GLENN COUNTY
Planning & Public Works Agency

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

Harris Surveying
908 Sixth Street
Orland, CA 95963

RE: Tentative Parcel Map 2017-004, Minor Division, Cotter & McCullough
Lot Line Adjustment 2017-001, Cotter & McCullough

August 23, 2017

To Applicant/Agent,

On August 23, 2017, the Certificate of Compliance and Notices of Voluntary Merger for TPM 2017-004 were recorded via Glenn County Official Records, Document Numbers 2017-3555 through 2017-3557.

The Certificate of Compliance and Notices of Voluntary Merger for LLA 2017-001 were recorded as well via Glenn County Official Records, Document Numbers 2017-3558 through 2017-3560.

Copies of the above-described documents are included with this letter. The recorded documents are maintained and available at the Glenn County Recorder's office; 516 West Sycamore Street, Willows, CA 95988. Should you have any questions regarding this matter, please contact the Glenn County Planning & Public Works Agency at 934-6540.

Sincerely,

Hether Ward
Assistant Planner
hward@countyofglenn.net

GLENN COUNTY
Planning & Public Works Agency

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Willows, CA 95988
530.934.6530 Fax 530.934.6533
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STAFF REPORT

DATE: August 1, 2017

TO: Di Aulabaugh, Deputy Director

FROM: Hether Ward, Assistant Planner

RE: Lot Line Adjustment, 2017-001

Attachments:

1. Conditions of Approval
2. Agency Comments
3. Request for Review and Application
4. Draft Descriptions
5. Preliminary Title Report and Deeds
6. Assessor's Parcel Maps
7. Lot Line Adjustment Map

1 PROJECT SUMMARY

William L. and Barbara J. Cotter and David M. and Diane M. McCullough have proposed a lot line adjustment between two existing parcels created in Tentative Parcel Map 2017-004 resulting in the following:

Lot 1: Resultant 72± acres **Lot 2**: Resultant 240± acres

The lot line adjustment is requested in order to conform to existing topographic features. According to the lot line map and air imagery, Resultant Lots 1 and 2 are primarily used for the farming of rice crops and contain no structures. The existing APN(s) included are 020-230-001. Tentative Parcel Map 2017-004, approved at the July 19, 2017, Planning Commission meeting, created the two resultant parcels, which have yet to be assigned new APN(s).

The property is located south of County Road 39, east side of County Road D, north of County Road 45, west of County Road H, northwest of the City of Willows, in the unincorporated area of Glenn County. The parcels to be adjusted are zoned "FS-80". The properties are designated Intensive Agriculture (72-acre minimum parcel size) in the General Plan. The parcels are under Farmland Security Zone Contract No. 2000-05, by and between William R. and Caryl Jean Pritchard and the County of Glenn; therefore, no contract boundaries will need to be adjusted.

1.1 RECOMMENDATIONS

Staff recommends that the Deputy Director find that this project qualifies as a Statutory Exemption within Section 15268 of the California Environmental Quality Act.

Staff also recommends that the Deputy Director approve the lot line adjustment with the Findings as presented in the Staff Report and the Conditions of Approval as attached.

2 ANALYSIS

The proposed project is consistent with the land use in this area. All lot line adjustments are to be processed in accordance with Chapter 15.140 of the Glenn County Code and Section 66412(d) of the California Government Code.

2.1 ENVIRONMENTAL DETERMINATION

The properties involved in this lot line adjustment are existing legal lots and no additional lots are being created. This lot line adjustment as proposed will not introduce new or potentially significant impacts to the environment.

Lot line adjustments qualify for a Statutory Exemption from environmental review pursuant to Section 15268, "*Ministerial Projects*", of the Guidelines of the California Environmental Quality

Act (CEQA). Article 18 (Statutory Exemptions), §15268(a) & (c) (Ministerial Projects) state the following:

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

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

Lot line adjustments, outlined in Section 15.140 of the Glenn County Code, are deemed as a ministerial project within Glenn County Title 15, Unified Development Code (Title 15, Division 2, Part 1). In addition, Section 66412(d) of the Subdivision Map Act limits review and approval of lot line adjustments to conformity with the local general plan, zoning, and building ordinances. An advisory agency or local agency cannot impose conditions or exactions on its approval of a lot line adjustment except to conform to the local general plan, zoning, and building ordinances, to require the prepayment of real property taxes prior to the approval of the lot line adjustment, or to facilitate the relocation of existing utilities, infrastructure, or easements.

