

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



David and Linda Ballard  
6831 Debarr RD  
Anchorage AK, 99504

**RE:           Site Plan Review 2018-005, Ballard**  
Approval Notice       APN: 022-090-021

March 20, 2018

David and Linda Ballard,

On February 22, 2018, the Glenn County Planning & Community Development Service Agency received your application for a Site Plan Review. This project is in the "FA-160" Foothill Agriculture/Forestry zoning district and is an allowed use with an approved Site Plan Review.

On March 20, 2018, the Glenn County Planning & Community Development Services Agency approved the Site Plan Review. Included with the Staff Report is a copy of the Conditions of Approval. Please sign the Conditions of Approval where indicated and email or send to Glenn County Planning & Community Development Services Agency, 777 North Colusa Street, Willows, CA 95988.

Please note that this is not a building permit. For information on acquiring a building permit, contact the Glenn County Building Inspection Division at (530) 934-6546.

Sincerely,

Greg Conant  
Assistant Planner  
[gconant@countyofglenn.net](mailto:gconant@countyofglenn.net)

# GLENN COUNTY

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### STAFF REPORT

DATE: March 20, 2018

TO: Donald Rust, Director

FROM: Greg Conant, Assistant Planner

RE: **Site Plan Review 2018-005, Ballard**  
"FA-160" Foothill Agriculture/Forestry

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#### Attachments:

1. Conditions of Approval
2. Agency Comments
3. Request for Review and Application
4. Assessor Parcel Map
5. Site Plan

## **1      PROJECT SUMMARY**

David and Linda Ballard have applied to construct a construct barn with overall dimensions of 30 feet by 40 feet with a peek height of approximately 17 ft. The proposed structure would be used for the storage of tractors, hay processing equipment and possibly hay. Additionally, it would be used for the repair and maintenance of farm equipment.

The parcel is zoned “FA-160” Foothill Agricultural/Forestry Zone (144-acre, minimum parcel size) and is designated “Foothill Agriculture/Forestry” in the Glenn County General Plan. The proposal is located along County Road 308, west of County Road 306, east of the Mendocino National Forest, and southwest of the community of Elk Creek, in the unincorporated area of Glenn County, California. The Assessor’s Parcel Number (APN) for the 50.65 ± acre site is 022-090-021.

### **1.1    RECOMMENDATIONS**

Staff recommends that the Director find that this project qualifies as a statutory exemption within section 15268 of the California Environmental Quality Act.

Staff also recommends that the Deputy Director approve the Site Plan Review 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. This portion of Glenn County is an agricultural area and the proposed project is a permitted use. A Site Plan Review is required prior to construction to ensure compliance with all the requirements of the Glenn County Code.

### **2.1    ENVIRONMENTAL DETERMINATION**

This project as proposed is not anticipated to introduce potentially significant impacts to the environment.

Site plan reviews are statutorily exempt pursuant to Section 15268, “*Ministerial Projects*”, of the Guidelines of the California Environmental Quality Act (CEQA). Article 18 (Statutory Exemptions), §15268(a) & (c) (Ministerial Projects).

Site plan reviews, outlined in Section 15.130 of the Glenn County Code, are deemed as a ministerial project within Glenn County Title 15, Unified Development Code (Title 15, Division 2, Part 1).

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

The site is designated “Foothill Agriculture/Forestry” in the Glenn County General Plan and is zoned “FA-160” (Foothill Agricultural/Forestry Zone, 144-acre minimum parcel size). This

project is in an area of existing agricultural uses and is a permitted use in the “FA-160” zone (Glenn County Code Chapter 15.320).

The project is consistent with surrounding land use. The area is utilized for cattle grazing and contains existing agricultural related structures. The proposal will not adversely affect surrounding uses in the area and will not adversely affect the General Plan.

### **2.2.1 “FA” Foothill Agricultural/Forestry Zone (Glenn County Code Chapter 15.320):**

#### **Purpose (Glenn County Code §15.320.010)**

*This zoning classification is established for the following purposes:*

- A. *To provide areas for extensive agricultural activities;*
- B. *To protect the timber and forest lands economically suitable for logging.*

#### **Permitted Uses (Glenn County Code §15.320.020):**

*Glenn County Code §15.320.020.K: Accessory buildings or structures required for the storage of any crops, products, equipment or uses lawfully permitted or produced on the premises. The proposed project is for an agricultural equipment storage building.*

#### **Site Area (Glenn County Code §15.320.050):**

The minimum parcel size for the “FA-160” zone is 144-acres. The parcel is 50.65± acres; therefore, it does not meet the minimum parcel size for this zone. However, the project site is adequate in size and shape to accommodate the proposed project.

#### **Maximum Building Height (Glenn County Code §15.320.060):**

*The maximum building height in the FA zone shall be:*

- A. *Thirty-five feet for residential structures;*
  - B. *Fifty feet for agricultural buildings or structures;*
  - C. *Exceptions. Water tanks, silos, granaries, barns, pole buildings, electronic towers, antennas and similar structures or necessary mechanical appurtenances may exceed fifty feet in height.*
- The building is proposed to be 17 feet high; therefore, it will not exceed the maximum height of 50 feet for agricultural buildings or structures.

