GLENN COUNTY
Planning & Community Development Services Agency

225 North Tehama Street
Willows, CA 95988
530.934.6540
www.countyofglenn.net

Donald Rust, Director

Greg Risse
P.O. Box 833
Rio Linda, CA, 95673

RE: **SPR 2020-018, Risse, Approval Notice**
APN: 022-090-049

September 4, 2020

To Whom It May Concern,

On August 18, 2020, the Glenn County Planning & Community Development Service Agency received your application for a Site Plan Review. This project is in "FA-160" Foothill Agriculture/Forestry Zone (144-acre, min. parcel size) zoning district and is an allowed use with an approved Site Plan Review.

On September 4, 2020, the Glenn County Planning & Community Development Services Agency approved the Site Plan Review. Included with the Staff Report is a copy of the Compliance Requirements. Please sign the Compliance Requirements where indicated and email or send to 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,

Andy Popper
Senior Planner
apopper@countyofglenn.net

GLENN COUNTY
Planning & Community Development Services Agency

225 North Tehama Street
Willows, CA 95988
530.934.6540
www.countyofglenn.net

Donald Rust, Director

STAFF REPORT

DATE: September 4, 2020

TO: Donald Rust, Director

FROM: Andy Popper, Senior Planner

RE: **Site Plan Review 2020-018, Risse**

"FA-160"

Attachments:

1. Compliance Requirements
2. Agency Comments
3. Request for Review
4. Application Documents
5. Site Plan

1 PROJECT SUMMARY

Greg & Michelle Risse have applied for an agriculture storage structure. The structure has overall dimensions of 84 by 54 feet (4,536 square feet) with a peak height of approximately 29.5 feet.

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

The project is located southwest of Elk Creek on the north side of County Road 308, west of County Road 306, south of County Road 309, and east of the Mendocino National Forest in the unincorporated area of Glenn County, California. The property is 106.13± acres and the Assessor's Parcel Number (APN) is 022-090-049.

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 Director approve the Site Plan Review with the Findings as presented in the Staff Report and the Compliance Requirements as attached.

2 ANALYSIS

The proposed project is consistent with the land use in this area. This portion of Glenn County is a foothill agricultural area 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 any additional accompanying traffic; the area of operation has been used for agriculture and will not be altered with this proposal. The county roads are reasonably adequate to safely accommodate the proposed project (Finding 5).

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) (Finding 1). The project is consistent with surrounding land use. The area is generally utilized for 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 (Finding 4).

2.2.1 "FA" Foothill Agricultural/Forestry Zone (Glenn County Code 15.320):

Permitted Uses (Glenn County Code §15.320.020):

The proposed project is for an agricultural equipment storage building and is a permitted use according to Glenn County Code §15.320.020 (K).

Maximum Building Height (Glenn County Code §15.320.060):

The peak height of the proposed structure is (29' 5") will meet the height requirement.

Minimum Distance Between Structures (Glenn County Code §15.320.070):

The application states that the proposed use for the structure is for hay storage and ranch equipment; therefore, Glenn County Code §15.320.070 (L) does not apply.

Minimum Yard Requirements (Glenn County Code §15.320.080):

The proposals front, side, and rear yards exceed 30 feet; therefore, the minimum yard requirements for the zoning will be met and the site is adequate in size, shape, location, and physical characteristics to accommodate project (Finding 2).

2.3 GENERAL PROVISIONS

Flood Zone Designation:

Flood Zone "X" according to Flood Insurance Rate Map (FIRM) No. 06007C0550D, 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 records of violations exist on the property; therefore, the proposed building and Site Plan Review are compliant with Glenn County Code §15.130.050 (F) (Finding 6).

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.

Pacific Gas and Electric Company:

Pacific Gas and Electric (PG&E) was provided the application information and submitted a letter stating no impacts regarding the proposal.

Environmental Health:

The Glenn County Environmental Health Department was provided the application information and have recommended it be found complete for further processing with comments regarding wastewater.

Public Works:

Glenn County Public Works Agency was provided the application information regarding the proposal and replied with no comments.

Based on agency review of the project, there were no specific concerns regarding the adequacy of services, including fire protection, water supply, and storm drainage (Finding 3). Based on the Environmental Health comments a Compliance Requirement regarding the permitting for onsite sewage disposal is in place.

3 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 Compliance Requirements.

In addition to the staff report and Compliance Requirements, 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. Memoranda 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 §15.130.060)

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 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 15.130.050.

Finding 1:

The proposed use is a permitted and allowed use in the “FA-160” 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 REQUIREMENT

Site Plan Review 2020-018, Risse

022-090-049 (106.13± acres)

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.

2. Environmental Health:

   The proposed Agriculture Storage Building is not approved for any wastewater discharge.

   Any wastewater discharge from the proposed Agriculture Storage Building shall be approved under a permit from the Environmental Health Department.

Acknowledgment:

I hereby declare that I have read the foregoing Compliance 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 Compliance Requirements. 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: _____ Date: _____

Greg Risse – Landowner/Applicant

Andy Popper

From: PGE Plan Review <PGEPlanReview@pge.com>
Sent: Wednesday, August 26, 2020 1:09 PM
To: Andy Popper
Subject: RE: SPR2020-018, Risse, Request for Review
Attachments: Initial_Response_Letter_8-26-2020.pdf

Dear Andy Popper,

Thank you for submitting the SPR 2020-018 plans. The PG&E Plan Review Team is currently reviewing the information provided. Should we find the possibility this project may interfere with our facilities, we will respond to you with project specific comments on or prior to the provided deadline. Attached is general information regarding PG&E facilities for your reference. **If you do not hear from us, within 45 days, you can assume we have no comments at this time.**

This email and attachment does not constitute PG&E's consent to use any portion of its easement for any purpose not previously conveyed. If there are subsequent modifications made to your design, we ask that you resubmit the plans to the email address listed below.

If you have any questions regarding our response, please contact the PG&E Plan Review Team at (877) 259-8314 or pgeplanreview@pge.com.

Thank you,

Pacific Gas and Electric Company
Plan Review Team
(877) 259-8314
Email: pgeplanreview@pge.com

From: Andy Popper <APopper@countyofglenn.net>
Sent: Friday, August 21, 2020 2:42 PM
To: Marcie Skelton <MSkelton@countyofglenn.net>; Ian Ledbetter <ILedbetter@countyofglenn.net>; Eric Scott <EScott@countyofglenn.net>; Laura Niehues <LNiehues@countyofglenn.net>; Dean Miller <DMiller@countyofglenn.net>; Taylor Nelson <TNelson@countyofglenn.net>; Cole Grube <CGrube@countyofglenn.net>; Michael Biggs <MBiggs@countyofglenn.net>; Kevin Backus <KBackus@countyofglenn.net>; Rich Warren <RWarren@countyofglenn.net>; 'PGEPlanReview@pge.com'; jppolley@gmail.com
Cc: PPWA Planning Email Group <Planning@countyofglenn.net>
Subject: SPR2020-018, Risse, Request for Review

*******CAUTION: This email was sent from an EXTERNAL source. Think before clicking links or opening attachments.*******

To whom it may concern,

This email is in place of a hardcopy being sent to your attention.

