

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

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



Mardy Thomas, Director

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6530 County Road 39  
Willows, CA 95988  
Email: [ben@sierranevadacheese.com](mailto:ben@sierranevadacheese.com)

**RE: Site Plan Review 2023-003, Sierra Nevada Cheese**  
APN: 020-160-004

April 11, 2023

To Whom It May Concern,

On March 22, 2023, the Glenn County Planning & Community Development Services Agency received your application for a Site Plan Review. This project is located in the "AE-40" (Exclusive Agriculture) zoning district and is an allowed use with an approved Site Plan Review.

On April 11, 2023, the Glenn County Planning & Community Development Services Agency approved the Site Plan Review. Included with the Staff Report is a copy of the Compliance Requirement. Please sign the Compliance Requirements as indicated and return by email, or send to the Glenn County Planning & Community Development Services Agency, 225 N Tehama 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,

Boniface Chifamba  
Assistant Planner  
[bchifamba@countyofglenn.net](mailto:bchifamba@countyofglenn.net)

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# GLENN COUNTY Planning & Community Development Services Agency

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



Mardy Thomas, Director

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## STAFF REPORT

DATE: April 11, 2023

FROM: Boniface Chifamba, Assistant Planner

RE: **Site Plan Review 2023-003, Sierra Nevada Cheese**  
"AE-40" Exclusive Agriculture Zone

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### Attachments

1. Compliance Requirement(s)
2. Agency Comments
3. Request for Review and Application
4. Site Plan

## **1 PROJECT SUMMARY**

An application for the installation of a 40 ft. x 8 ft. shipping container next to a preexisting warehouse was received. The proposed 320 sq. ft. shipping container will be used for the storage of various tools including, agricultural and landscaping equipment. The shipping container will have a peak height of 9.5 ft.

The proposed site is located at 6530 County Road 39, east of County Road 99W, south of County Road 35, west of County Road P, and south of the community of Artois, in the unincorporated area of Glenn County, California.

The Assessor's Parcel Number (APN) for the 96.88± acre site is 020-160-004. The site is zoned "AE-40" Exclusive Agriculture (36-acre, minimum parcel size) and is designated "Intensive Agriculture" in the Glenn County General Plan.

### **1.1 RECOMMENDATIONS**

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

Staff also recommends that the Director approves the Site Plan Review with the Findings as presented in the Staff Report and the Compliance Requirement as attached.

## **2 ANALYSES**

The proposed project is consistent with the land use in this area. This area of Glenn County is primarily agricultural and the proposed project is a permitted use with an approved Site Plan Review. A Site Plan Review is required prior to construction to ensure compliance with all the requirements of the Glenn County Code.

This proposal will not have significant additional accompanying traffic; the property is primarily used for agricultural purposes and the storefront selling cheese and dairy related products is a secondary use. Surrounding county roads are reasonably adequate to safely accommodate the proposed project.

### **2.1 ENVIRONMENTAL DETERMINATION**

This project as proposed is not anticipated to introduce potentially significant impacts to the environment. Site Plan Reviews, outlined in Section 15.13 of the Glenn County Code, are deemed a ministerial project within Glenn County Title 15, Unified Development Code (Title 15, Division 2, Part 1).

Therefore, 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).

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

The site is designated “Intensive Agriculture” in the Glenn County General Plan and zoned as “AE-40” Exclusive Agriculture (36-acre minimum parcel size). The site is in an area, where accessory buildings such as garages, carports and sheds are incidental to the principal use and they are permitted with an approved site plan review (Glenn County Chapter 15.33.030.K)

The proposal will not adversely affect the surrounding uses in the area and will not adversely affect the General Plan.

### **2.2.1 “AE” – EXCLUSIVE AGRICULTURE ZONE (Glenn County Code Chapter 15.33)**

#### Permitted Uses (Glenn County Code §15.33.030)

Accessory buildings such as garages, carports, lath houses, gardening sheds, recreation rooms and similar structures which are customarily used in conjunction with and incidental to a principal use or structure are permitted use under Glenn County Code §15.33.030. K.

#### Maximum Building Height (Glenn County Code §15.33.060)

The peak height of the proposed structure is 9.5 ft. and will meet the maximum height requirement for the Exclusive Agriculture Zone of 50 ft. per §15.33.060. B.

#### Minimum Distance Between Structures (Glenn County Code §15.33.070)

The proposed project is for equipment storage, which according to the Glenn County Code §15.33.070 B. requirements, all stables, barns, sheds, shelters, paddocks, riding stables and exercise yards for animals shall be located not less than one hundred (100) feet from all property and street right-of-way side lines.

#### Minimum Yard Requirements (Glenn County Code §15.33.080)

The proposed front, side, and rear yards exceed 30 ft.; therefore, the minimum yard requirements for the Exclusive Agriculture Zone will be met.

## **2.3 GENERAL PROVISIONS**

### Flood Zone Designation

Flood Zone “X” according to Flood Insurance Rate Map (FIRM) No. 06021C0610D, dated August 5, 2010 issued by the Federal Emergency Management Agency (FEMA). Flood Zone “X” (unshaded) is a flood zone area of minimal flood hazard, with a flood level above the 500-year flood, according to FIRMS. Additionally, “X” flood area is generally protected by levee from 100-year floods.

## Code Violations

There is no record of a violation on the property. Therefore, the proposed building and Site Plan Review are compliant with Glenn County Code §15.13.050. F (Finding 6).

## Other Comments

Agencies were provided the application information during the Request for Review and comments, when received, are included with this report.

### **3 NOTICES 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 Compliance Requirements.

In addition to the staff report and Compliance Requirement, the applicant's and technical or project management representative's attention is directed to the attached comments from agencies reviewing the application. The items noted are a guide to assist in meeting the requirements of applicable government codes. The comments may also note any unusual circumstances that require special attention. The items listed are a guide and not intended to be a comprehensive summary of all codified requirements or site-specific requirements.