2.2 GENERAL PLAN AND ZONING CONSISTENCY

The two properties (which will have newly assigned APNs following TPM 2017-004) are zoned FS-80. This lot line adjustment will adjust the properties boundaries; however, it will not revise the bounds of the "FS-80" zoning districts.

The General Plan Designation for the properties is Intensive Agriculture. Glenn County Code §15.140.020.A and §66412(d) of the Subdivision Map Act require that lot line adjustments conform to local zoning and building ordinances. The resultant lots will remain subject to the permitting processes for uses permitted in "FS-80".

The "FS-80" zone requires a minimum parcel size of 72-acres.

The resultant lots are as follows:

Lot 1: Resultant 72± acres Lot 2: Resultant 240± acres

Flood Zones "X" (unshaded) and "A", according to Flood Insurance Rate Map (FIRM) No. 06021C0603D, dated August 4, 2010, issued by the Federal Emergency Management Agency (FEMA). Flood Zone "X" consists of areas of minimal risk outside the 1-percent and 0.2-percent annual chance floodplains. Flood Zone "A" is one of the Special Flood Hazard Areas (SFHAs) inundation by the 1% annual chance flood event. No base flood elevations or base flood depths are shown within this zone.

2.3 OWNERSHIP STATUS OF EXISTING PARCELS

The attached Preliminary Title Report dated July 3, 2017, affecting current Assessor's Parcel Number 020-230-001 (pending two new APN(s) following approval of TPM 2017-004), states that the title to said estate of interest at the date hereof is vested in: William L. Cotter and Barbara J. Cotter, Trustees of the William L. and Barbara J. Cotter Trust dated November 14, 2008 as to an undivided 50% interest and David M. McCullough and Diane M. McCullough, Trustees of the David M. McCullough and Diane M. McCullough Living Trust 2008 as to an undivided 50% interest.

2.4 ACCESS TO PARCELS

The proposed lot line adjustment will not result in the abandonment of or eliminate the access to any parcel. County Road 39 and County Road D will provide adequate ingress and egress to the resultant parcels. Resultant Lot 2 is bordered by County Road 39 and D to the north and west. Resultant Lot 1 borders County Road 39 to the north.

2.5 EASEMENTS AND INTERESTS

This lot line adjustment will not result in the abandonment of a street or utility easement of record. Upon transfer of property from one owner to another owner, the deed to the subsequent owner shall expressly reserve any street or utility easement of record.

3 PROCESS FOR COMPLETION/RECORDING

1. There is a ten (10) day appeal period following action on this lot line adjustment (Glenn County Code §15.050.010).

2. A Record of Survey Map shall be prepared and recorded when required by Section 8762 of the Land Surveyor's Act (Glenn County Code §15.140.040.B).

3. The landowners shall pay all property taxes to the Glenn County Tax Collector and shall submit a Tax Collector's Certificate to the Glenn County Planning & Public Works Agency prior to the recordation of any document for this lot line adjustment.

4. The applicant/agent shall submit to the Public Works Department legal descriptions signed by a Licensed Land Surveyor, which describe the resultant lots after adjustment for approval by the County Surveyor. The descriptions shall contain a basis of bearings, if applicable, and a note describing its purpose. The note shall include a statement describing how the lots are being changed, adjusted, or modified and that no additional parcels are being created (Glenn County Code §15.140.040.A).

5. A Certificate of Compliance shall be recorded for the resultant lots in accordance with Section 66499.35 of the Subdivision Map Act and Section 15.150.010 of the Glenn County Code.
6. The property owners will sign a Notice of Voluntary Merger for each resultant lot involved with this lot line adjustment. The Notices of Voluntary Merger will delete all previous property boundary lines of record contained within the resultant lots.

7. The applicant/agent shall provide new deeds reflecting the new legal descriptions for each resultant lot (Glenn County Code §15.140.040.A).

8. The Certificates of Compliance, Notices of Voluntary Merger, and new deeds shall be recorded simultaneously in the office of the County Recorder. The applicant/agent shall be required to pay all applicable recording costs.

Other Requirements:

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

4 FINDINGS

The following findings are made in accordance with Glenn County Code Section 15.140.020(B):

Finding 1

The lot line adjustment will not result in the abandonment of a street or utility easement of record. Upon transfer of property from one owner to another owner, the deed to the subsequent owner shall expressly reserve any street or utility easement of record.

Finding 2

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

Finding 3

The lot line adjustment conforms with the General Plan and to zoning and building ordinances.

CONDITIONS OF APPROVAL

Lot Line Adjustment 2017-001

William and Barbara Cotter & David and Diane McCullough

1. The lot line adjustment shall conform to the lot line adjustment map being identified as Exhibit "A" as submitted and on file at the Glenn County Planning & Public Works Agency.