Pacific Gas and Electric Company

Plan Review Team
Land Management

PGEPlanReview@pge.com

6111 Bollinger Canyon Road 3370A
San Ramon, CA 94583

August 26, 2020

Andy Popper
County of Glenn
225 North Tehama St
Willows, CA 95988

Ref: Gas and Electric Transmission and Distribution

Dear Andy Popper,

Thank you for submitting the Risse Agriculture Storage plans for our review. PG&E will review the submitted plans in relationship to any existing Gas and Electric facilities within the project area. If the proposed project is adjacent/or within PG&E owned property and/or easements, we will be working with you to ensure compatible uses and activities near our facilities.

Attached you will find information and requirements as it relates to Gas facilities (Attachment 1) and Electric facilities (Attachment 2). Please review these in detail, as it is critical to ensure your safety and to protect PG&E's facilities and its existing rights.

Below is additional information for your review:

1. This plan review process does not replace the application process for PG&E gas or electric service your project may require. For these requests, please continue to work with PG&E Service Planning: https://www.pge.com/en_US/business/services/building-and-renovation/overview/overview.page.

2. If the project being submitted is part of a larger project, please include the entire scope of your project, and not just a portion of it. PG&E's facilities are to be incorporated within any CEQA document. PG&E needs to verify that the CEQA document will identify any required future PG&E services.

3. An engineering deposit may be required to review plans for a project depending on the size, scope, and location of the project and as it relates to any rearrangement or new installation of PG&E facilities.

Any proposed uses within the PG&E fee strip and/or easement, may include a California Public Utility Commission (CPUC) Section 851 filing. This requires the CPUC to render approval for a conveyance of rights for specific uses on PG&E's fee strip or easement. PG&E will advise if the necessity to incorporate a CPUC Section 851filing is required.

This letter does not constitute PG&E's consent to use any portion of its easement for any purpose not previously conveyed. PG&E will provide a project specific response as required.

Sincerely,

Plan Review Team
Land Management

Attachment 1 – Gas Facilities

There could be gas transmission pipelines in this area which would be considered critical facilities for PG&E and a high priority subsurface installation under California law. Care must be taken to ensure safety and accessibility. So, please ensure that if PG&E approves work near gas transmission pipelines it is done in adherence with the below stipulations. Additionally, the following link provides additional information regarding legal requirements under California excavation laws: https://www.usanorth811.org/images/pdfs/CA-LAW-2018.pdf

1. Standby Inspection: A PG&E Gas Transmission Standby Inspector must be present during any demolition or construction activity that comes within 10 feet of the gas pipeline. This includes all grading, trenching, substructure depth verifications (potholes), asphalt or concrete demolition/removal, removal of trees, signs, light poles, etc. This inspection can be coordinated through the Underground Service Alert (USA) service at 811. A minimum notice of 48 hours is required. Ensure the USA markings and notifications are maintained throughout the duration of your work.

2. Access: At any time, PG&E may need to access, excavate, and perform work on the gas pipeline. Any construction equipment, materials, or spoils may need to be removed upon notice. Any temporary construction fencing installed within PG&E's easement would also need to be capable of being removed at any time upon notice. Any plans to cut temporary slopes exceeding a 1:4 grade within 10 feet of a gas transmission pipeline need to be approved by PG&E Pipeline Services in writing PRIOR to performing the work.

3. Wheel Loads: To prevent damage to the buried gas pipeline, there are weight limits that must be enforced whenever any equipment gets within 10 feet of traversing the pipe.

Ensure a list of the axle weights of all equipment being used is available for PG&E's Standby Inspector. To confirm the depth of cover, the pipeline may need to be potholed by hand in a few areas.

Due to the complex variability of tracked equipment, vibratory compaction equipment, and cranes, PG&E must evaluate those items on a case-by-case basis prior to use over the gas pipeline (provide a list of any proposed equipment of this type noting model numbers and specific attachments).

No equipment may be set up over the gas pipeline while operating. Ensure crane outriggers are at least 10 feet from the centerline of the gas pipeline. Transport trucks must not be parked over the gas pipeline while being loaded or unloaded.

4. Grading: PG&E requires a minimum of 36 inches of cover over gas pipelines (or existing grade if less) and a maximum of 7 feet of cover at all locations. The graded surface cannot exceed a cross slope of 1:4.

5. Excavating: Any digging within 2 feet of a gas pipeline must be dug by hand. Note that while the minimum clearance is only 12 inches, any excavation work within 24 inches of the edge of a pipeline must be done with hand tools. So to avoid having to dig a trench entirely with hand tools, the edge of the trench must be over 24 inches away. (Doing the math for a 24 inch

wide trench being dug along a 36 inch pipeline, the centerline of the trench would need to be at least 54 inches [24/2 + 24 + 36/2 = 54] away, or be entirely dug by hand.)

Water jetting to assist vacuum excavating must be limited to 1000 psig and directed at a 40° angle to the pipe. All pile driving must be kept a minimum of 3 feet away.

Any plans to expose and support a PG&E gas transmission pipeline across an open excavation need to be approved by PG&E Pipeline Services in writing PRIOR to performing the work.

6. Boring/Trenchless Installations: PG&E Pipeline Services must review and approve all plans to bore across or parallel to (within 10 feet) a gas transmission pipeline. There are stringent criteria to pothole the gas transmission facility at regular intervals for all parallel bore installations.

For bore paths that cross gas transmission pipelines perpendicularly, the pipeline must be potholed a minimum of 2 feet in the horizontal direction of the bore path and a minimum of 12 inches in the vertical direction from the bottom of the pipe with minimum clearances measured from the edge of the pipe in both directions. Standby personnel must watch the locator trace (and every ream pass) the path of the bore as it approaches the pipeline and visually monitor the pothole (with the exposed transmission pipe) as the bore traverses the pipeline to ensure adequate clearance with the pipeline. The pothole width must account for the inaccuracy of the locating equipment.

7. Substructures: All utility crossings of a gas pipeline should be made as close to perpendicular as feasible (90° +/- 15°). All utility lines crossing the gas pipeline must have a minimum of 12 inches of separation from the gas pipeline. Parallel utilities, pole bases, water line ‘kicker blocks’, storm drain inlets, water meters, valves, back pressure devices or other utility substructures are not allowed in the PG&E gas pipeline easement.

If previously retired PG&E facilities are in conflict with proposed substructures, PG&E must verify they are safe prior to removal. This includes verification testing of the contents of the facilities, as well as environmental testing of the coating and internal surfaces. Timelines for PG&E completion of this verification will vary depending on the type and location of facilities in conflict.

8. Structures: No structures are to be built within the PG&E gas pipeline easement. This includes buildings, retaining walls, fences, decks, patios, carports, septic tanks, storage sheds, tanks, loading ramps, or any structure that could limit PG&E’s ability to access its facilities.

9. Fencing: Permanent fencing is not allowed within PG&E easements except for perpendicular crossings which must include a 16 foot wide gate for vehicular access. Gates will be secured with PG&E corporation locks.