#### **Minimum Distance Between Structures (Glenn County Code §15.320.070.A):**

*The distance between any accessory building and a dwelling unit shall conform to Uniform Building and Fire Codes. The Building Inspection Division will determine compliance with building and fire codes.*

Minimum Yard Requirements (Glenn County Code §15.320.080):

*The minimum front yard shall be thirty feet. The measurement shall start at the edge of the existing county right-of-way as shown on the adopted Glenn County Circulation Plan. The minimum side and rear yards shall be twenty-five feet).* The setbacks shown on the Site Plan are all at least 200 feet; therefore, they meet the minimum setback requirements.

## **2.3 GENERAL PROVISIONS**

Flood Zone Designation:

Flood Zone “X” according to Flood Insurance Rate Map (FIRM) No. 06021C0550D, 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.

Code Violations:

No violations exist on the property; therefore, the proposed building and Site Plan Review are compliant with Glenn County Code §15.130.050.F.

Fire Protection Regulations:

This project lies within the Elk Creek Fire Protection District. The fire district was provided the application information regarding the proposal and no comments were received.

Environmental Health:

The Glenn County Environmental Health Department was provided the application information and has made the following comments:

*We have received the project information noted above and recommend it found complete for further processing.*

Public Works

The Glenn County Public Works Agency was provided the application information regarding the proposal and did not have any comments regarding this project.

## **3 PUBLIC BENEFIT**

There is a public interest in reserving appropriately located areas for agriculture and related activities. This area is an agricultural area and contains structures associated with agricultural use; therefore, the proposed project is compatible with the land uses.

#### **4      NOTICE TO APPLICANT/AGENT**

This site plan review is not a building permit. It is the applicant's responsibility to secure the necessary permits in all affected federal, state, and local agencies and submit copies of such permits to the Planning & Community Development Services Agency.

If upon approval of this site plan review any problem, nuisance, or health hazard arises from the operation allowed by this review, the director shall determine the need to revise or modify the use or require additional conditions of approval.

In addition to the staff report and conditions of approval, the applicant's and his/her technical or project management representative's attention is directed to the attached memoranda from agencies reflecting their comments on reviewing the application. The items noted are a guide to assist in meeting the requirements of applicable government codes. 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

##### **4.1    PERMIT ISSUANCE AND APPEAL PERIOD (GLENN COUNTY CODE §15.130.060)**

Site plan review permits shall be effective upon issuance, unless within ten (10) calendar days of a decision by the Director, the decision is appealed as provided for in Section 15.050.010. In case an appeal is filed, the site plan review permit shall not have any force or effect until a decision is made by the Approving Authority on such appeal.

Site plan review permits shall not have any force or effect until the permittee acknowledges receipt thereof and has agreed in writing to each and every term and condition thereof.

#### **5      FINDINGS**

According to Glenn County Code Section 15.130.050, *the Approving Authority shall only approve or conditionally approve a site plan review permit if all of the following findings are made:*

##### **Finding 1**

The proposed use is a permitted and allowed use in the zoning district.

##### **Finding 2**

The site for the project is adequate in size, shape, location, and physical characteristics to accommodate the proposed project.

##### **Finding 3**

There are adequate public or private services, including but not limited to fire protection, water supply, sewage disposal, and storm drainage.

**Finding 4**

The project is in conformance with the applicable provisions and policies of Title 15 of the Glenn County Code and the Glenn County General Plan.

**Finding 5**

The county roads are reasonably adequate to safely accommodate the proposed project.

**Finding 6**

After searching county records, no violation of the Glenn County Code currently exists on the property.

## **CONDITIONS OF APPROVAL**

### **Site Plan Review 2018-005**

APN: 022-090-021

Construct a 30 feet by 40 feet barn with a height of 17 feet for the storage of tractors, hay processing equipment and hay. Additionally it would be used for the repair and maintenance of farm equipment.

1. That the area of operation shall be confined to those areas as shown on the site plan being identified as Exhibit "A" as submitted and on file at the Glenn County Planning & Community Development Services Agency.

#### **Acknowledgment:**

I hereby declare that I have read the foregoing conditions that they are in fact the conditions that were imposed upon the granting of this permit, and that I agree to abide fully by said conditions. Additionally, I have read the staff report and I am aware of codified county, state, and/or federal standards and regulation that shall be met with the granting of this permit.

Signed: \_\_\_\_\_  
David Ballard

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

Signed: \_\_\_\_\_  
Linda Ballard

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





# COUNTY OF GLENN

## HEALTH & HUMAN SERVICES AGENCY

**Christine Zoppi**  
**Director**

**Erin Valdez**  
Deputy Director  
Administration

**Amy Lindsey**  
Deputy Director  
Behavioral Health

**Bill Wathen**  
Deputy Director  
Social Services

**Grinnell Norton**  
Deputy Director Public Health  
Director of Nursing

**Vacant**  
Deputy Director  
Community Action

Glenn County Environmental Health  
247 N. Villa Ave.  
Willows, CA 95988  
(530) 934-6102  
Fax: (530) 934-6103

March 12, 2018

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

From: Andrew A. Petyo, REHS

Re: Site Plan Review #2018-015, Ballard, Barn.  
APN 022-090-021

We have reviewed the project information noted above and recommend it found complete for further processing.