2. The Applicant(s) and/or successor(s) in interest shall defend, hold harmless and indemnify Glenn County from any claim, action or proceeding against Glenn County and/or its agents, officers and employees, to attack, set aside, void or annul the approval(s) granted by Glenn County concerning this proposal/project or any action relating to or arising out of such approval. The Applicant(s) and/or successor(s) in interest shall further indemnify Glenn County and/or its agents, officers and employees from liability for any award, damages, costs and fees, including but not limited to legal fees and costs, incurred by the County and/or awarded to any plaintiff in any action challenging the validity of this permit or any environmental or other documentation related to approval of this permit. Applicant(s) and/or successor(s) in interest further agree to provide a defense for the County in any such action.

3. The landowners shall pay all property taxes to the Glenn County Tax Collector and shall provide a Tax Collector's Certificate to the Glenn County Planning & Public Works Agency prior to the recordation of any document for this lot line adjustment.

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

5. The landowners shall sign a Notice of Voluntary Merger for each resultant lot involved with this lot line adjustment. The Notices of Voluntary Merger will delete all previous property boundary lines of record contained within the resultant lots.

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

7. The Certificates of Compliance, Notices of Voluntary Merger, and new deeds shall be recorded simultaneously in the office of the County Recorder. The applicant shall be required to pay all applicable recording costs.

Acknowledgment:

I hereby declare that I have read the foregoing conditions, which are in fact the conditions that were imposed upon the granting of this lot line adjustment, and that I agree to abide fully by said conditions.

Additionally, I have read the Staff Report and I am aware of codified county, state, and/or federal standards and regulations that shall be met with the granting of this lot line adjustment.

Signed: _____ Date: _____
William L. and Barbara J. Cotter

Signed: _____ Date: _____
David M. and Diane M. McCullough

Conditions of Approval

Lot Line Adjustment 2017-001

Cotter & McCullough

COMMENTS

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

CONDITIONS

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

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

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

Michael Biggs
Engineering Tech III
6/1/2017

GLENN COUNTY
Planning & Public Works Agency

P.O. Box 1070 / 777 N. Colusa Street
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530.934.6530 Fax 530.934.6533
www.gcppwa.net

REQUEST FOR REVIEW

COUNTY DEPARTMENTS/DISTRICTS

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

STATE AGENCIES

- ☐ Central Valley Flood Protection Board
- ☒ Central Valley Regional Water Quality Control Board (RWQCB)
- ☐ CHP – Willows Office (GPA's, ZC's, and TSM's)
- ☐ 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
- ☐ Public Utilities Commission

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

- ☐ AT&T
- ☐ California Water Service Co. (Chico)
- ☐ California Association of RC&D
- ☐ City of Orland
- ☐ Comcast Cable (Chico Office)
- ☐ Community Services District:
- ☐ Drainage District:
- ☐ Enterprise Rancheria of Maidu Indians
- ☒ Fire Protection District: Artois
- ☐ Glenn County Resource Conservation District
- ☐ Grindstone Rancheria of Wintun-Wailaki
- ☐ Northeast Center of the California Historical Resources Information System
- ☒ Pacific Gas and Electric Company (PG&E)
- ☐ Paskenta Band of Nomlaki Indians
- ☐ Railroad:
- ☐ Reclamation District:
- ☒ School District: Willows Unified
- ☐ Special District:
- ☐ Tehama-Colusa Canal Authority
- ☐ UC Cooperative Extension Office
- ☒ Water/Irrigation District: Orland-Artois Water District

DATE: May 18, 2017

PROJECT: Tentative Parcel Map 2017-004, Harris/Cotter & McCullough
Lot Line Adjustment 2017-001, Harris/Cotter & McCullough

PLANNER: Hether Ward, Assistant Planner; hward@countyofglenn.net

GLENN COUNTY
Planning & Public Works Agency

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Willows, CA 95988
530.934.6530 Fax 530.934.6533
www.gcppwa.net

REQUEST FOR REVIEW

DATE: May 18, 2017

PROJECT: **Tentative Parcel Map 2017-004, Harris/Cotter & McCullough**
Lot Line Adjustment 2017-001, Harris/Cotter & McCullough

PLANNER: Hether Ward, Assistant Planner; hward@countyofglenn.net

APPLICANT/
LANDOWNER: William L. and Barbara J. Cotter
P.O. Box 1804
Dunnigan, CA 95937
(530) 682-3747

APPLICANT/
LANDOWNER: David M. and Diane M. McCullough
P.O. Box 1804
Dunnigan, CA 95937
(530) 682-3747

SURVEYOR: Thomas Harris, L.S.
908 6th Street
Orland, CA 95963
(530) 865-5567
(530) 865-5568
harrissurveying@sbcglobal.net

PROPOSAL ONE: **Tentative Parcel Map 2017-004, Harris/Cotter & McCullough**

The project consists of a land division to divide the NW ¼ from the NE ¼ of Section 19, T.20 N, R.3 W., M.D.M.