10. Landscaping: Landscaping must be designed to allow PG&E to access the pipeline for maintenance and not interfere with pipeline coatings or other cathodic protection systems. No trees, shrubs, brush, vines, and other vegetation may be planted within the easement area. Only those plants, ground covers, grasses, flowers, and low-growing plants that grow unsupported to a maximum of four feet (4’) in height at maturity may be planted within the easement area.

11. Cathodic Protection: PG&E pipelines are protected from corrosion with an “Impressed Current” cathodic protection system. Any proposed facilities, such as metal conduit, pipes, service lines, ground rods, anodes, wires, etc. that might affect the pipeline cathodic protection system must be reviewed and approved by PG&E Corrosion Engineering.

12. Pipeline Marker Signs: PG&E needs to maintain pipeline marker signs for gas transmission pipelines in order to ensure public awareness of the presence of the pipelines. With prior written approval from PG&E Pipeline Services, an existing PG&E pipeline marker sign that is in direct conflict with proposed developments may be temporarily relocated to accommodate construction work. The pipeline marker must be moved back once construction is complete.

13. PG&E is also the provider of distribution facilities throughout many of the areas within the state of California. Therefore, any plans that impact PG&E’s facilities must be reviewed and approved by PG&E to ensure that no impact occurs which may endanger the safe operation of its facilities.

Attachment 2 – Electric Facilities

It is PG&E's policy to permit certain uses on a case by case basis within its electric transmission fee strip(s) and/or easement(s) provided such uses and manner in which they are exercised, will not interfere with PG&E's rights or endanger its facilities. Some examples/restrictions are as follows:

1. Buildings and Other Structures: No buildings or other structures including the foot print and eave of any buildings, swimming pools, wells or similar structures will be permitted within fee strip(s) and/or easement(s) areas. PG&E's transmission easement shall be designated on subdivision/parcel maps as "**RESTRICTED USE AREA – NO BUILDING."**

2. Grading: Cuts, trenches or excavations may not be made within 25 feet of our towers. Developers must submit grading plans and site development plans (including geotechnical reports if applicable), signed and dated, for PG&E's review. PG&E engineers must review grade changes in the vicinity of our towers. No fills will be allowed which would impair ground-to-conductor clearances. Towers shall not be left on mounds without adequate road access to base of tower or structure.

3. Fences: Walls, fences, and other structures must be installed at locations that do not affect the safe operation of PG&'s facilities. Heavy equipment access to our facilities must be maintained at all times. Metal fences are to be grounded to PG&E specifications. No wall, fence or other like structure is to be installed within 10 feet of tower footings and unrestricted access must be maintained from a tower structure to the nearest street. Walls, fences and other structures proposed along or within the fee strip(s) and/or easement(s) will require PG&E review; submit plans to PG&E Centralized Review Team for review and comment.

4. Landscaping: Vegetation may be allowed; subject to review of plans. On overhead electric transmission fee strip(s) and/or easement(s), trees and shrubs are limited to those varieties that do not exceed 15 feet in height at maturity. PG&E must have access to its facilities at all times, including access by heavy equipment. No planting is to occur within the footprint of the tower legs. Greenbelts are encouraged.

5. Reservoirs, Sumps, Drainage Basins, and Ponds: Prohibited within PG&E's fee strip(s) and/or easement(s) for electric transmission lines.

6. Automobile Parking: Short term parking of movable passenger vehicles and light trucks (pickups, vans, etc.) is allowed. The lighting within these parking areas will need to be reviewed by PG&E; approval will be on a case by case basis. Heavy equipment access to PG&E facilities is to be maintained at all times. Parking is to clear PG&E structures by at least 10 feet. Protection of PG&E facilities from vehicular traffic is to be provided at developer's expense AND to PG&E specifications. Blocked-up vehicles are not allowed. Carports, canopies, or awnings are not allowed.

7. Storage of Flammable, Explosive or Corrosive Materials: There shall be no storage of fuel or combustibles and no fueling of vehicles within PG&E's easement. No trash bins or incinerators are allowed.

8. Streets and Roads: Access to facilities must be maintained at all times. Street lights may be allowed in the fee strip(s) and/or easement(s) but in all cases must be reviewed by PG&E for proper clearance. Roads and utilities should cross the transmission easement as nearly at right angles as possible. Road intersections will not be allowed within the transmission easement.

9. Pipelines: Pipelines may be allowed provided crossings are held to a minimum and to be as nearly perpendicular as possible. Pipelines within 25 feet of PG&E structures require review by PG&E. Sprinklers systems may be allowed; subject to review. Leach fields and septic tanks are not allowed. Construction plans must be submitted to PG&E for review and approval prior to the commencement of any construction.

10. Signs: Signs are not allowed except in rare cases subject to individual review by PG&E.

11. Recreation Areas: Playgrounds, parks, tennis courts, basketball courts, barbecue and light trucks (pickups, vans, etc.) may be allowed; subject to review of plans. Heavy equipment access to PG&E facilities is to be maintained at all times. Parking is to clear PG&E structures by at least 10 feet. Protection of PG&E facilities from vehicular traffic is to be provided at developer's expense AND to PG&E specifications.

12. Construction Activity: Since construction activity will take place near PG&E's overhead electric lines, please be advised it is the contractor's responsibility to be aware of, and observe the minimum clearances for both workers and equipment operating near high voltage electric lines set out in the High-Voltage Electrical Safety Orders of the California Division of Industrial Safety (https://www.dir.ca.gov/Title8/sb5g2.html), as well as any other safety regulations. Contractors shall comply with California Public Utilities Commission General Order 95 (http://www.cpuc.ca.gov/gos/GO95/go_95_startup_page.html) and all other safety rules. No construction may occur within 25 feet of PG&E's towers. All excavation activities may only commence after 811 protocols has been followed.

Contractor shall ensure the protection of PG&E's towers and poles from vehicular damage by (installing protective barriers) Plans for protection barriers must be approved by PG&E prior to construction.

13. PG&E is also the owner of distribution facilities throughout many of the areas within the state of California. Therefore, any plans that impact PG&E's facilities must be reviewed and approved by PG&E to ensure that no impact occurs that may endanger the safe and reliable operation of its facilities.

Pacific Gas and Electric Company

Plan Review Team
Land Management

PGEPlanReview@pge.com

6111 Bollinger Canyon Road 3370A
San Ramon, CA 94583

September 4, 2020

Andy Popper
Glenn County Planning & Community Development
225 North Tehama St
Willows, CA 95988

Re: SPR 2020-018
Risse Agriculture Storage

Dear Andy Popper,

Thank you for providing PG&E the opportunity to review your proposed plans for Risse Agriculture Storage dated 8/21/2020. Our review indicates your 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 your design, we ask that you resubmit the plans to the email address listed below.

If you require 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 (877) 259-8314 or pgeplanreview@pge.com.