#### **3.1 PERMIT ISSUANCE AND APPEAL PERIOD (GLENN COUNTY CODE §15.13.060)**

Site plan reviews 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 15.05.010. In the case of an appeal being filed, the site plan review permit shall not have any force or effect until a decision is made by the Approving Authority on such an appeal.

Additionally, site plan review permit approvals shall not be valid until the permittee has agreed in writing to each term and requirement thereof.

### **4 FINDINGS**

As described and found in this report, and in accordance with Glenn County Code Section 15.13.050.

#### **Finding 1**

The proposed use is a permitted and allowed use in the "AE-40" 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**

Based on agency review of the project, 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 which serve the project 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.

COMPLIANCE REQUIREMENTS

**Site Plan Review 2023-003, Sierra Nevada Cheese**

**Installation of Shipping Container**

6530 County Road 39, Willows, CA 95988

APN: 020-160-004

Compliance Requirements:

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 requirements that they are in fact the requirements 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.

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

Sierra Nevada Cheese, Applicant/Landowner



## PUBLIC WORKS AGENCY

P.O. Box 1070 / 777 N. Colusa Street  
Willows, CA 95988

Airports  
Engineering  
Flood Control  
Roads & Bridges  
Solid Waste  
Surveyor

**Donald Rust, Director**

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April 7, 2023

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

Attn: Boniface Chifamba, Assistant Planner

Subject: Site Plan Review 2023-003 – Sierra Nevada Cheese

### **Comments**

None

### **Conditions**

None

Michael Biggs  
Engineering Technician III  
Glenn County Public Works



## Boniface Chifamba

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**From:** Coster, Lynn@Waterboards <Lynn.Coster@Waterboards.ca.gov>  
**Sent:** Friday, March 24, 2023 8:21 AM  
**To:** Boniface Chifamba  
**Subject:** RE: **SPR2023-003**, Sierra Nevada Cheese, Request for Review

Hi Boniface,  
The Central Valley Regional Water Quality Control Water does not have any comments regarding Site Plan Review 2023-003 for Sierra Nevada Cheese.

Thank you,

Lynn Coster  
Senior Environmental Scientist  
Storm Water / Water Quality Certifications / Irrigated Lands  
Central Valley Regional Water Quality Control Board  
(530) 224-2437

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**From:** Boniface Chifamba <bchifamba@countyofglenn.net>  
**Sent:** Thursday, March 23, 2023 12:41 PM  
**Cc:** Andy Popper <APopper@countyofglenn.net>; Brandon Jennings <bjennings@countyofglenn.net>  
**Subject:** SPR2023-003, Sierra Nevada Cheese, Request for Review

**EXTERNAL:**

To Whom it may Concern,

Please accept the Request for Review for comments.

Documentation is available at  [SPR2023-003, Sierra Nevada Cheese, Request for Review.pdf](#)

Comments are being requested by Friday, April 7, 2023.

Thank you for your time regarding this matter.

Sincerely,

Boniface Chifamba, Assistant Planner  
<http://www.countyofglenn.net/>  
Glenn County Planning & Community Development Services Agency  
225 North Tehama Street  
Willows, Ca 95988  
530-934-6540

## Boniface Chifamba

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**From:** Sendy Perez  
**Sent:** Monday, March 27, 2023 7:57 AM  
**To:** Boniface Chifamba  
**Subject:** RE: [SPR2023-003](#), Sierra Nevada Cheese, Request for Review

Good morning,

No comments from our department.

Thank you,

Sendy Perez  
Assessor/Clerk-Recorder  
Glenn County Assessors Office  
516 West Sycamore St., 2<sup>nd</sup> Floor  
Willows CA 95988  
Assessor ~ (530) 934-6402  
Elections ~ (530) 934-6414  
Recorder ~ (530) 934-6412

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**From:** Boniface Chifamba <[bchifamba@countyofglenn.net](mailto:bchifamba@countyofglenn.net)>  
**Sent:** Thursday, March 23, 2023 12:41 PM  
**Cc:** Andy Popper <[APopper@countyofglenn.net](mailto:APopper@countyofglenn.net)>; Brandon Jennings <[bjennings@countyofglenn.net](mailto:bjennings@countyofglenn.net)>  
**Subject:** SPR2023-003, Sierra Nevada Cheese, Request for Review

To Whom it may Concern,

Please accept the Request for Review for comments.

Documentation is available at  [SPR2023-003, Sierra Nevada Cheese, Request for Review.pdf](#)

Comments are being requested by Friday, April 7, 2023.

Thank you for your time regarding this matter.

Sincerely,

Boniface Chifamba, Assistant Planner  
<http://www.countyofglenn.net/>  
Glenn County Planning & Community Development Services Agency  
225 North Tehama Street  
Willows, Ca 95988  
530-934-6540



April 5, 2023

Boniface Chifamba  
County of Glenn  
225 North Tehama St  
Willows, CA 95988

Re: SPR2023-003  
Sierra Nevada Cheese

Dear Boniface Chifamba,

Thank you for providing PG&E the opportunity to review the proposed plans for **SPR2023-003** dated 3/23/2023. Our review indicates the proposed improvements do not appear to directly interfere with existing PG&E facilities or impact our easement rights.

Please note this is our preliminary review and PG&E reserves the right for additional future review as needed. This letter shall not in any way alter, modify, or terminate any provision of any existing easement rights. If there are subsequent modifications made to the design, we ask that you resubmit the plans to the email address listed below.

If the project requires PG&E gas or electrical service in the future, please continue to work with PG&E's Service Planning department: <https://www.pge.com/cco/>.

As a reminder, before any digging or excavation occurs, please contact Underground Service Alert (USA) by dialing 811 a minimum of 2 working days prior to commencing any work. This free and independent service will ensure that all existing underground utilities are identified and marked on-site.

If you have any questions regarding our response, please contact the PG&E Plan Review Team at [pgeplanreview@pge.com](mailto:pgeplanreview@pge.com).