Parcel 1: 160± acres
Parcel 2: 152.2± acres

To note, the two parcels existed prior to Glenn County filing the Notice of Merger O.R. Doc. 2000-6528.

PROPOSAL TWO: **Lot Line Adjustment 2017-001, Harris/Cotter & McCullough**

The proposed project will adjust property lines of the two parcels created in Tentative Parcel Map 2017-004 to conform to existing topographic features. The resultant parcel sizes for each adjusted lot will be:

Parcel 1: 72± acres
Parcel 2: 240± acres

APN: 020-230-001 (309.2± acres)

LOCATION: The property is located south of County Road 39, east side of County Road D, north of County Road 45, west of County Road H, northwest of the City of Willows, in the unincorporated area of Glenn County.

ZONING: "FS-80" (Farmland Security Zone, 72-acre minimum parcel size)

GENERAL PLAN: "Intensive Agriculture"

FLOOD ZONE: The property is in areas designated Flood Zone "X" and "A" according to Flood Insurance Rate Map (FIRM) No. 06021C0603D, dated August 4, 2010, issued by the Federal Emergency Management Agency (FEMA). Flood Zone "X" consists of areas of minimal risk outside the 1-percent and 0.2-percent annual chance floodplains. Flood Zone "A" is one of the Special Flood Hazard Areas (SFHAs) inundation by the 1% annual chance flood event. No base flood elevations or base flood depths are shown within this zone.

The Glenn County Planning Division is requesting comments on this proposal for determination of completeness, potential constraints, and/or proposed conditions of approval. If comments are not received by **THURSDAY, JUNE 1, 2017,** 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.)?

TPM 2017-004

GLENN COUNTY
PLANNING AND PUBLIC WORKS AGENCY
777 North Colusa Street
WILLOWS, CA 95988
(530) 934-6540
FAX (530) 934-6533
www.countyofglenn.net

APPLICATION FOR TENTATIVE PARCEL MAP

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

1. Applicant(s): & Property Owners
   Name: William L. Cotter and Barbara J. Cotter, Trustees of the William L. and Barbara J. Cotter Trust dated November 14, 2008

   Address: P.O. Box 91, Dunnigan, CA 95937

   Phone:(Business) 682-3747 (Home) _____

   Fax: _____ E-mail: _____

2. Property Owner(s): & Applicants
   Name: David M. McCullough and Diane M. McCullough, Trustees of the David M. and Diane M. McCullough Living Trust

   Address: P.O. Box 91, Dunnigan, CA 95937

   Phone:(Business) 682-3747 (Home) _____

   Fax: _____ E-mail: _____

3. Engineer/Surveyor:

   Name: Thomas Harris, L.S.

   Mailing Address: 908 Sixth Street, Orland, CA 95963

   Phone:(Business) 865-5567 (Home) _____

   Fax: 865-5568 E-mail: harrissurveying@sbcglobal.net

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: Thomas Harris

   Mailing Address: 908 Sixth Street, Orland, Ca 95963

5. Is There a Deed of Trust on the Property? Yes X No

   (If Yes, list the person(s):

   Name: Farm Credit Services

   Mailing Address:

6. Request or Proposal: Land division dividing the NW¼ from the NE¼ of Section 19

7. Address and Location of Project: Road 39 and Road D

8. Current Assessor's Parcel Number(s): 020-230-001

9. Existing Zoning: FS 80

10. Existing Use of Property: Ag

11. Proposed Use of Property: Ag

12. Number of Existing Residential Dwelling Units on each Resultant Parcel: None

13. Number of Parcels to be Created: Two

14. Size for Each Parcel: NE¼: 160± Ac. & NW¼: 152.2± Ac.

15. Request for Waiver: Yes _____ No _____
    (If "Yes", a written request must be submitted when the map is filed).

16. Provide any additional information that may be helpful in evaluating this request: The two parcels existed prior to Glenn County filing the Notice of Merger O.R. Doc. 2000-6528

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: William L. Cotter TTEE, Barbara J. Cotter, Trustee

Print: William L. Cotter and Barbara J. Cotter, Trustees of the William L. and Barbara J. Cotter Trust, dated November 14, 2008