Sincerely,

PG&E Plan Review Team
Land Management

PUBLIC WORKS AGENCY

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

Cole Grube, P.E., Director

Airports
Engineering
Flood Control
Roads & Bridges
Solid Waste
Surveyor
Transit

August 31, 2020

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

Attn: Andy Popper, Senior Planner

Subject: Site Plan Review 2020-018 – Greg & Michelle Risse

Comments

None

Conditions

None

Michael Biggs
Engineering Technician III
Glenn County Public Works

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

DONALD RUST, Director

Date: September 3, 2020

To: Andy Popper, Senior Planner
Planning & Community Development Services Agency (PCDSA)
(Via Email)

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

Re: Site Plan Review 2020-018, APN 022-090-049, Risse (Ag Storage)

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 proposed Agriculture Storage Building is not approved for any wastewater discharge.
2. Any wastewater discharge from the proposed Agriculture Storage Building shall be approved under a permit from the Environmental Health Department.

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

Donald Rust, 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

STATE AGENCIES

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

OTHER

- ☐ Western Area Power Administration
- ☐ Sacramento River National Wildlife Refuge
- ☐ City of Willows
- ☐ Community Services District:
- ☒ Pacific Gas and Electric Company (PG&E)
- ☒ Fire Protection District: Elk Creek
- ☐ Glenn County Resource Conservation District
- ☐ School District:
- ☐ Northeast Center of the California Historical Resources Information System
- ☐ Railroad:
- ☐ Reclamation District:
- ☐ Water/Irrigation District:
- ☐ Special District:
- ☐ Tehama-Colusa Canal Authority
- ☐ UC Cooperative Extension Office

DATE: August 21, 2020

PROPOSAL: Site Plan Review 2020-018
Risse, Agriculture Storage

PLANNER: Andy Popper, Senior Planner,
apopper@countyofglenn.net

APPLICANT: Greg Risse
P.O. Box 833
Rio Linda, CA, 95673

LANDOWNER: Greg & Michelle Risse
P.O. Box 833
Rio Linda, CA, 95673

PROPOSAL: Site Plan Review 2020-018
Risse, Agriculture Storage

An application for an agriculture storage structure has been received. The structure has overall dimensions of 84 by 54 feet (4,536 square feet) with a peak height of approximately 29.5 feet. See narrative for additional information.

LOCATION: The project is located southwest of Elk Creek on the north side of County Road 308, west of County Road 306, south of County Road 309, and east of the Mendocino National Forest in the unincorporated area of Glenn County, California

APN: 022-090-049 (106.13 ± acres)

ZONING: "FA-160" Foothill Agriculture/Forestry Zone (144-acre, min. parcel size)

GENERAL PLAN: "Foothill Agriculture/Forestry"

FLOOD ZONE: Flood Zone "X" according to Flood Insurance Rate Map (FIRM) No. 06007C0550D, dated August 5, 2010 issued by the Federal Emergency Management Agency (FEMA). Flood Zone "X" (unshaded) consists of areas of minimal risk outside the 1-percent and 0.2-percent annual chance floodplains. No base flood elevations or base flood depths are shown within this zone.

The Glenn County Planning Division is requesting comments on this proposal for determination of completeness, potential constraints, and/or proposed Compliance Requirement. If comments are not received by **Thursday, September 3, 2020,** 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.)?

SPR 2020-018

RECEIVED
AUG 14 20
GLENN COUNTY
PLANNING DIVISION

GLENN COUNTY
PLANNING AND COMMUNITY
DEVELOPMENT SERVICES AGENCY
777 North Colusa Street
WILLOWS, CA 95988
(530) 934-6540
FAX (530) 934-6533
Planning@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: GREG RISSE

Address: P.O. Box 833 Rio Linda, CA 95673

Phone:(Business) 916-991-2700 (Home) 916-837-4734

Fax: 916-991-7176 E-mail: greg@rciplumbing.net

2. Property Owner(s):

Name: Greg + Michelle Risse Trustees for Risse family Trust

Address: P.O. Box 833 Rio Linda, CA 95673

Phone:(Business) 916-991-2700 (Home) 916-837-4734

Fax: 916-991-7176 E-mail: greg@rciplumbing.net

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

Name: GREG RISSE

Mailing Address: P.O. Box 833 Rio Linda, CA 95673

Phone:(Business) 916-991-2700 (Home) 916-837-4734

Fax: 916-991-7176 E-mail: greg@rciplumbing.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: N/A

Mailing Address: _____

5. Request or Proposal:

_____

6. Address and Location of Project: County Rd 308 Elk Creek CA

7. Current Assessor's Parcel Number(s): 022-090-049

8. Existing Zoning: FA
Zoning Map http://gis.gcppwa.net/zoning/

9. Existing Use of Property: Ag - Cattle Ranch

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

_____

11. Provide the following building information:

Height of structure: 29'-5"

Dimensions Including Overhangs: 84' ' x 54' ', _____ ft^2

Proposed Use: Hay storage - Ranch equipment

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: Greg Risse Michelle Risse

Print: GREG RISSE Michelle RISSE

Date: 8-12-20

Address: P.O. Box 833 Rio Linda, CA 95673

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: Greg Risse Michelle Risse

Print: GREG RISSE michelle RISSE

Date: 8-12-20

Address: P.O. Box 833 Rio Linda, CA 95673

8/12/20

The proposed building shall be used to house miscellaneous vehicles, tools and equipment for ranch work and transportation and the maintance of the same. Livestock hay, feed and handling equipment. This building will be constructed in a fairly remote area and not accessible to the general public or neighboring properties.

CIOS ENCLOSED

2020-1254

Recorded at the request of:
SYNRGO INC

03/31/2020 04:03 PM
Fee: $1052.50 Pgs: 8

OFFICIAL RECORDS
Sendy Perez, Clerk-Recorder
Glenn County, CA

RECORDING REQUESTED BY:
CONSUMER'S TITLE COMPANY OF CALIFORNIA

AND WHEN RECORDED MAIL TO:

GREGORY L. RISSE AND MICHELLE L. RISSE,
TRUSTEES OF THE RISSE FAMILY TRUST DATED
MAY 15, 2019
P.O. BOX 833
RIO LINDA, CA 95673

THIS SPACE FOR RECORDER'S USE ONLY:

Title Order No.: 19-113283-03 **Escrow No.:** DG-54632705-SA
AP#: 022-020-007,022-110-014, 022-110-012, 022-110-002, 022-020-014,011,037, 010; 022-090-001, AND 049

GRANT DEED

THE UNDERSIGNED GRANTOR(S) DECLARE(S)

DOCUMENTARY TRANSFER TAX is $1,017.50

[X] computed on full value of property conveyed, or
[ ] computed on full value less value of liens or encumbrances remaining at time of sale.
[X] Unincorporated area [ ] City of **AND**

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

GUIDO PINCOLINI FAMILY LIMITED PARTNERSHIP, A NEVADA LIMITED PARTNERSHIP AND FABIO G. REGINATO AND BEVERLY J. REGINATO, TRUSTEES OF THE FABIO G. REGINATO FAMILY TRUST DATED OCTOBER 17, 1997 AND BERT S. PINCOLINI, A MARRIED MAN, AS HIS SOLE AND SEPARATE PROPERTY

hereby GRANT(s) to:

GREGORY L. RISSE AND MICHELLE L. RISSE, TRUSTEES OF THE RISSE FAMILY TRUST DATED MAY 15, 2019

the real property in the County of Glenn, State of California, described as:

LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT "A" AND MADE A PART HEREOF

Also Known as: 3243 COUNTY ROAD 309, ELK CREEK, CA 95939

DATED: March 20, 2020

Signature Page attached hereto and made a part hereof

MAIL TAX STATEMENTS TO PARTY SHOWN ABOVE:

Title Order No.: 19-113283-03 Escrow No.: DG-54632705-SA AP#: 022-020-007,022-110-014, 022-110-012, 022-110-002, 022-020-014,011,037, 010; 022-090-001, AND 049

SIGNATURE PAGE

Title of Document: GRANT DEED

Date of Document: March 20, 2020

GUIDO PINCOLINI FAMILY LIMITED PARTNERSHIP,
A NEVADA LIMITED PARTNERSHIP

BY: GUIDO PROPERTIES, INC., A NEVADA CORPORATION

By: _____
BERT S. PINCOLINI, PRESIDENT

By: _____
BEVERLY J. REGINATO, SECRETARY

FABIO G. REGINATO AND BEVERLY J. REGINATO, TRUSTEES OF THE FABIO G. REGINATO FAMILY TRUST DATED OCTOBER 17, 1997

By: _____
FABIO G. REGINATO, TRUSTEE

By: _____
BEVERLY J. REGINATO, TRUSTEE

_____
BERT S. PINCOLINI

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF ~~CALIFORNIA~~ Nevada
COUNTY OF Washoe

On 24 March 2020 before me, Steven A. Brittain A Notary Public personally appeared Fabio G. Reginato, Beverly J. Reginato, and Bert S. Pincolini

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.

Signature _____ (Seal)

STEVEN A. BRITTAIN
Notary Public-State of Nevada
Appointment No. 13-4369-2
My Appointment Expires 12/08/2022

ILLEGIBLE NOTARY SEAL DECLARATION

Government Code 27361.7

I certify under penalty of perjury under the laws of the State of California that the notary seal on the document to which this statement is attached reads as follows:

Name of Notary: Steven A. Brittain

Name of County: Washoe

Date of Commission Expires: 12/28/2022

Notary Identification Number: 18-4380-2

Signature of person (firm names if any) making verification

Date: 3/30/2020

Location: Sacramento, California
(City)
State of California

EXHIBIT "A"

19-113283-03

PARCEL NO. 1:

THE EAST HALF; THE EAST HALF OF THE SOUTHWEST QUARTER; AND LOT 4 OF THE SOUTHWEST QUARTER OF SECTION 7; THE NORTHWEST QUARTER; AND THE NORTH HALF OF THE SOUTHWEST QUARTER OF SECTION 8-, LOT 1 OF THE NORTHWEST QUARTER OF SECTION 18; ALL IN TOWNSHIP 20 NORTH, RANGE 6 WEST, M. D. B. & M., IN THE CITY OF ELK CREEK, COUNTY OF GLENN, STATE OF CALIFORNIA.

EXCEPTING THEREFROM THAT PORTION OF THE FOLLOWING DESCRIBED PROPERTY LYING WITHIN THE SOUTH HALF OF THE SOUTHEAST QUARTER; THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER AND LOT 4 OF THE SOUTHWEST QUARTER OF SECTION 7, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A STRIP OF LAND THE CENTERLINE OF WHICH IS HEREINAFTER DESCRIBED, THE BOUNDS OF WHICH PARALLEL SAID CENTERLINE AT DISTANCES OF 40 FEET LEFT AND 60 FEET 'RIGHT TO CONSTITUTE A TOTAL WIDTH OF 100 FEET FROM THE POINT OF BEGINNING TO STATION 115+25.0; AND DISTANCES OF 50 FEET LEFT AND 50 FEET RIGHT TO CONSTITUTE A TOTAL WIDTH OF 100 FEET FROM STATION 115+25.0 TO STATION 151+00.4.

BEGINNING AT A POINT N. 2° 05' W. A DISTANCE OF 40 FEET FROM THE SECTION CORNER COMMON TO SECTIONS 7, 8, 17 AND 18, T. 20 N., R. 6 W., M. D. B. & M., SAID POINT ALSO BEING DESIGNATED AS STATION 99+66.6. THENCE S. 89° 48' W. PARALLELING THE SOUTH BOUNDARY OF SECTION 7, T. 20 N., R. 6 W., M. D. B. & M., A DISTANCE OF 1383.6 FEET TO STATION 113+70.; THENCE ALONG A 4° 00' CURVE TO THE RIGHT, WITH A RADIUS OF 1432.7 FEET AND A CENTRAL ANGLE OF 32° 05' 30" A DISTANCE OF 802.3 FEET TO STATION 121+72.5; THENCE N. 58" 06' 30" W. A DISTANCE OF 885.3 FEET TO STATION 130+57.8; THENCE ALONG 'A 12-1'00' CURVE TO THE LEFT, WITH A RADIUS OF 477.7 FEET AND A CENTRAL ANGLE OF 28° 36' A DISTANCE OF 238.3 FEET TO STATION 132+96.1; THENCE N. 86" 42' 30" W. 145.7 FEET TO STATION 134+41.8; THENCE ALONG A 12° 00' CURVE TO THE RIGHT, WITH A RADIUS OF 477.7 FEET AND A CENTRAL ANGLE OF 22° 49' 30" A DISTANCE OF 190.2 FEET TO STATION 136+32.0; THENCE N. 63° 53' W. A DISTANCE OF 517.5 FEET TO STATION 141+49.5; THENCE ALONG A 12° 00' CURVE TO THE LEFT, WITH A RADIUS OF 477.7 FEET AND A CENTRAL ANGLE OF 24° 57' A DISTANCE OF 207.9 FEET TO STATION 143+57.4; THENCE N, 88° 50' W. A DISTANCE OF 73.9 FEET TO STATION 144+31.3; THENCE ALONG A 12° 00' CURVE TO THE RIGHT, WITH A RADIUS OF 477.7 FEET AND A CENTRAL ANGLE OF 34° 14' A DISTANCE OF 285.3 FEET TO STATION 147+16.6; THENCE N. 54° 36' W. A DISTANCE OF 183.8 FEET TO STATION 149+00.4; THENCE ALONG A 12° 00' CURVE TO THE RIGHT, WITH A RADIUS OF 477.7 FEET AND A CENTRAL ANGLE OF 24° 00' A DISTANCE OF 200.0 FEET TO STATION 151+00.4 WHICH POINT IS N. 72° 49' W. A DISTANCE OF 496204 FEET FROM THE AFOREMENTIONED SECTION CORNER CORNMON TO SECTIONS 7, 8, 17 AND 18.