Sincerely,

PG&E Plan Review Team  
Land Management

**GLENN COUNTY**  
**Planning & Community Development Services Agency**  
**Environmental Health Department**



225 N Tehama St.  
Willows, CA 95988  
Tel: 530.934.6102 Fax: 530.934.6103  
[www.countyofglenn.net](http://www.countyofglenn.net)

Mardy Thomas, Director

Date: March 29, 2023

To: Boniface Chifamba, Assistant Planner  
Planning & Community Development Services Agency (PCDSA)  
(Via Email)

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

Re: Site Plan Review **2023-003**, APN 020-160-004, Sierra Nevada Cheese (Shipping Container)

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

1. The parcel has a water well, onsite wastewater treatment system and replacement area for the existing business.
2. No food, food utensils or food equipment of any type shall be stored in the proposed shipping container.

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

# GLENN COUNTY Planning & Community Development Services Agency

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



Mardy Thomas, Director

## REQUEST FOR REVIEW

### COUNTY DEPARTMENTS/DISTRICTS

- Glenn County Agricultural Commissioner
- Glenn County Air Pollution Control District/CUPA
- Glenn County Assessor
- Glenn County Building Inspector
- Glenn County Engineering & Surveying Division
- Glenn County Environmental Health Department
- Glenn County Sheriff's Department
- Glenn County Board of Supervisors
- Glenn County 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
- Sacramento River National Wildlife Refuge
- City of:
- Community Services District:
- Pacific Gas and Electric Company (PG&E)
- Fire Protection District: Artois
- Glenn County Resource Conservation District
- School District: Orland

### STATE AGENCIES

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

DATE: March 23, 2023

PROPOSAL: Site Plan Review 2023-003, Sierra Nevada Cheese,  
Install 40ft. x 8ft. Shipping Container

PLANNER: Boniface Chifamba, Assistant Planner  
[bchifamba@countyofglenn.net](mailto:bchifamba@countyofglenn.net)

APPLICANT/  
LANDOWNER: Sierra Nevada Cheese  
6530 County Road 39  
Willows, CA 95988  
Email: [ben@sierranivadacheese.com](mailto:ben@sierranivadacheese.com), Phone: (530) 934-8660

**PROPOSAL:** Site Plan Review 2023-003, Sierra Nevada Cheese  
Install Shipping Container

An application to install a 40 ft. x 8 ft. shipping container next to a preexisting warehouse has been received. The proposed 320 sq. ft. shipping container will be used to store tools, landscape equipment, and patio furniture.

**LOCATION:** The proposed site is located 6530 County Road 39, east of County Road 99W, south of County Road 35, west of County Road P, and south of the community of Artois, in the unincorporated area of Glenn County, California. The Assessor's Parcel Number (APN) for the 96.88± acre site is 020-160-004.

**APN:** 020-160-004 (96.88± acres)

**ZONING:** "AE-40"

**GENERAL PLAN:** "Intensive Agriculture"

**FLOOD ZONE:** Flood Zone "A" according to Flood Insurance Rate Map (FIRM) No. 06021C0604D, dated August 5, 2010 issued by the Federal Emergency Management Agency (FEMA). 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 Compliance Requirement. If comments are not received by **Friday, April 7, 2023**, it is assumed that there are no specific comments to be included in the analysis of the project. Comments submitted by e-mail are acceptable. Thank you for considering this matter.

### **AGENCY COMMENTS:**

Please consider the following:

1. Is the information in the application complete enough to analyze impacts and conclude review?
2. Comments may include project-specific code requirements unique to the project. Cite code section and document (i.e., General Plan, Subdivision Map Act, etc.).
3. What are the recommended Compliance Requirements for this project and justification for each Requirement? When should each Compliance Requirement be accomplished (i.e., prior to any construction at the site, prior to recording the parcel map, filing the Final Map, or issuance of a Certificate of Occupancy, etc.)?

SPR2023-003

Date Submitted: 3/22/23

**GLENN COUNTY  
PLANNING AND COMMUNITY  
DEVELOPMENT SERVICES AGENCY**  
225 North Tehama Street  
Willows, CA 95988  
(530) 934-6540  
[planning@countyofglenn.net](mailto:planning@countyofglenn.net)

**APPLICATION FOR SITE PLAN REVIEW**

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

1. Applicant(s):

Name: Sierra Nevada Cheese

Address: 6530 County Road 39 Willows CA 95988

Phone: 530-934-8660 E-Mail ben@sierranivadacheese.com

2. Property Owner(s):

Name: Gregersen Properties

Address: 6530 County Road 39 Willows CA 95988

Phone: 530-934-8660 E-Mail ben@sierranivadacheese.com

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

Name: Ben Gregersen

Address: 6530 County Road 39 Willows CA 95988

Phone: 530-934-8660 E-Mail ben@sierranivadacheese.com

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

Name: SIAME

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

5. Existing Use of Property: Warehouse/Refrigeration
6. Request or Proposal: Install 40'x8' Shipping Container next to Warehouse on north-west corner at same elevation of existing building. (above flood plane) The container is painted to match existing building and will be used to store Tools, Landscape equipment and patio furniture.
7. Address and Location of Project: 6530 County Road 39 Willows CA 95988
8. Current Assessor's Parcel Number(s): 020-160-004-0
9. Existing Zoning (<http://gis.gcppwa.net/zoning/>): AE-40
10. Provide any additional information that may be helpful in evaluating your proposal. *Example - number of employees, hours of operation, number of truck deliveries/loadings per day:*
11. Setback Dimensions (Distance from property line to proposed structure):  
North: 2019 ft.                      South: 278 ft.  
East: 557 ft.                         West: 869 ft.  
Other Setback/s:   ft.
12. Provide the following information:  
Size of Assessor Parcel:   sq.ft.                      98 acres  
Mean height of structure: 9.5' ft.                      Peak height of structure: 9.5' ft.  
Dimensions of proposed including overhangs: 40 ft. x 8 ft.  
Total Square Footage (Existing): 25500 sq.ft.  
Total Square Footage (Proposed): 320 sq.ft.