Date: 5/1/2017

Address: P.O. Box 91, Dunnigan, CA 95937

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: William L. Cotter TTEE, Barbara J. Cotter, Trustee

Print: William L. Cotter and Barbara J. Cotter, Trustees of the William L. and Barbara J. Cotter Trust, dated November 14, 2008

Date: 5/1/2017

Address: P.O. Box 91, Dunnigan, CA 95937

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: Diane M. McCullough, TTEE David M McCullough Trustee

Print: David M. McCullough and Diane M. McCullough, Trustees of the David M. and Diane McCullough Living Trust

Date: 5/1/17

Address: P.O. Box 91, Dunnigan, CA 95937

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: Diane M. McCullough, TTEE David M McCullough Trustee

Print: David M. McCullough and Diane M. McCullough, Trustees of the David M. and Diane McCullough Living Trust

Date: 5/1/17

Address: P.O. Box 91, Dunnigan, CA 95937

Case _____

GLENN COUNTY
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WILLOWS, CA 95988
(530) 934-6540
FAX (530) 934-6533
www.countyofglenn.net

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: William L. Cotter and Barbara J. Cotter, Trustees of the William L. and Barbara J. Cotter Trust dated November 14, 2008
   Address, City, State, Zip: P.O. Box 91, Dunnigan, CA 95937
   Telephone: 682-3747 Fax: _____
   E-mail: _____

2. Name: David M. McCullough and Diane M. McCullough, Trustees of the David M. and Diane M. McCullough Living Trust
   Address, City, State, Zip: P.O. Box 91, Dunnigan, CA 95937
   Telephone: 682-3747 Fax: _____
   E-mail: _____

3. Address and Location of Project: Road 39 and Road D

4. Current Assessor's Parcel Number(s): 020-230-001

5. Existing Zoning: FS 80

6. Existing Use: Ag

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

8. Indicate the type of permit(s) application(s) to which this form pertains: None

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

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: N/A

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? No

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 current project site's use is farming of rice crops and other Ag uses, slopes are less than 0.50%. Wilson Creek runs on the easterly 1/4 of the project site. The land is in the Orland-Artois Irrigation District.

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: Ag

East: Ag

South: Ag

West: Ag

3. Describe noise characteristics of the surrounding area (include significant noise sources): No significant noise exists.

III. SPECIFIC ITEMS OF IMPACT:

1. Drainage:

Describe how increased runoff will be handled (on-site and off-site): No change in the use of the land or slope

Will the project change any drainage patterns? (Please explain): No

Will the project require the installation or replacement of storm drains or channels? If yes, indicate length, size, and capacity: No

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): Orland-Artois 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?: On-site septic and leach line would be used

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: Stable, well drained soil; leach field would be used.

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?
Disposal at the County Solid Waste Facility

5. Source of Energy:

What is the source of energy (electricity, natural gas, propane)?:
P.G.& E., electric

If electricity, do any overhead electrical facilities require relocation? Is so, please describe: No

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

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

6. Fire Protection:

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

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

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

1. Number and sizes of existing and proposed structures: NA

Square footage (structures) _____ S.F.; _____ S.F.
(New) (Existing)

2. Percentage of lot coverage: NA

3. Amount of off-street parking provided: NA

4. Will the project be constructed in phases? If so, please describe each phase briefly: NA

5. If residential, include the number of units, schedule of unit sizes, range of sale prices or rents, and type of household size expected: NA

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: NA

7. If industrial, indicate type, estimated employment per shift, and loading facilities: NA

8. If institutional, indicate the major function, estimated employment per shift, estimated occupancy, loading facilities, and community benefits to be derived from the project: NA

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: NA

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: NA

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

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: NA

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: 05-03-2017 Signature: Thom E. Hess

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.

62

This Indenture, Made this Thirteenth day of August in the year of our Lord one thousand eight hundred and ninety-five

Between Marshall Kelley and Eva Kelley his wife of the County of Fresno, State of California the part ies of the first part, and F. M. Curtis of the same County and State aforesaid the part y of the second part;

Witnesseth, That the said part ies of the first part, for and in consideration of the sum of Thirteen Thousand six hundred ninety two 00/100 Dollars, Gold Coin of the United States of America, to them in hand paid by the said part y of the second part, the receipt whereof is hereby acknowledged, ha ve granted, bargained and sold, conveyed and confirmed, and by these presents do grant, bargain and sell, convey and confirm, unto the said part y of the second part, and to his heirs and assigns forever, all that certain lot s, piece s or parcel s of land situate, lying and being in the County of Fresno State of California, and bounded and particularly described as follows, to wit:

The East half of Section Eighteen (18) and the North East quarter of Section Nineteen (19) all in Township Twenty (20) North Range Three (3) West, Mount Diablo Base and Meridian.