If you have any further question please contact Environmental Health.

Conditions of Approval

Site Plan Review

No. 2018-005

David & Linda Ballard

No comments

By:

Michael Biggs

Engineering Technician III

3/15/18

# GLENN COUNTY

## Planning & Community Development Services Agency

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### REQUEST FOR REVIEW

#### COUNTY DEPARTMENTS/DISTRICTS

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

#### FEDERAL AGENCIES

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

#### OTHER

- ☐ AT&T
- ☐ California Water Service Co. (Chico)
- ☐ California Association of RC&D
- ☐ City of Willows
- ☐ Comcast Cable (Chico Office)
- ☐ Community Services District:
- ☐ Drainage District:
- ☐ Enterprise Rancheria of Maidu Indians
- ☒ Fire Protection District: Elk Creek
- ☐ Glenn County Resource Conservation District
- ☐ Grindstone Rancheria of Wintun-Wailaki

#### 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

- ☐ 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:
- ☐ Special District:
- ☐ Tehama-Colusa Canal Authority
- ☐ UC Cooperative Extension Office
- ☐ Water/Irrigation District:

DATE: March 5, 2018

PROJECT: **Site Plan Review 2018-005, Ballard, Barn**

PLANNER: Greg Conant, Assistant Planner

APN: 022-090-021

# GLENN COUNTY

## Planning & Community Development Services Agency

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### REQUEST FOR REVIEW

**DATE:** March 5, 2018

**PROJECT:** **Site Plan Review 2018-005, Ballard, Barn**

**PLANNER:** Greg Conant, Assistant Planner

**APPLICANT/  
Landowner:** David & Linda Ballard  
6831 Debarr RD  
Anchorage AK, 99504

**Engineer:** David Ballard  
6831 Debarr RD  
Anchorage AK, 99504

**PROPOSAL:** **Site Plan Review 2018-005, Ballard, Barn**  
The applicant has applied to construct Barn with overall dimensions of 30 feet by 40 feet with a peak height of approximately 17 ft. The proposed structure would be used for the storage of tractors, hay processing equipment and possibly hay. Additionally, it would be used for the repair and maintenance of farm equipment.

**LOCATION:** The site is located along County Road 308, west of County Road 306, east of the Mendocino National Forest, and southwest of the community of Elk Creek, in the unincorporated area of Glenn County, California

**APN:** 022-090-021 (50.65± acres)

**ZONING:** “FA-160” Foothill Agricultural/Forestry Zone (144-acre, minimum parcel size)

**GENERAL PLAN:** “Foothill Agriculture/Forestry”

**FLOOD ZONE:** Flood Zone “X” according to Flood Insurance Rate Map (FIRM) No. 06021C0550D, 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 **Monday, March 19, 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.)?

SPR \_\_\_\_\_

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

**APPLICATION FOR SITE PLAN REVIEW (AGRICULTURAL)**

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

1. Applicant(s):

Name: DAVID + LINDA BALLARD  
Address: 6831 DEBARR RD ANCHORAGE AK  
99504  
Phone: (Business)        (Home) 907-242-7575  
Fax:        E-mail: DLB907@LIVE.COM

2. Property Owner(s):

Name: SAME  
Address:         
Phone: (Business)        (Home)         
Fax:        E-mail:       

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

Name: DAVID BALLARD  
Mailing Address: SAME  
Phone: (Business)        (Home) 907-242-7575  
Fax:        E-mail:

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: DAVID BALLARD

Mailing Address: 6831 DEBAR RD. ANCHORAGE, AK  
99504

5. Request or Proposal: SITE PLAN REVIEW

6. Address and Location of Project: NOT ASSIGNED

7. Current Assessor's Parcel Number(s): 022 090 0210

8. Existing Zoning: FA 160

9. Existing Use of Property: GRAZING

10. Provide any additional information that may be helpful in evaluating your proposal:

**DECLARATION UNDER PENALTY OF PERJURY**

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

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

Applicant(s):

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

Print: \_\_\_\_\_

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

Address: 6831 DEBARR RD. ANCHORAGE, AK 99504

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: \_\_\_\_\_

Print: \_\_\_\_\_

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

Address: 6831 DEBARR RD. ANCHORAGE, AK 99504



### General Information

APN:

022-090-021-000

Situs Address:

ELK CREEK CA 95939

Mailing Address:

6831 DEBARR RD  
ANCHORAGE AK 99504-1805

Legal Description:

50.65 AC-W POR SEC 18-20-6W

Use Type:

AGRICULTURAL

Tax Rate Area:

083-004

### Assessment

Year Assd:

2017

Land:

\$25,979

Structure(s):

Other:

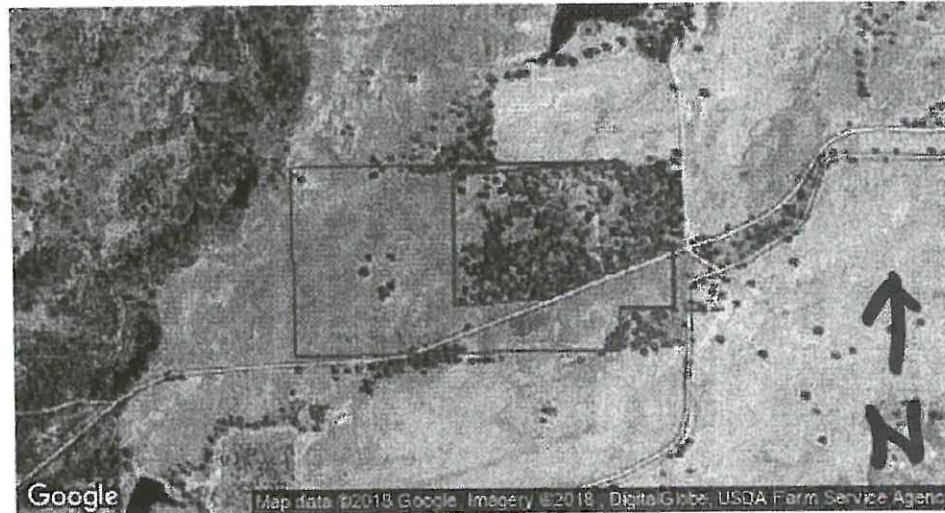
Total Land and Improv:

\$25,979

HO Exempt?:

N

Exemption Amt:



### Natural Hazard Package



Add to Cart

\$ 19.95

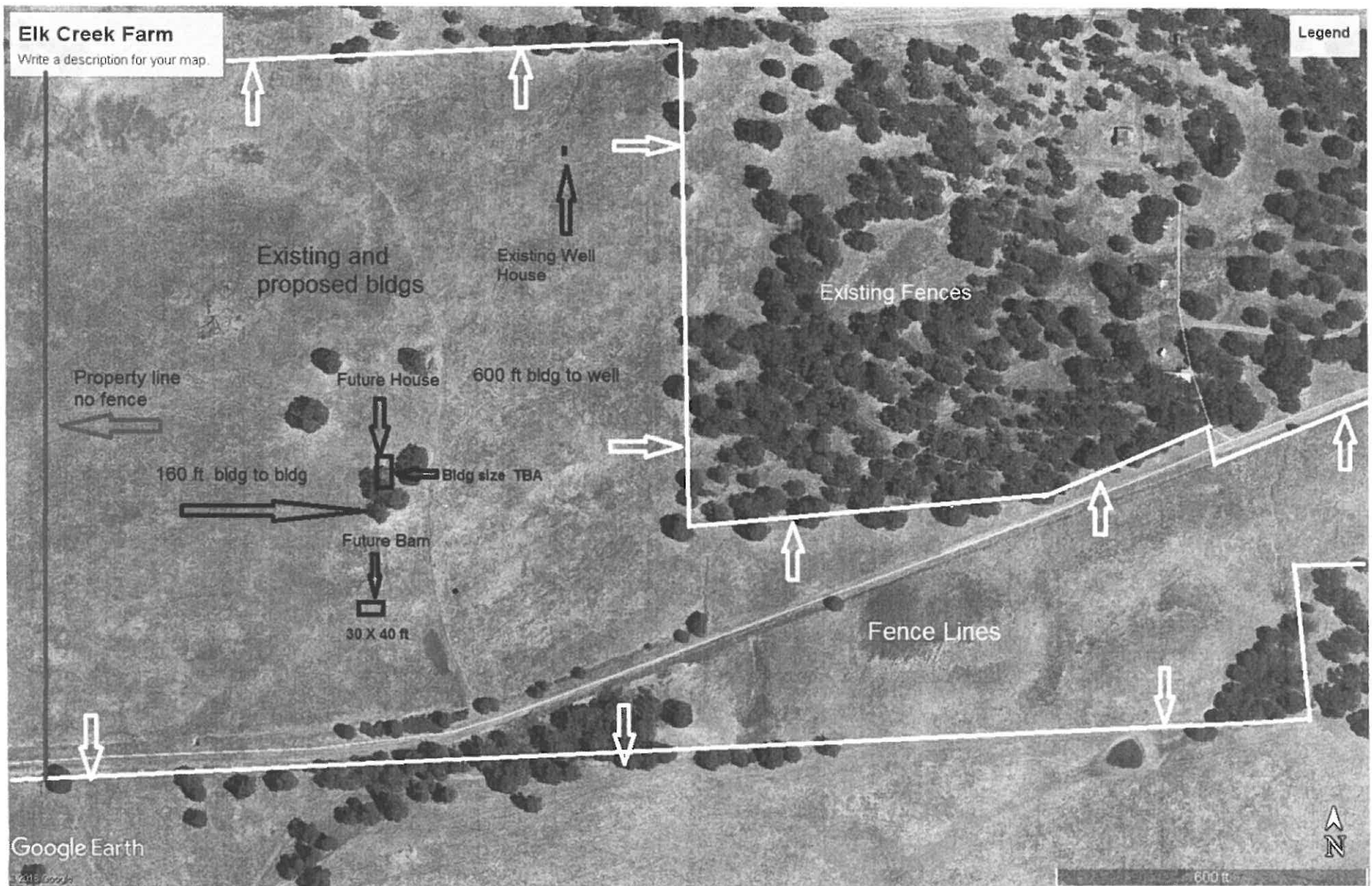
View Sample

Property Reports ▶

\*\*The information provided here is deemed reliable, but is not guaranteed.