Sierra Nevada Cheese Co.  
6530 County Road 39  
Willows, Ca 95988  
530-934-8660

Glenn County  
Planning Division  
225 N. Tehama Street  
Willows, CA 95988

Proposed project located at Sierra Nevada Cheese co. on north side of county road 39.

We are proposing to add an outside portable 40ft shipping container to the property for storage. The container will be installed at the back north/west building on a 4" existing slab. The proposed location is on the same elevation as the existing building and would be above the flood line.

Use would be for tools, yard or landscaping equipment, patio furniture etc. Our warehouse is a food facility, and we need to keep potentially contaminated equipment and tools out of the building.

The location is close to the store patio, so having a nice, neat appearance is a priority. The container is purchased new and painted to match the existing building.

We hope you will consider our plan for the outside storage unit. The storage will come in handy and is needed so we can continue to improve and maintain the curb appeal of the property and store.

Thank you for your consideration,  
Ben Gregersen



200-2937

RECORDING REQUESTED BY

Glenn County Title Company  
Escrow No. 015153JC Order No. 015153

Recorded at the request of:  
GLENN COUNTY TITLE CO

06/09/2008 03:24 PM  
Fee: \$22.00 Pgs: 6

OFFICIAL RECORDS  
Vince T. Minto, Clerk-Recorder  
Glenn County, CA

AND WHEN RECORDED MAIL and Tax  
Statements to:  
Name Gregersen Properties LLC  
Address 6505 County Road 39  
City, State, & Zip Willows, CA. 95988

SPACE ABOVE THIS LINE FOR RECORDER'S USE

INDIVIDUAL GRANT DEED

A.P.N020-030-010 and 020-030-011

The undersigned grantor(s) declare(s):

Documentary transfer tax is \$-0-

computed on full value of property conveyed, or

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

Unincorporated area:  City

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged. Gregersen Properties LLC\*  
Gregerson Properties LLC, a California Limited Liability Company

hereby GRANT(S) to Gregersen Properties LLC, a California Limited Liability Company

the following described real property in the unincorporated area, County of Glenn, State of California:

\*a California Limited Liability Company who acquired title as

See Exhibit "A" attached hereto and made a part hereof

THIS IS A CORRECTION DEED ONLY TO CORRECT SPELLING OF OWNER NAME.

THIS DOCUMENT IS BEING SIGNED IN COUNTERPART.

Dated: June 6, 2008

STATE OF CALIFORNIA  
COUNTY OF ~~GLENN~~ Sacramento } SS.

On June 6, 2008 before me, Kaycee Shreeve  
Notary Public, personally appeared Adele Gregersen who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument. I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

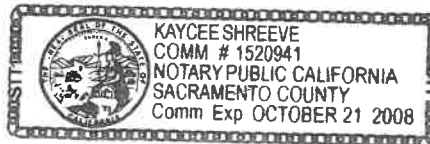
Gregersen Properties, LLC

Ben Gregersen - President

Adele Gregersen - CEO

WITNESS my hand and official seal.

Signature Kaycee Shreeve



RECORDING REQUESTED BY

Glenn County Title Company

Escrow No. 015153JC

Order No. 015153

AND WHEN RECORDED MAIL and Tax

Statements to:

Name Gregersen Properties LLC

Address 6505 County Road 39

City, State, & Zip Willows, CA. 95988

SPACE ABOVE THIS LINE FOR RECORDER'S USE

INDIVIDUAL GRANT DEED

A.P.N020-030-011 and 020-030-011

The undersigned grantor(s) declare(s):

Documentary transfer tax is \$-0-

[ ] 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

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged. Gregersen Properties LLC\* Gregerson Properties LLC, a California Limited Liability Company

hereby GRANT(S) to Gregersen Properties LLC, a California Limited Liability Company

the following described real property in the unincorporated area, County of Glenn, State of California:

\*a California Limited Liability Company who acquired title as

See Exhibit "A" attached hereto and made a part hereof

THIS IS A CORRECTION DEED ONLY TO CORRECT SPELLING OF OWNER NAME.

THIS DOCUMENT IS BEING SIGNED IN COUNTERPART.

Dated: June 6, 2008

STATE OF CALIFORNIA

COUNTY OF GLENN

} SS.

On \_\_\_\_\_ before me, \_\_\_\_\_

Notary Public, personally

appeared Adele Gregersen who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument. I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

Handwritten signature of Ben Gregersen

Ben Gregersen - President

Adele Gregersen

WITNESS my hand and official seal.

Signature \_\_\_\_\_



Escrow No.: 015153JC  
Title Order No.: 015153

EXHIBIT A

PARCEL ONE:

A portion of Sections 15 and 22, Township 20 North, Range 3 West, Mount Diablo Meridian, being more particularly described as follows:

a portion of the Southwest quarter of Section 15, Township 20 North, Range 3 West, M.D.B. & M., more particularly described as follows:

Beginning at a point on the Easterly line of the Southern Pacific Railroad right of way, said point being marked by a three quarter inch iron pipe tagged R.C.E. 13781, and lies distant East, 92.62 feet more or less from a one and one quarter inch iron rod marking the Southwest corner of said Section 15, Township 20 North, Range 3 West; thence North  $00^{\circ} 04' 31''$  West, on and along said Easterly line of the Southern Pacific Railroad right of way, 436.11 feet to a three quarter inch iron pipe tagged R.C.E. 13781 and the Southerly right of way line of County Road No. 39; thence North  $83^{\circ} 47' 29''$  East, on and along the said Southerly right of way line of County Road No. 39, 461.97 feet to a point; thence leaving said Southerly right of way line of County Road No. 39, South  $66^{\circ} 14' 00''$  East, 242.46 feet; thence South  $40^{\circ} 01' 00''$  East, 507.09 feet; thence West, 387.80 feet to a three quarter inch iron pipe tagged R.C.E. 13781; thence continuing West, 618.85 feet more or less to the point of beginning.

