidentiality and Security

We will use our best efforts to ensure that no unauthorized parties have access to any of our information. We restrict access to nonpublic personal information about you to those individuals and entities who need to know that information to provide products or services to you. We will use our best efforts to train and oversee our employees and agents to ensure that your information will be handled responsibly and in accordance with this Privacy Policy and First American's Fair Information Values. We currently maintain physical, electronic, and procedural safeguards that comply with federal regulations to guard your nonpublic personal information.

Information Obtained Through Our Web Site

Business Relationships

First American Financial Corporation's site and its affiliates' sites may contain links to other Web sites. While we try to link only to sites that share our high standards and respect for privacy, we are not responsible for the content or the privacy practices employed by other sites.

Cookies

Some of First American's Web site may make use of "cookie" technology to measure site activity and to customize information to your personal tastes. A cookie is an element of data that a Web site can send to your browser, which may then store the cookie on your hard drive.

FirstAm.com uses stored cookies. The goal of this technology is to better serve you when visiting our site, save you time when you are here and to provide you with a more meaningful and productive Web site experience.

Fair Information Values

Fairness We consider consumer expectations about their privacy in all our businesses. We only offer products and services that assure a favorable balance between consumer benefits and consumer privacy.

Public Record We believe that an open public record creates significant value for society, enhances consumer choice and creates consumer opportunity. We actively support an open public record and emphasize its importance and contribution to our economy.

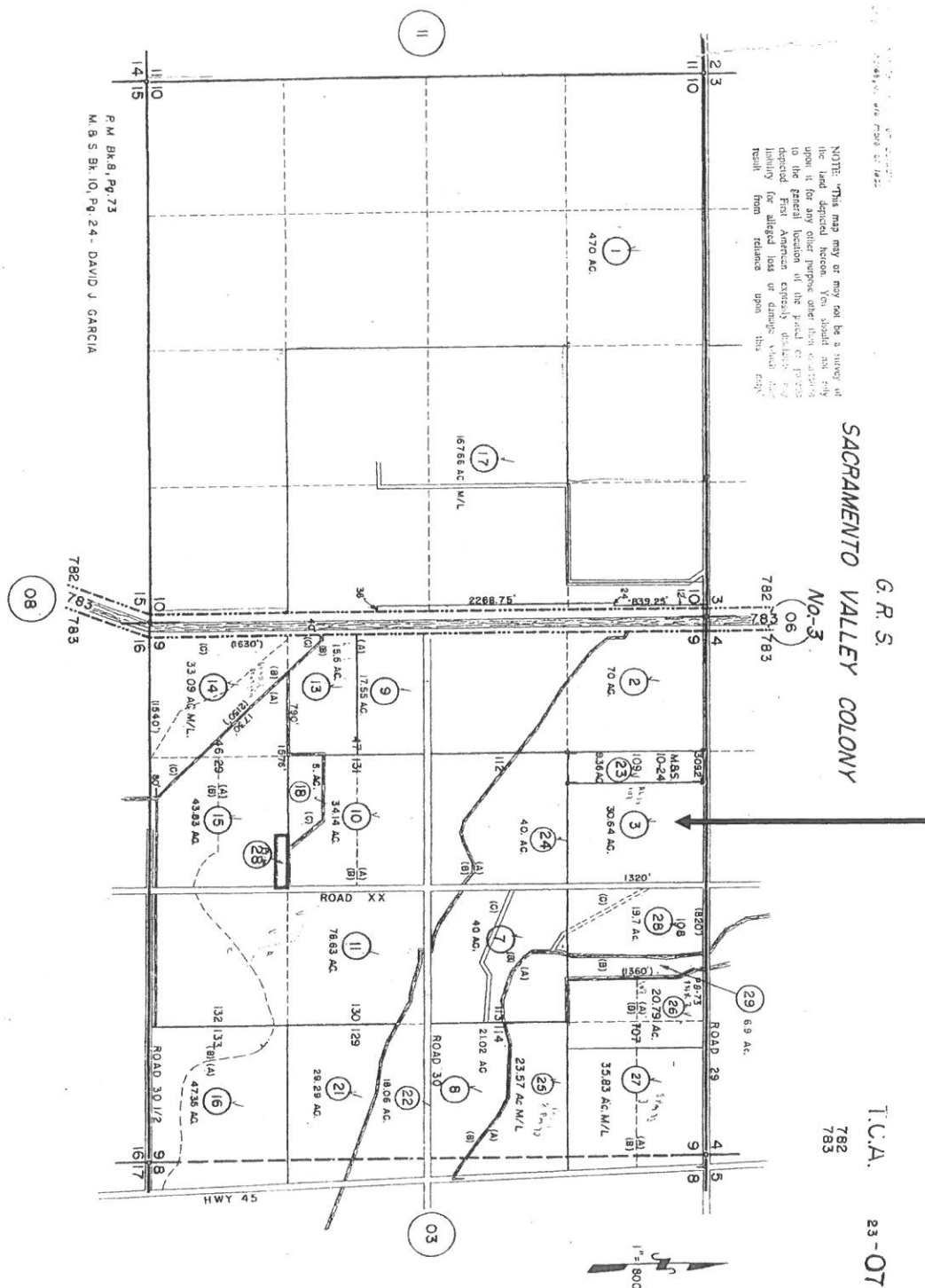
Use We believe we should behave responsibly when we use information about a consumer in our business. We will obey the laws governing the collection, use and dissemination of data.

Accuracy We will take reasonable steps to help assure the accuracy of the data we collect, use and disseminate. Where possible, we will take reasonable steps to correct inaccurate information. When, as with the public record, we cannot correct inaccurate information, we will take all reasonable steps to assist consumers in identifying the source of the erroneous data so that the consumer can secure the required corrections.

Education We endeavor to educate the users of our products and services, our employees and others in our industry about the importance of consumer privacy. We will instruct our employees on our fair information values and on the responsible collection and use of data. We will encourage others in our industry to collect and use information in a responsible manner.

Security We will maintain appropriate facilities and systems to protect against unauthorized access to and corruption of the data we maintain.

MAP



1131' to
Neighbour's House

8075 County Road 29
Glenn, CA 95943
530-680-6848
APN: 023-070-003
30.64 acres

N

400 ft



SACRAMENTO VALLEY COLONY

782
783

No.-3

06
782 783 783