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging, or in any wise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof.

To Have and to Hold, all and singular the said premises, together with the appurtenances, unto the said part y of the second part, and to his heirs and assigns forever.

In Witness Whereof, the said part ies of the first part ha ve hereunto set their hand s and seal s the day and year first above written.

Signed, Sealed and Delivered in the Presence of

W. H. Isaacs

Marshall Kelley (SEAL)

Eva Kelley (SEAL)

(SEAL)

(SEAL)

Harriet D. Kelly
To
H. K. Owens

This Indenture, Made the 14th day of June, in the year of our Lord, One thousand eight hundred and eighty four, Between Harriet D. Kelley of the County of Yolo, State of California, party of the first part and H. K. Owens of San Leandro, County of Alameda, State aforesaid, party of the second part, Witnesseth, That the said party of the first part, for and in consideration of the sum of Twenty Thousand Dollars, lawful money of the United States of America, to her in hand paid, by the said party of the second part, the receipt whereof is hereby acknowledged, does by these presents grant, bargain, sell and convey unto the said party of the second part, and to his heirs and assigns forever, all that certain piece or parcel of land, situate, lying and being in the County of Colusa, State of California, and particularly described as follows, to wit:

The West half of Section eighteen, and the North West quarter of Section Nineteen, both of Township Twenty, North of Range Three West, Mount Diablo base and Meridian, according to the U. S. Survey thereof, as per the official Map on file in the U. S. Land Office at Marysville. Said Being the same tract of land as mentioned in an agreement to convey from Harriet D. Kelley to H. K. Owens recorded in the office of the County Recorder of Colusa County, California, June 9th 1884 in Book "G" of Agreements page 459. This conveyance is made subject to a certain lease, executed the 6th day of May 1884 by said Harriet D. Kelley to D. P. Riggs and J. B. Riggs.

Together with all and singular the tenements, hereditaments, and appurtenances thereunto belonging or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, subject to above mentioned lease.

To Have and to Hold, all and singular the said premises, together with the appurtenances, unto the said party of the second part, and to his heirs and assigns forever.

In Witness Whereof, the said party of the first part has hereunto set her hand and seal the day and year first above written.

Signed, Sealed and Delivered in the Presence of
Daniel L. Murfey

Harriet D. Kelley [seal]

State of California
City and County of San Francisco } ss. On this Fourteenth day of

EXHIBIT "A"

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

The Northwest Quarter of Section 19, Township 20 North, Range 3 West, M.D.M.

End of description.

ADVANCE PRINT

Thomas E. Harris
Licensed Land Surveyor No. 8532

EXHIBIT "B"

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

The Northeast Quarter of Section 19, Township 20 North, Range 3 West, M.D.M.

End of description.

ADVANCE PRINT

Thomas E. Harris
Licensed Land Surveyor No. 8532

13 | 18 | 18 | 17

ROAD 39

N89°32'38"W - 5135.6' ±

1175.6' ± | 1320.0' ± | 2640.0' ±

24 | 19 | 19 | 20

ROAD D

N00°14'54"W - 2640.00'

N W . 1/4

BK. 3, DEEDS. PG. 341

COLUSA COUNTY RECORDS

N00°54'31"W - 2640.0'

N E. 1/4

BK. 5, DEEDS. PG. 62

GLENN COUNTY RECORDS

N00°54'31"W - 2639.96'

PARCEL 2

152.2 ± AC.

PARCEL 1

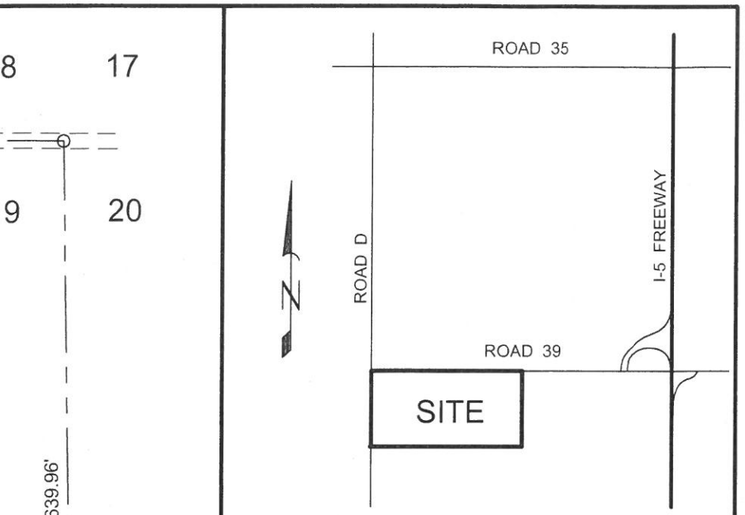
160 ± AC.