TOGETHER WITH a portion of the Southwest one quarter of Section 15, Township 20 North, Range 3 West, M.D.B. & M., more particularly described as follows:

COMMENCING at a one and one-fourth inch iron pin marking the Southwest corner of said Section 15, Township 20 North, Range 3 West; thence East, 92.62 feet; thence North  $00^{\circ} 04' 31''$  West, 516.57 feet more or less to a point at the intersection of the Easterly line of the Southern Pacific Railroad right of way and the Northerly right of way line of County Road No. 39, said point being marked by a three quarter inch iron pipe tagged R.C.E. 13781 and the true point of beginning for the parcel herein described; thence North  $00^{\circ} 04' 31''$  West, on and along said Easterly line of the Southern Pacific Railroad right of way, 243.59 feet to a three quarter inch iron pipe tagged R.C.E. 13781; thence leaving said Railroad right of way, East 61.38 feet to a three quarter inch iron pipe tagged R.C.E. 13781; thence South  $54^{\circ} 10' 00''$  East, 351.74 feet to a three quarter inch iron pipe tagged R.C.E. 13781 and the said Northerly right of way line of County Road No. 39; thence North  $83^{\circ} 47' 29''$  West, on and along said County Road right of way line 348.26 feet, more or less to the point of beginning.

TOGETHER WITH A portion of Section 22, Township 20 North, Range 3 West, Mount Diablo Meridian, more particularly described as follows:

Commencing at the Northwest corner of said Section 22, thence North  $89^{\circ} 48' 10''$  East, along the North line of said section, a distance of 112.41 feet to the true point of beginning for the parcel herein described; thence North  $89^{\circ} 48' 10''$  East, along the North line of said section, a distance of 1232.04 feet; thence South  $12^{\circ} 58' 33''$  West, a distance of 89.66 feet; thence South  $89^{\circ} 32' 31''$  West, a distance of 230.93 feet; thence North  $81^{\circ} 15' 56''$  West, a distance of 450.16 feet; thence North  $88^{\circ} 13' 23''$  West, a distance of 536.30 feet, more or less, to the point of beginning.

The basis of bearing for this description is the North line of Section 22, Township 20 North, Range 3 West, Mount Diablo Meridian, shown as being "North  $89^{\circ} 48' 10''$  East" on that certain map on file in Book 11 of Parcel Maps, at page 94.

Excepting all oil, gas, other hydrocarbon substances, minerals and naturally created hot and steam in and under said real property and lying below a plane which is 500 feet below the surface of the ground as reserved in deed dated November 10, 1982, recorded November 30, 1982, Book 715 of Official Records, page 246. (Affects portion)



Notice of Voluntary Merger recorded October 20, 2000, Glenn County Recorder's File No. 2000-5459.

APN: 020-330-004-0

PARCEL TWO: Being a parcel of land in the Southwest quarter of Section 15, Township 20 North, Range 3 West, M.D.B. & M., more particularly described as follows:

COMMENCING at the Southwest corner of Section 15, Township 20 North, Range 3 West, M.D.M., thence East on and along the South line of said Section 15, 153.00 feet to the place of beginning of this description; thence from said point of beginning on and along the following courses and distances:

North 760.16 feet; thence South 54° 10' E., 432.00 feet; thence South 66° 14' E., 295.00 feet; thence South 40° 01' E., 507.09 feet to a point on the South line of aforesaid Section 15; thence West on and along the said South line of Section 15, 947.27 feet to the point of beginning and being subject to all rights of way and easements of record.

EXCEPTING THEREFROM a portion of the Southwest quarter of Section 15, Township 20 North, Range 3 West, M.D.B. & M., more particularly described as follows:

BEGINNING at a point on the Easterly line of the Southern Pacific Railroad right of way, said point being marked by a three quarter inch iron pipe tagged R.C.E. 13781, and lies distant East, 92.62 feet more or less from a one and one quarter inch iron rod marking the Southwest corner of said Section 15, Township 20 north, Range 3 West; thence North 00° 04' 31" West, on and along said Easterly line of the Southern Pacific Railroad right of way, 436.11 feet to a three quarter inch iron pipe tagged R.C.E. 13781 and the Southerly right of way line of County Road No. 39; thence North 83° 47' 29" East, on and along the said Southerly right of way line of County Road No. 39, 461.97 feet to a point; thence leaving said Southerly right of way line of County Road No. 39, South 66° 14' 00" East, 242.46 feet; thence South 40° 01' 00" East, 507.09 feet; thence West, 387.80 feet to a three quarter inch iron pipe tagged R.C.E. 13781; thence continuing West, 618.85 feet more or less to the point of beginning.

ALSO EXCEPTING THEREFROM a portion of the Southwest one quarter of Section 15, Township 20 North, Range 3 West, M.D.B. & M., more particularly described as follows:

COMMENCING at a one and one-fourth inch iron pin marking the Southwest corner of said Section 15, Township 20 North, Range 3 West; thence East, 92.62 feet; thence North 00° 04' 31" West, 516.57 feet more or less to a point at the intersection of the Easterly line of the Southern Pacific Railroad right of way and the Northerly right of way line of County Road No. 39, said point being marked by a three quarter inch iron pipe tagged R.C.E. 13781 and the true point of beginning for the parcel herein described; thence North 00° 04' 31" West, on and along said Easterly line of the Southern Pacific Railroad right of way, 243.59 feet to a three quarter inch iron pipe tagged R.C.E. 13781; thence leaving said Railroad right of way, East 61.38 feet to a three quarter inch iron pipe tagged R.C.E. 13781; thence South 54° 10' 00" East, 351.74 feet to a three quarter inch iron pipe tagged R.C.E. 13781 and the said Northerly right of way line of County Road No. 39; thence North 83° 47' 29" West, on and along said County Road right of way line 348.26 feet, more or less to the point of beginning.

PARCEL THREE:

Parcel One as shown on that certain Parcel Map filed for record in the office of the County Recorder, County of Glenn, State of California on September 8, 1997 in Book 11 of Parcel Maps, at page 94.