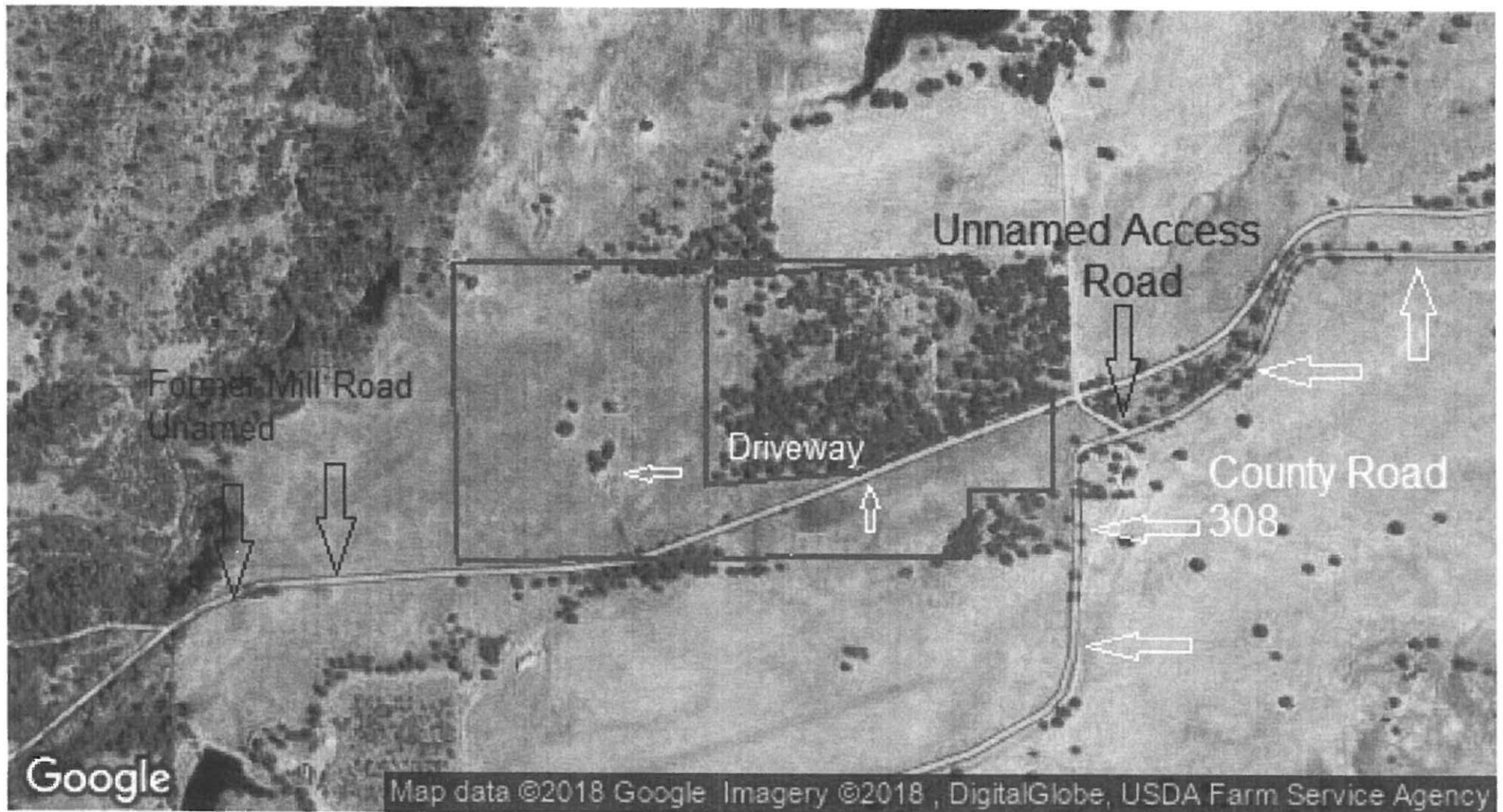
**Site Plan**



## Fences and Buildings

All proposed and existing buildings are over 200 ft from property lines and easements





## Access Map

CR 308 ROW - 60 ft. wide.