ALSO EXCEPTING THEREFROM, THAT PORTION OF THE NORTHWEST QUARTER OF SECTION 8 LYING NORTHERLY AND EASTERLY OF A LINE DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF SECTION 8, T. 20 N., R. 6 W., M. D. B. & M.; THENCE N. 02° 12' 44" W. 331.38 FEET ALONG THE EAST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 8 TO A POINT ON THE NORTHERLY LINE OF THE COUNTY ROAD; THENCE ALONG THE NORTHERLY LINE OF SAID COUNTY ROAD THE FOLLOWING COURSES AND DISTANCES: N. 36° 40' 35" W. 67.56 FEET; N. 24° 47' 10" W. 91.77 FEET; N. 22° 19' 29" W. 275.91 FEET; N. 09° 04' 38" W. 130.03 FEET; N. 26° 37' 36" W. 158.26 FEET; N. 34° .27' 31" W. 197.35 FEET; N. 40° 31' 27" W. 59.52 FEET; N. 67° 06' 06" W. 287.14 FEET; N. 63° 23' 31" W. 82.23 FEET TO A POINT ON THE NORTH LINE OF SAID SECTION 8, SAID POINT BEING N. 89° 10' 09" E. 1937.73 FEET FROM THE NORTHWEST CORNER OF SAID SECTION 8.

APN: 022-020-007, 022-020-010, 022-020-014, 022-090-001

PARCEL NO. 2:

ALL THAT PORTION OF THE FOLLOWING DESCRIBED PROPERTY LYING WITHIN THE SOUTH HALF OF THE SOUTHEAST QUARTER; THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER AND LOT 4 OF THE

SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 20 NORTH, RANGE 6 WEST, IN THE CITY OF ELK CREEK, COUNTY OF GLENN, STATE OF CALIFORNIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A STRIP OF LAND OF THE CENTERLINE OF WHICH IS HEREINAFTER DESCRIBED, THE BOUNDS OF WHICH PARALLEL SAID CENTER LINE AT DISTANCES OF 40 FEET LEFT AND 60 RIGHT TO CONSTITUTE A TOTAL WIDTH OF 100 FEET FROM THE POINT OF BEGINNING TO STATION 115+25.0; AND DISTANCES OF 50 FEET LEFT AND 50 FEET RIGHT TO CONSTITUTE A TOTAL WIDTH OF 100 FEET LEFT FROM STATION 115+25.0 TO STATION 151+00.4.

BEGINNING AT A POINT N. 2° 05' W. A DISTANCE OF 40 FEET FROM THE SECTION CORNER COMMON TO SECTION 7, 8, 17 AND 18, T. 20 N., R. 6 1,1, M.D.B.& M., SAID POINT ALSO BEING DESIGNATED AS STATION 99+86.6,. THENCE S. 89° 48' W. PARALLELING THE SOUTH BOUNDARY OF SECTION 7, T. 20 N., R. 6 W., M.D.B.& M., A DISTANCE OF 1383.6 FEET TO STATION 113+70.2,. THENCE ALONG A 4°00' CURVE TO THE RIGHT, WITH A RADIUS OF 1432.7 FEET AND A CENTRAL ANGLE OF 32°05 1 30" A DISTANCE OF 802:3 FEET TO STATION 121+72.5; THENCE N. 58°06'30" W. A DISTANCE OF 885.3 FEET TO STATION 130+57.8; THENCE ALONG A 12°00' CURVE TO THE LEFT WITH A RADIUS OF 477.7 FEET AND A CENTRAL ANGLE OF 28°36', A DISTANCE OF 238.3 FEET TO STATION 132+96.1' THENCE N. 86°42'30" W. A DISTANCE OF 145.7 FEET TO STATION 134+41.8; THENCE ALONG; A 12°00' CURVE TO THE RIGHT, WITH A RADIUS OF 477.7 AND A CENTRAL ANGLE OF 22°49'30" A DISTANCE OF 190.2 FEET TO STATION 136+32.0; THENCE N. 63°53' W. A DISTANCE OF 517.5 FEET TO STATION 141+49.5; THENCE ALONG A 12°00' CURVE TO THE LEFT, WITH A RADIUS OF 477.7 FEET AND A CENTRAL ANGLE OF 24° 57' A DISTANCE OF 207.9 FEET TO STATION 113+57.4; THENCE N. 88° 50' W. A DISTANCE OF 73.9 FEET TO STATION 144+31.3; THENCE ALONG A 12°00' CURVE TO THE RIGHT, WITH A RADIUS OF 477.7 FEET AND A CENTRAL ANGLE OF °14' A DISTANCE OF 285.3 FEET TO STATION 147+16.6; THENCE N. 54°36 1 W. A DISTANCE OF 183.8 FEET TO STATION 149+00.4; THENCE ALONG A 12°00' CURVE TO THE RIGHT WITS A RADIUS OF 477.7 FEET AND A CENTRAL ANGLE OF 24°00' A DISTANCE OF 200.0 FEET TO STATION 151+00.4 WHICH POINT IS N. 72°49' W. A DISTANCE OF 4962.4 FEET FROM THE AFOREMENTIONED SECTION CORNER COMMON TO
SECTIONS 7, 8, 17 AND 18.

APN: 022-020-037

PARCEL NO. 3:

THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SECTION 8; THE NORTH HALF OF THE NORTHWEST QUARTER, THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER, AND THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION -17, TOWNSHIP 20. NORTH; RANGE 6 WEST: IN THE CITY OF ELK CREEK, COUNTY OF GLENN, STATE OF CALIFORNIA.

EXCEPTING THEREFROM ALL THAT PORTION OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER AND THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 20 NORTH, RANGE 6 WEST, MOUNT DIABLO MERIDIAN; MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO WIT:

BEGINNING AT A POINT IN THE FENCE ON THE NORTH SIDE OF IVORY MILL ROAD FROM WHICH THE NORTHWEST CORNER OF SAID SECTION 17 BEARS NORTH 70°21' WEST A DISTANCE OF 3877.5 FEET; THENCE FROM SAID POINT OF BEGINNING, NORTH 00°12' WEST A DISTANCE OF 500.02 FEET; THENCE NORTH 89'48 EAST A DISTANCE OF 345.00 FEET TO A POINT IN THE FENCE ON THE WEST SIDE OF IVORY MILL ROAD; THENCE ALONG LAST SAID FENCE, SOUTH 00°48' EAST A DISTANCE OF 286.73 FEET; THENCE, CONTINUING ALONG SAID FENCE, SOUTH 04°39' WEST A DISTANCE OF 164.20 FEET; THENCE, ALONG SAID FENCE, SOUTH 49°44' WEST A DISTANCE OF 77.25 FEET; THENCE, ALONG SAID FENCE ON THE NORTH SIDE OF IVORY MILL ROAD, SOUTH 89° 48' WEST A DISTANCE OF 275.00 FEET TO THE POINT OF BEGINNING.