R 4 W

R 3 W

1206.0' ± | 1320.0' ± | 2640.0' ±

N89°33'01"W - 5166.0' ±



LOCATION MAP

NO SCALE

0 | 250 | 500 | 750 | 1000 | 2000

SCALE 1" = 500'

LICENSED LAND SURVEYOR
THOMAS E. HARRIS
NO. 8532
STATE OF CALIFORNIA

05-03-2017

PREPARED BY:

Thom E. Harris

THOMAS E. HARRIS

LAND SURVEYOR

908 6th STREET, ORLAND, CA. 95963

APN 020-230-001

TENTATIVE PARCEL MAP (Minor Division)

BEING THE NW 1/4 AND THE NE 1/4 OF SECTION 19, T.20 N., R.3 W., M.D.M.; SITUATE IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF GLENN, STATE OF CALIFORNIA.

APRIL 2017

SCALE 1"=500'

WILLIAM L. COTTER and BARBARA J. COTTER, Trustees of the William L. and Barbara J. Cotter Trust, Dated November 14, 2008

and

DAVID M. McCULLOUGH and DIANE M. McCULLOUGH, Trustees of the David M. and Diane McCullough Living Trust

3164-17

LLA 2017-001

GLENN COUNTY
PLANNING AND PUBLIC WORKS AGENCY
777 North Colusa Street
WILLOWS, CA 95988
(530) 934-6540
FAX (530) 934-6533
www.countyofglenn.net

APPLICATION FOR LOT LINE ADJUSTMENT

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

1. Applicant(s): & Property Owners
   Name: William L. Cotter and Barbara J. Cotter, Trustees of the William L. and Barbara J. Cotter Trust, dated November 14, 2008

   Mailing Address: P.O. Box 91, Dunnigan, CA 95937

   Phone:(Business) 682-6347 (Home) _____

   Fax: _____ E-mail: _____

2. Property Owner(s) #1: & Applicants
   Name: David M. McCullough and Diane M. McCullough, Trustees of the David M. and Diane McCullough Living Trust

   Mailing Address: P.O. Box 91, Dunnigan, CA 95937

   Phone:(Business) 682-6347 (Home) _____

   Fax: _____ E-mail: _____

3. Property Owner(s) #2:

   Name: _____

   Mailing Address: _____

   Phone:(Business) _____ (Home) _____

   Fax: _____ E-mail: _____

4. Engineer/Surveyor:

Name: Thomas Harris, L.S.

Mailing Address: 908 Sixth Street, Orland, CA 95963

Phone:(Business) 865-5567 (Home) _____

Fax: 865-5568 E-mail: harrissurveying@sbcglobal.net

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

Name: Thomas Harris

Mailing Address: 908 Sixth Street, Orland, CA 95963

6. Address and Location of Project: RD. 39 AND RD. D

7. Current Assessor's Parcel Number(s): 020-230-001

8. Existing Zoning: FS 80

9. Existing Use of Property: Ag

10. Proposed Use of Property: Ag

11. Size for Each Adjusted Lot: Lot One: 72± Ac., Lot Two:240.1± Ac.

12. Why are the lots being adjusted? To conform to existing topographic features

13. Provide any additional information that may be helpful in evaluating this proposal: Two parcels exist and no additional parcels are being created

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: William L. Cotter TTEE, Barbara J. Cotter, Trustee

Print: William L. Cotter and Barbara J. Cotter, Trustees of the William L. and Barbara J. Cotter Trust, dated November 14, 2008

Date: 5/1/2017

Address: P.O. Box 91, Dunnigan, CA 95937

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

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

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

Property Owner(s) #1:

Signed: William L. Cotter TTEE, Barbara J. Cotter, Trustee

Print: William L. Cotter and Barbara J. Cotter, Trustees of the William L. and Barbara J. Cotter Trust, dated November 14, 2008

Date: 5/1/2017

Address: P.O. Box 91, Dunnigan, CA 95937

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: Diane M. McCullough, TTE David M McCullough trustee

Print: David M. McCullough and Diane M. McCullough, Trustees of the David M. and Diane McCullough Living Trust

Date: 5/1/17

Address: P.O. Box 91, Dunnigan, CA 95937

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

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

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

Property Owner(s) #1:

Signed: Diane M. McCullough, TTEE David M McCullough trustee

Print: David M. McCullough and Diane M. McCullough, Trustees of the David M. and Diane McCullough Living Trust

Date: 5/1/17

Address: P.O. Box 91, Dunnigan, CA 95937

EXHIBIT "A"
Lot 2

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

The North Half of Section 19, Township 20 North, Range 3 West, M.D.M.