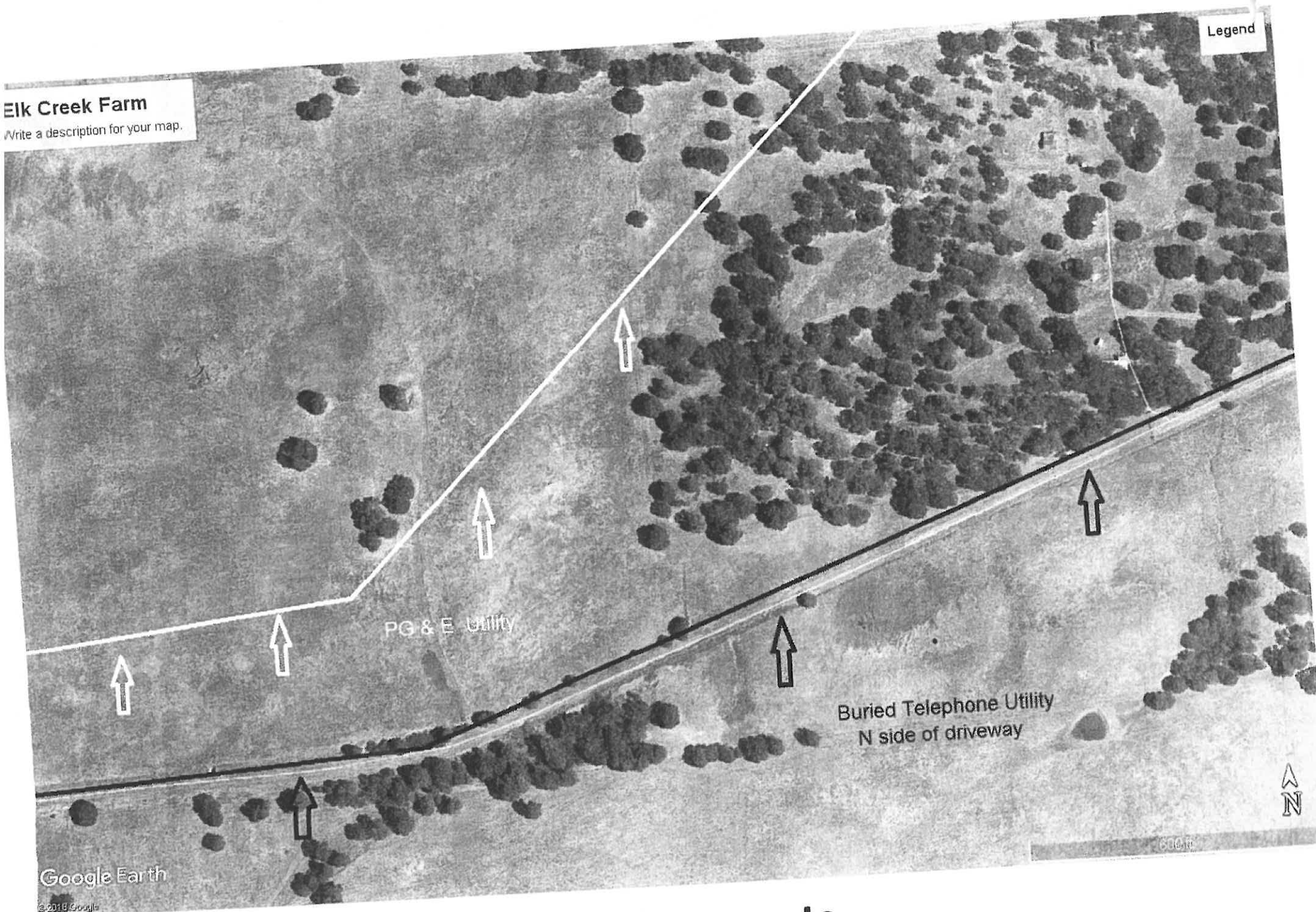
Unamed Old Mill Road from CR 308 to property gate ROW 60 ft. wide.

Driveway within property boundarys 24 ft. wide.

# Elk Creek Farm

Write a description for your map.

Legend



PG & E Utility

Buried Telephone Utility  
N side of driveway

Google Earth

©2018 Google

## Utility Easements

# Property Easement

Hewett, Alexander <ADH9@pge.com>

Tue 2/13/2018 6:54 AM

To: dlb907@live.com <dlb907@live.com>;

 2 attachments (193 KB)

2420-06-0054 line going South.pdf; 2420-06-0007 mainline.pdf;

Here you go Dave,

I was told the following about your easement:

These old easements do not have a defined width, they just describe the centerline of the easement. This was standard practice in that time, something we don't do anymore. Basically you can consider this a 10' wide easement centered on the pole line. Stay out of that area with any buildings/wells/etc. and you should be fine.

## **Alex Hewett**

Sr. Electric Estimator

T-Line South

pacific gas & Electric

90 W. Ashlan Ave.

Clovis, Ca 93612

Ph. (559) 263-5578

Ag. 120 Santa Di

1285-3

602680 1.30.EM

GRANT OF RIGHT OF WAY

x-indexed 1286-1

E-12

FOR ELECTRIC TRANSMISSION LINES

2420-06-0007

LLOYD M. TROXEL and HAZEL TROXEL, husband and wife

Consideration less than \$100.00

hereinafter called first party, in consideration of value paid therefor by PACIFIC GAS AND ELECTRIC COMPANY, a California corporation, hereinafter called second party, the adequacy and receipt whereof are hereby acknowledged, does hereby grant unto second party, its successors and assigns, the right and privilege of erecting, maintaining and using, for the transmission and distribution of electricity, and for all purposes connected therewith, a single line of poles and such wires as second party shall from time to time suspend therefrom, and all necessary and proper guys, cross-arms and braces and other fixtures for use in connection therewith, and also a right of way therefor, along each of the hereinafter described routes on and across those certain premises situate in the

County of Gleason

State of California, described as follows, to-wit:

South half of the Northwest quarter of Section 18, Township 20 North, Range 6 West, Mount Diablo Base and Meridian.  
The Southeast quarter of the Northeast quarter of Section 13, Township 20 North, Range 7 West, Mount Diablo Base and Meridian.