APN : 020-160-004-0

PARCEL THREE A:

Together with that certain easement granted to Mid-America Dairyman, Inc., recorded September 15, 1997, Glenn County Recorder's File No. 97-4477

APN : 020-160-005-0 (portion)

PARCEL FOUR:

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

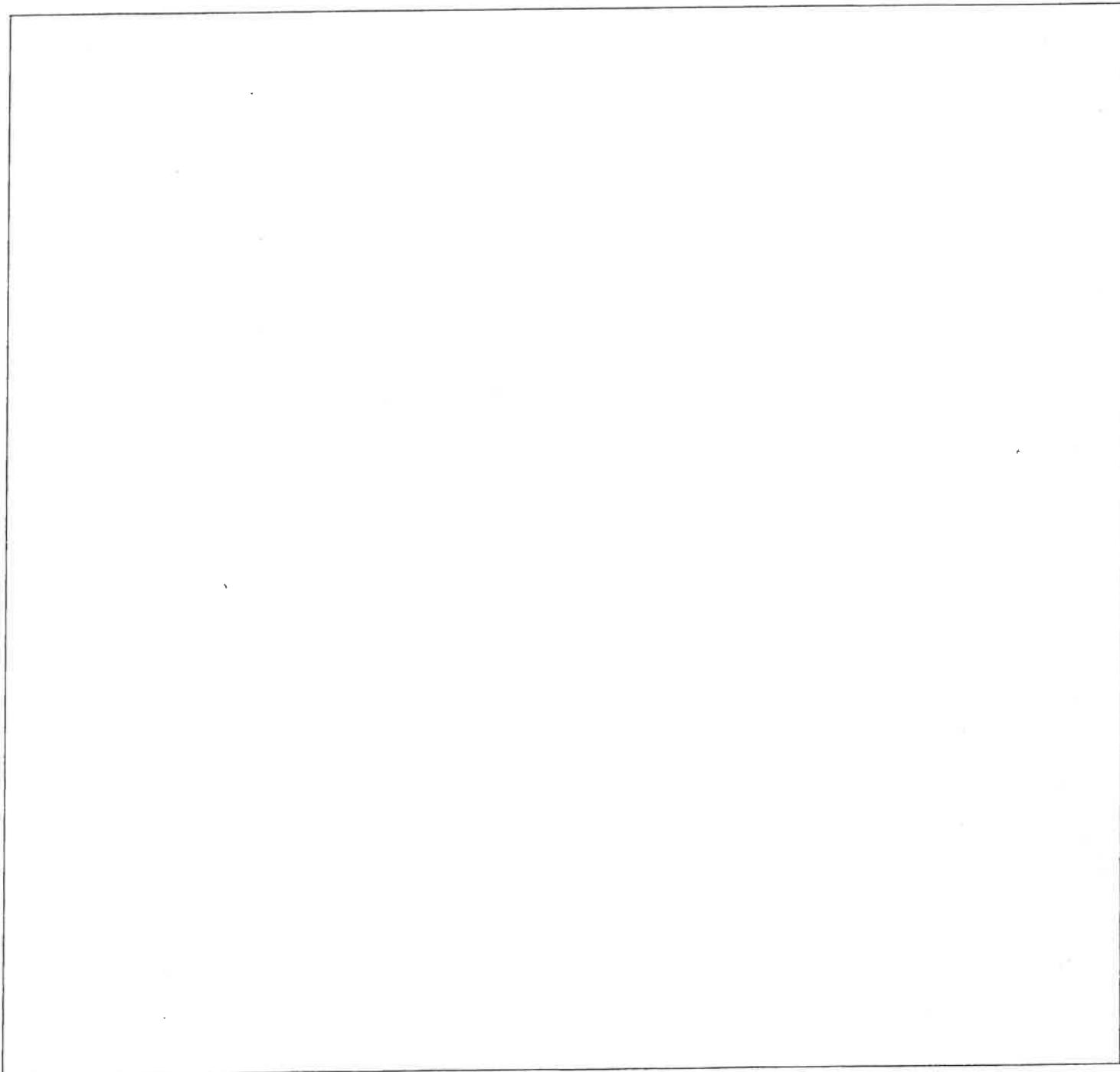
A portion of Section 15, Township 20 North, Range 3 West, Mount Diablo Meridian, more particularly described as follows:



That portion of said Section 15 lying with that certain strip of land, 60 feet in width, conveyed to the County of Glenn by Claus Runge, as described in that certain Deed recorded on April 8, 1895 in Book 5 of Deeds, at page 52.

EXCEPTING THEREFROM all that portion lying within Parcel One and Two as shown on that certain Parcel Map filed for record in the office of the County Recorder, County of Glenn, State of California on September 8, 1997 in Book 11 of Parcel Maps, at page 94.

APN : 020-160-006-0



# NOTARY ACKNOWLEDGMENT

Effective January 1, 2008

STATE OF CALIFORNIA )

COUNTY OF Glenn )ss

On June 6, \_\_\_\_\_, 2008 before me, Janie Clark, notary \_\_\_\_\_,

Personally appeared Ben Gregersen \_\_\_\_\_

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument. I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.