ALSO EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PARCEL:

BEGINNING AT THE NORTHEAST CORNER OF SAID SECTION 17, AS SHOWN ON THAT CERTAIN MAP ON FILE IN BOOK 10 OF MAPS AND SURVEYS AT PAGE 66; THENCE SOUTH 00°24'07" EAST, ALONG THE EAST LINE OF SAID SECTION, A DISTANCE OF 2584.23 FEET TO THE SOUTHEAST CORNER OF THE EAST HALF OF THE NORTHEAST QUARTER OF SAID SECTION, THENCE SOUTH 89°28'13" WEST, ALONG THE EAST-WEST CENTERLINE OF SAID SECTION, A DISTANCE OF 1337.29 FEET TO THE SOUTHWEST CORNER OF SAID EAST

HALF OF THE NORTHEAST QUARTER; THENCE NORTH 00° 43' 48" WEST, 'ALONG THE WEST LINE OF SAID EAST HALF OF THE NORTHEAST QUARTER, A DISTANCE OF 1298.87 FEET TO THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION; THENCE NORTH 00' 43' 48" WEST, ALONG THE WEST LINE OF SAID NORTHEAST QUARTER OF THE NORTHEAST QUARTER, A DISTANCE OF 550. 00 FEET; THENCE SOUTH 89°45'13" WEST A DISTANCE OF 111.23 FEET; THENCE NORTH 00°43'48" WEST A DISTANCE- OF 749.41 FEET TO THE NORTH LINE OF SAID SECTION; THENCE SOUTH 89°57'58" EAST -A DISTANCE OF 1463.44 FEET TO THE POINT OF BEGINNING.

APN: 022-020-011 , 022-090-049

PARCEL NO. 4:

ALL THAT PORTION OF THE NORTH HALF OF THE NORTH HALF OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 12, TOWNSHIP 20 NORTH, RANGE 7 WEST, M.D.B.& M., LYING NORTH AND EAST OF THE NORTH BRANCH OF ELK CREEK, IN THE CITY OF ELK CREEK, COUNTY OF GLENN, STATE OF CALIFORNIA.

APN: 022-110-014

PARCEL NO. 5:

ALL THAT PORTION OF THE FOLLOWING DESCRIBED PROPERTY LYING WITHIN THE BOUNDS OF THE WEST HALF OF THE NORTHEAST QUARTER AND THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 12, TOWNSHIP 20 NORTH, RANGE 7 WEST, M.D.B.& M., IN THE CITY OF ELK CREEK, COUNTY OF GLENN, STATE OF CALIFORNIA.

A STRIP OF LAND THE CENTERLINE OF WHICH IS HEREINAFTER DESCRIBED, THE BOUNDS OF WHICH PARALLEL SAID CENTER LINE AT DISTANCES OF 50 FEET LEFT AND 50 FEET RIGHT TO CONSTITUTE A TOTAL WIDTH OF 100 FEET, BEGINNING AT A POINT ON THE SOUTH LINE OF SAID NORTHEAST QUARTER BEING S 87°52' WEST, A DISTANCE OF 1262 FEET FROM ONE-QUARTER CORNER COMMON TO SECTION 12, TOWNSHIP 20 NORTH, RANGE 7 WEST AND SECTION 7, TOWNSHIP 20 NORTH, RANGE 6 WEST, THENCE ALONG A 12° 00' CURVE TO THE RIGHT FROM A TANGENT WHICH BEARS N 45° 12' W WITH A RADIUS OF 477.7 FEET AND A CENTRAL ANGLE OF 49° 36' A DISTANCE OF 413.3 FEET TO STATION 180+59.1; THENCE N 4° 24' E A DISTANCE OF 202.8 FEET TO STATION 182+61.9 THENCE ALONG A 10° 00' CURVE TO THE LEFT, WITH A RADIUS OF 573.1 AND A CENTRAL ANGLE OF 33° 42' A DISTANCE OF 337.0 FEET TO STATION 185+98.9 THENCE N 29° 18' W A DISTANCE OF 434.2 FEET TO STATION 190+33.1 THENCE ALONG A 12° 00' CURVE TO THE RIGHT, WITH A RADIUS OF 477.7 FEET, AND CENTRAL ANGLE OF 20° 42' A DISTANCE OF 172.5 FEET TO STATION 192+05.6; THENCE N 8° 36' WA DISTANCE OF 96.3 FEET TO STATION 193+01.9; THENCE ALONG A 12° 00' CURVE, TO THE LEFT, WITH A RADIUS OF 477.7 FEET AND A CENTRAL ANGLE OF 63° 54' 30" A DISTANCE OF 532.6 FEET TO STATION 198+34.5; THENCE N 72° 30' 30" W A DISTANCE OF 321.5 FEET TO STATION 201+56.0 THENCE ALONG A 10° 00' CURVE, TO THE RIGHT, WITH A RADIUS OF 573.1 FEET AND A CENTRAL ANGLE OF 37° 04' 30", A DISTANCE OF 370.7 FEET TO STATION 205+26.7; THENCE N 35° 26' W A DISTANCE OF 30.5 FEET TO STATION 205+57.2 WHICH POINT IS S 3° 19' E A DISTANCE OF 596.5 FEET FROM THE ONE-QUARTER SECTION CORNER COMMON TO SECTIONS 1 AND 12, T. 20 N., R 7 W., M.D.B.& M.

ALSO ALL THAT PORTION OF THE FOLLOWING DESCRIBED PROPERTY LYING WITHIN THE BOUNDS OF THE SOUTHWEST QUARTER, SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 1, AND NORTHEAST QUARTER OF SECTION 2, TOWNSHIP 20 NORTH, RANGE 7 WEST, M.D.B.& M.

A STRIP OF LAND THE CENTERLINE OF WHICH IS HEREINAFTER DESCRIBED, THE BOUNDS OF WHICH PARALLEL SAID CENTERLINE LINE AT DISTANCES OF 40.0 FEET LEFT AND 40.0 FEET RIGHT TO CONSTITUTE A TOTAL WIDTH OF 80.0 FEET FROM THE POINT OF BEGINNING TO STATION 259+95.3; AND 60.0 FEET LEFT AND 120.0 FEET RIGHT TO CONSTITUTE A TOTAL WIDTH OF 180.0 FEET FROM STATION 259+95.3 TO STATION 295+43.3 ON THE WEST BOUNDARY OF THE PROPERTY.

BEGINNING AT A POINT WHICH BEARS S 89° 32' W A DISTANCE OF 774.7 FEET FROM THE ONE-QUARTER SECTION CORNER COMMON TO SECTIONS 1 AND 12, T 20 N, R 7 W M.D.B.& M. AND WHICH POINT IS ALSO DESIGNATED AS STATION 225+77.7; THENCE ALONG A 10° 00' CURVE TO THE RIGHT, FROM A TANGENT