The route or routes of said poles across said premises will be as follows:

Beginning at a point in the South boundary line of the Northeast quarter of the Northwest quarter of Section 18, Township 20 North, Range 6 West, which point is located 304 feet East of the Southwest corner of the Northeast quarter of the Northwest quarter of Section 18, Township 20 North, Range 6 West, thence bearing South 44° 29' West 1956 feet thence bearing South 81° 38' West to a point on the Southeast corner of the Southeast quarter of the Northeast quarter of Section 13, Township 20 North, Range 7 West, Mount Diablo Base and Meridian.

First party also grants to second party the right to trim any trees along said poles and wires whenever considered necessary for the complete enjoyment of the rights hereby granted.

IN WITNESS WHEREOF first party has executed these presents this August

22nd day of August, 1939

Executed in the presence of

Dr. R. H. Hansen  
Witness

Lloyd M. Troxel  
Hazel Troxel

February 2018

## **Elk Creek Agricultural Plan**

Proposed use,

Hay growing/harvesting, cattle grazing and hay processing. With storage of associated hay mowing and baling equipment. Seasonal hay storage. Future home site.

Present use,

The subject property is currently utilized for cattle grazing and has had hay cut and harvested intermittently in the past. The neighboring property to the North is being utilized for hay growing/harvesting. The property along part of the Southwest boundary was formally an orchard and currently is used for cattle grazing.

Impact,

As such the use differs slightly and will have no meaningful impact on the general area including the land, general welfare of persons residing nearby, traffic or to the property and improvements in the vicinity.

David Ballard



Recorded at the request of:  
TIMIOS TITLE COMPANY10/19/2017 09:54 AM  
Fee: \$216.00 Pgs: 6OFFICIAL RECORDS  
Charles M. Meriam, Clerk-Recorder  
Glenn County, CA**RECORDING REQUESTED BY:**Timios Title, A California Corporation  
250 W. Sycamore St.  
Willows, CA 95988  
No: 134878**After Recording Return And****Mail Tax Statements To:**DAVID L. BALLARD  
LINDA K. BALLARD  
6831 DEBARR RD  
ANCHORAGE, AK 99504-1805

SPACE ABOVE THIS LINE FOR RECORDER'S USE

A.P.N. NO. 022-120-003-000, 022-120-042-  
000 AND 022-090-021-000**GRANT DEED**

The undersigned grantor(s) declare(s):

City transfer tax is \$0.00

County Transfer Tax is \$187.00

Monument preservation fee is \$0.00

(X ) computed on full value of property conveyed, or

( ) computed on full value less value of liens and encumbrances remaining at time of sale.

(X ) Unincorporated area: ( ) City of ELK CREEK, and

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,  
BERT S. PINCOLINI, A MARRIED MAN AS TO AN UNDIVIDED 1/4 INTEREST; GUIDO PINCOLINI  
FAMILY LIMITED PARTNERSHIP, AS TO AN UNDIVIDED 1/2 INTEREST AND FABIO G. REGINATO  
AND BEVERLY J. REGINATO, TRUSTEES OF THE FABIO G. REGINATO FAMILY TRUST, DATED  
OCTOBER 17, 1997, AS TO AN UNDIVIDED 1/4 INTERESThereby GRANTS to DAVID L. BALLARD AND LINDA K. BALLARD, TRUSTEES OF THE DAVID L. &  
LINDA K. BALLARD REVOCABLE FAMILY TRUST

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

**PARCEL ONE:**A portion of land described in the Patent issued by the USA to James West, dated  
November 5, 1878 which Patent was filed for record in the office of the  
County Recorder of the County of Colusa, State of California on January 20,  
1881 in Book H of Patents, Page 73, being more particularly described as  
follows:The South half of the Northwest quarter of Section 18, Township 20 North,  
Range 6 West, Mount Diablo Base and Meridian.EXCEPTING THEREFROM that portion thereof described as follows: Beginning at a  
point which is the Northeast corner of the Southeast quarter of the Northwest  
quarter of Section 18, Township 20 North, Range 6 West, Mount Diablo Base and  
Meridian and thence running South 86°30' West a distance of 1550.11 feet;  
thence running due south a distance of 929.90 feet; thence running North

above described properties.  
Portion APN: 022-120-042-0

PARCEL THREE-B:

Beginning at a point on a curve to the left (whose back tangent at a point designated as Glenco Forest Products Road Survey Sta. "A"-59+93.49 bears N 51°44' E with a radius of 300 feet) which bears N 4°36'53" W a distance of 1301.23 feet from the 1/4 corner between Sec 24 and 13 Tp. 20 N., R7W, Mount Diablo Base and Meridian and designated as Glenco Forest Products Road Survey Sta. "A"-60+79.49, running thence on said curve to the left thru an angle of 31°5' a distance of 162.80 feet to a point on the curve designated as Glenco Forest Products Road Survey Sta. "A"-62+42.29, right of way boundaries for this part of the parcel being 40 feet left and 40 feet right of centerline; thence N 4°13' E a distance of 105.39 feet to a point on a curve designated as Glenco Forest Products Road Survey Sta. "A"-63+47.68, right of way boundaries for this part of the parcel being 40 feet left and 40 feet right of centerline; thence on a curve to the right (whose back tangent bears N 4°13' E with a radius of 300 feet thru an angle of 18°18') a distance of 95.82 feet to a point on the curve designated as Glenco Forest Products Road Survey Sta. "A"-64+43.50, right of way boundaries for this part of the parcel being 40 feet left and 40 feet right of centerline, thence N 22°31' E a distance of 205.51 feet to a point on a curve designated as Glenco Forest Products Road Survey Sta. "A"-66+49.01, right of way boundaries for this part of the parcel being 40 feet left and 40 feet right of centerline; thence on a curve to the right (whose back tangent bears N 22°31' E with a radius of 300 feet thru an angle of 35°55') a distance of 188.06 feet to a point on the curve designated as Glenco Forest Products Road Survey Sta. "A"-68+37.07, right of way boundaries for this part of the parcel being 40 feet left and 40 feet right of centerline; thence N 58°26' E a distance of 471.65 feet to a point of curve designated as Glenco Forest Products Road Survey Sta. "A"-73+08.72, right of way boundaries for this part of the parcel being 40 feet left and 40 feet right of the centerline thence on a curve to the left (whose back tangent bears N 58°26' E with a radius of 1000 feet thru an angle of 7°25') a distance of 129.45 feet to a point on the curve designated as Glenco Forest Products Road Survey Sta. "A"-74+38.17, right of way boundaries for this part of the parcel being 40 feet left and 40 feet right of centerline, thence N 51°01' E a distance of 823.57 feet to a point designated as Glenco Forest Products Road Survey Sta. "A"-82+61.74 (which point bears N 29°51'36" W a distance of 2641.51 from the Sec. cor. common to Secs. 13 and 24 Tp. 20 N, R 7 W and Secs 18 and 19, Tp. 20 N R 6 W and which is also the midpoint of the East boundary of the parcel, right of way boundaries for this part of the parcel being 40 feet left and 40 feet right of centerline. The side lines of the above described parcels to be lengthened or shortened to conform to boundary lines of the above described properties.

Portion APN: 022-120-042-0

PARCEL FOUR (RIGHT OF WAY TO BE ATTACH TO APPROPRIATE PARCEL(S) ABOVE):

A right of way and easement for a road over the following described land:

A portion of Sections 24 and 13 of Township 20 North, Range 7 West, M. D. B. & M., described as follows:

Parcel A:



way boundaries for this part of Parcel 2 tapering from 45 feet left and 15 feet right of centerline at the point of beginning to 45 feet left and 40 feet right of centerline at sta. "A" 52+30, then continuing 45 feet left and 40 feet right of centerline at Sta. "A" 52+96.53; thence North 14°17' East, a distance of 237.37 feet to a point on a curve designated as Glenco Forest Products Road Survey Sta. "A" 55+33.90, right of way boundaries for this part of Parcel 2 tapering from 45 feet left and 40 feet right of center at Sta. "A" 52+96.53 to 40 feet left and 40 feet right of centerline at Sta. "A" 55+33.90; thence on a curve to the right (whose back tangent bears North 14° 17' East, with a radius of 50 feet through an angle 37° 27'), a distance of 326.81 feet to a point on the curve designated as Glendo Forest Products Road Survey Sta. "A" 58+60.71, right of way boundaries for this part of Parcel 2 being 40 feet left and 40 feet right of centerline; thence North 51° 44' East, a distance of 132.78 feet to a point on a curve designated as Glenco Forest Products Road Survey Sta. "A" 59+03.49, right of way boundaries for this part of Parcel 2 being 40 feet left and 40 feet right of centerline; thence on a curve to the left (whose back tangent bears North 51° 44' East, with a radius of 300 feet through an angle of 16° 26'), a distance of 86 feet to a point on the curve designated as Glenco Forest Products Road Survey Sta. "A" 60+79.49 (which point bears North 4° 36' 56" East, a distance of 1301.23 feet from the quarter corner between Section 24, Township 20 North, Range 7 West, and Section 13, Township 20 North, Range 7 West, Mount Diablo Base and Meridian, and which is the mid-point of the East bounds of Parcel 2) right of way boundaries for this part of Parcel 2 being 40 feet left and 40 feet right of centerline; the side lines of the above described Parcels to be lengthened or shortened to conform to boundary lines of the above described properties.

The following additional parcel or parcels has/have appeared in a recorded document or documents describing the land referred to in this preliminary report/commitment. No insurance will be provided as to these parcels, but the parties to the transaction contemplated by this preliminary report/commitment may wish to consider whether these parcels should be included in the documents to be recorded:

PARCEL FIVE:

A non-exclusive easement 20 feet in width over an existing driveway for ingress and egress running northwesterly from the north line of County Road 308 in the Northeast quarter of Section 18, T. 20 N., R. 6 W., M.D.B.&M. as said easement is shown on the map attached to Easement Grant Deed executed by Michael T. Butler to Bert S. Pincolini, et al, recorded December 14, 2016 as Glenn County Recorder's Instrument No. 2016-5367, official records.