# HIGH CUBE



## External Di

Length: 40' 0.0

## Internal Din

Length: 39' 4.0

## Door Openi

Width: 7' 6.00"

## Capacity &

Cubic Volume:

58,598 lbs

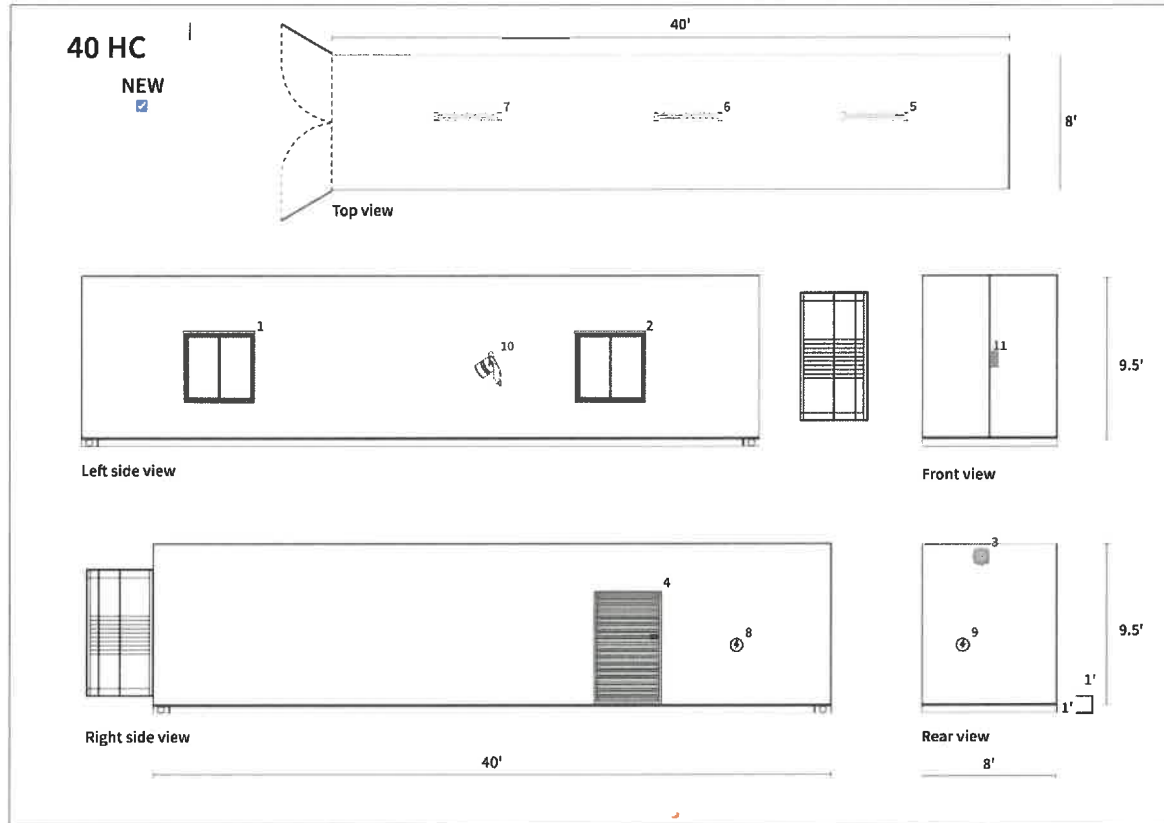






# CONEXBUILDER

Customer name\*  
Sales rep\*  
Due date (mm/dd)\*



end

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<b>10.</b> Paint	left	23'	4'
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Beige to match existing building

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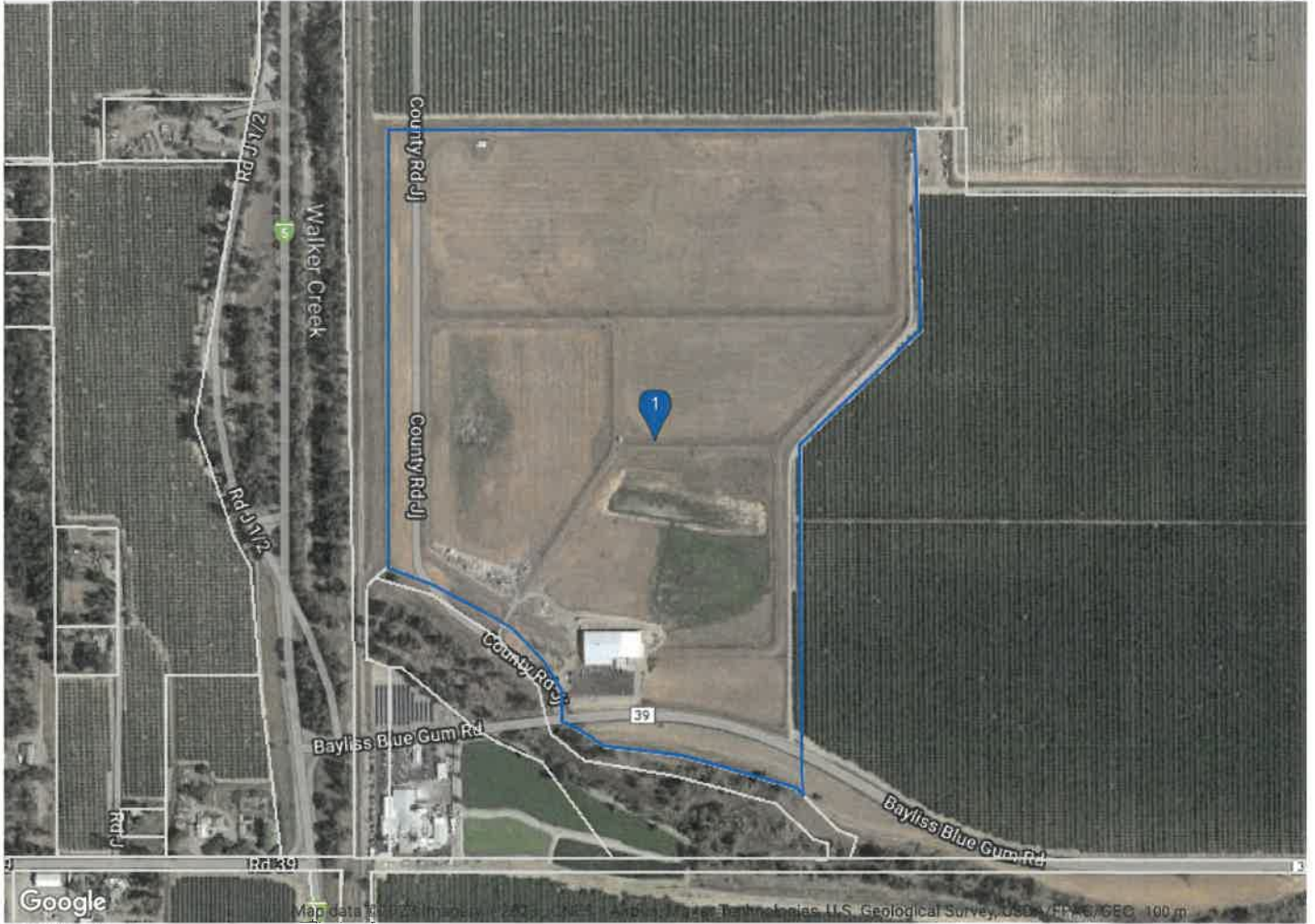
<b>11.</b> Lock box	front	4'	4'
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Front Door