EXCEPTING THEREFROM the East 72.0 acres of said North Half of Section 19.

Containing 240 acres, more or less.

End of description.

ADVANCE PRINT

Thomas E. Harris
Licensed Land Surveyor No. 8532

EXHIBIT "B"
Lot 1

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

The East 72.0 acres of the North Half of Section 19, Township 20 North, Range 3 West, M.D.M.

Containing 240 acres, more or less.

End of description.

ADVANCE PRINT

Thomas E. Harris
Licensed Land Surveyor No. 8532

T20N R3W

T.C.A. 20-23
8411

NOTE: ALL INFORMATION SHOWN ON ASSESSOR PARCEL MAPS ARE FOR ASSESSOR'S OFFICE USE AND DO NOT NECESSARILY CONSTITUTE LEGAL LOTS. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE DATA SHOWN.

22

13 18 / 24 19 — 34.30 — 18 17 / 19 20 — BAYLISS-BLUE GUM ROAD 39 — 17 16 / 20 21 — 8411

1"= 800'

White Cabin Creek — Wilson Creek

(1) 309.20 AC. M/L.

(13) 80.96 Ac. M/L — (14) 79.84 Ac. M/L — (17) 158.64 Ac. M/L

L1-LLA 2016-003 — L2-LLA 2016-003 — L4-LLA 2016-003

(18)

21-03

35.50 — 3056.94 — 2108.93

(15) 1.08 Ac. M/L

(12) ~~88.56 Ac. M/L~~ 88.21 Ac. M/L

(11) 129.25 Ac. M/L

(8) 314.59 Ac. M/L

Wilson Creek

36.10 — ROAD D

(10) ~~97.88Ac. M/L~~ 96.40Ac M/L French Creek

(9) 5.41 AC. M/L.

L3-LLA 2016-003

24 19 P9-57 — 2150.92 — 2216.35 — 19 20 — 20 21

25 30 — 30 29 — 29 28

17

24

8411

PARCEL MAPS: Bk.9, Pg.57
L.L.A. 2016-003 (2016-5479)

Assessor's Map Bk. 20, Pg. 23
County of Glenn, Calif.
2016

13 | 18 | 18 | 17

ROAD 39

N89°32'38"W - 5135.6' ±

N89°32'38"W - 3947.3' ±

N89°32'38"W - 1188.32'

24 | 19 | 19 | 20

ROAD D

N00°14'54"W - 2640.00'

N W. 1/4
BK. 3, DEEDS. PG. 341
COLUSA COUNTY RECORDS
(PARCEL TWO)

N E. 1/4
BK. 5, DEEDS. PG. 62
GLENN COUNTY RECORDS
(PARCEL ONE)

LOT 2
RESULTANT 240.1 ± AC.

LOT 1
RESULTANT 72.0 AC.

N00°54'31"W - 2640.10'

N00°54'31"W - 2639.96'

N89°33'01"W - 3977.7' ±

N89°33'01"W - 1188.32'

N89°33'01"W - 5166.0' ±

LOCATION MAP
NO SCALE

MAP LEGEND

- PROPERTY BOUNDARY
- PROPOSED NEW BOUNDARY
- BOUNDARY LINE TO BE DELETED

N

0 250 500 750 1000 2000

SCALE 1" = 500'

LICENSED LAND SURVEYOR
THOMAS E. HARRIS
NO. 8532
STATE OF CALIFORNIA

05-03-2017

PREPARED BY:

THOMAS E. HARRIS
LAND SURVEYOR
908 6th STREET, ORLAND, CA. 95963

APN 020-230-001

LOT LINE ADJUSTMENT

BEING THE NW 1/4 AND THE NE 1/4 OF SECTION 19, T.20 N., R.3 W., M.D.M.; SITUATE IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF GLENN, STATE OF CALIFORNIA.

APRIL 2017

SCALE 1"=500'

WILLIAM L. COTTER and BARBARA J. COTTER, Trustees of the William L. and Barbara J. Cotter Trust, Dated November 14, 2008
and
DAVID M. McCULLOUGH and DIANE M. McCULLOUGH, Trustees of the David M. and Diane McCullough Living Trust

3164-17