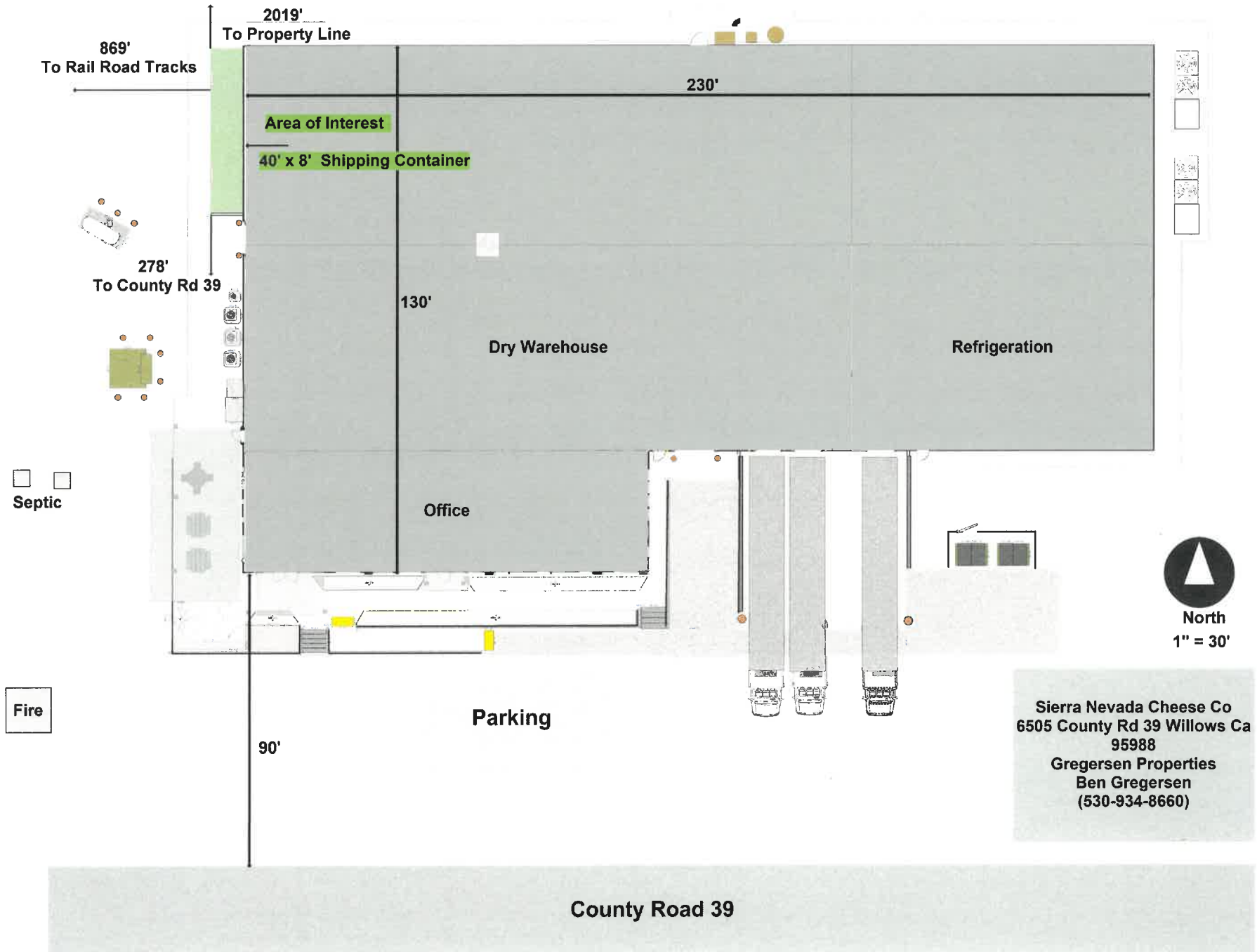
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## NOTICE OF EXEMPTION

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

**Project Title: Site Plan Review 2023-0003, Sierra Nevada Cheese**

**Description of Project**

The project involves the installation of a 40 ft. x 8 ft. shipping container next to a preexisting warehouse. The proposed 320 sq. ft. shipping container will be used for the storage of various tools, including agricultural and landscaping equipment.

**Project Location**

The proposed site is located at 6530 County Road 39, east of County Road 99W, south of County Road 35, west of County Road P, and south of the community of Artois, in the unincorporated area of Glenn County, California. The Assessor's Parcel Number (APN) for the 96.88± acre site is 020-160-004.

**Name of Public Agency Approving Project**

Glenn County Planning & Community Development Services Agency

**Name of Person or Agency Carrying Out Project**

Applicant/Landowner: Sierra Nevada Cheese

**Exempt Status:** 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).

**Reasons why project is exempt:**

Site Plan Reviews, outlined in Section 15.13 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).

**Lead Agency Contact Person:**

Boniface Chifamba, Assistant Planner, [bchifamba@countyofglenn.net](mailto:bchifamba@countyofglenn.net),  
Glenn County Planning & Community Development Services Agency,  
225 North Tehama Street, Willows, CA 95988 (530-934-6540)

Signature: \_\_\_\_\_ Date: \_\_\_\_\_  
Mardy Thomas, Director, Planning & Community Development Services Agency