WHICH BEARS N 50° 41' W WITH A RADIUS OF 573.1 FEET AND A CENTRAL ANGLE OF 21° 07 1 A DISTANCE OF 211.2 FEET TO STATION 227+88.9; THENCE N 29° 34' W A DISTANCE OF 565.2 FEET TO STATION 233+54.1; THENCE ALONG A 11° 00' CURVE TO THE LEFT, WITH A RADIUS OF 521.1 FEET AND A CENTRAL ANGLE OF 52°21' A DISTANCE OF 475.9 FEET TO STATION 238+30.0; THENCE N 81°55' W A DISTANCE OF 152.2 FEET TO STATION 239+82.2; THENCE ALONG A 13°30' CURVE TO THE RIGHT, WITH A RADIUS OF 424.7 FEET; AND A CENTRAL ANGLE OF 74°58' A DISTANCE OF 554.6 FEET TO STATION 245+36.8 THENCE N 6° 57° W A DISTANCE OF 141.1 FEET TO STATION 246+77.9 THENCE ALONG A 13°30' CURVE TO THE LEFT, WITH A RADIUS OF 424.7 FEET AND A CENTRAL ANGLE OF 26°03' A DISTANCE OF 193.0 FEET TO STATION 248+70.9; THENCE N 33°00' W A DISTANCE OF 615.6 FEET TO STATION 254+86.5; THENCE ALONG A 10° 00' CURVE TO THE RIGHT, WITH A RADIUS OF 573.1 FEET AND A CENTRAL ANGLE OF 35°18' A DISTANCE OF 353.0 FEET TO STATION 258+39.5 (EQUATION STATION 258+39.5 EQUALS STATION 258+45.9); THENCE N 2°18' E A DISTANCE OF 149.4 FEET TO STATION 259+95.3; THENCE ALONG A 10°00' CURVE TO THE LEFT, WITH A RADIUS OF 573.1 AND A CENTRAL ANGLE OF 61°02' A DISTANCE OF 610.4 FEET TO STATION 266+05.7; THENCE N 58°43'30" W A DISTANCE OF 143.9 FEET TO STATION 267+49.6 THENCE ALONG A 15°00' CURVE TO THE RIGHT, WITH A RADIUS OF 382.0 FEET AND A CENTRAL ANGLE OF 72°06'30", A DISTANCE OF 480.7 FEET TO STATION 272+30.3; THENCE N 13°22' E, A DISTANCE OF 541.5 FEET TO STATION 277+71.8; THENCE ALONG A 10°00' CURVE TO THE LEFT, WITH A RADIUS OF 573.1 FEET AND A CENTRAL ANGLE OF 33°38' A DISTANCE OF 336.3 FEET TO STATION 281+08.1; THENCE N 20°16' W A DISTANCE OF 370.4 FEET TO STATION 284+78.5; THENCE ALONG A 6°00' CURVE TO THE LEFT, WITH A RADIUS OF 955.4 AND A CENTRAL ANGLE OF 14°30', A DISTANCE OF 241.7 FEET TO STATION 287+20.2; THENCE N 34°46' W A DISTANCE OF 193.9 FEET TO STATION 289+14.1; THENCE ALONG A 15°00' CURVE TO THE LEFT, WITH A RADIUS OF 382.0 FEET AND A CENTRAL ANGLE OF 64°23' A DISTANCE OF 429.2 FEET TO STATION 293+43.3; THENCE S 80°51' W A DISTANCE OF 200.0 FEET TO STATION 295+43.3; WHICH POINT BEARS N 27 °19' W A DISTANCE OF 2952.2 FEET FROM THE ONE-QUARTER CORNER COMMON TO SECTION 1 AND 2 T. 20 N., R. 7 W., M.D.B.& M.

APN: 022-110-002, 022-110-012

Greg Risse
P.O. Box 833
Rio Linda, CA 95673

Proposed Ag Building

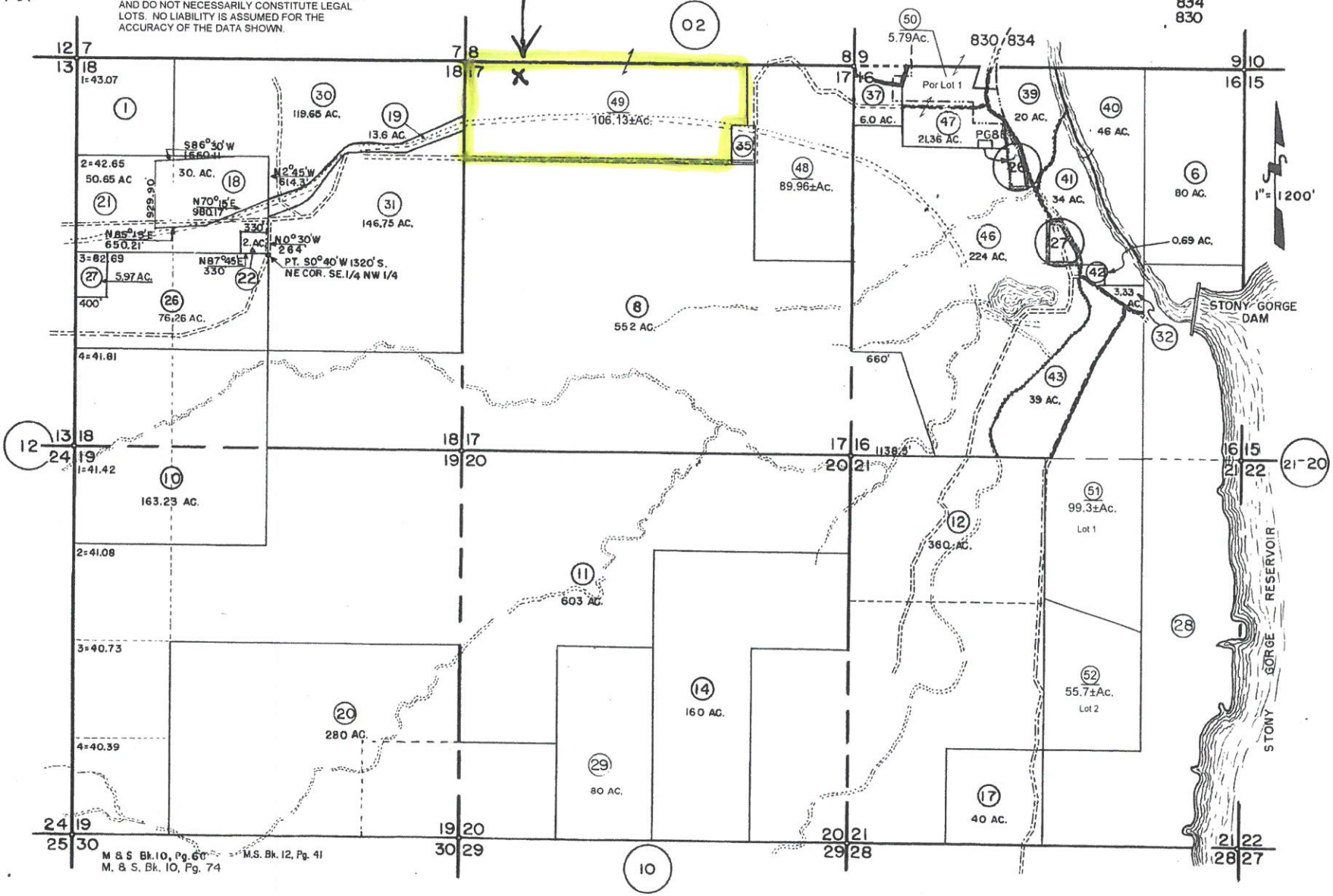
T20N R6W

T.C.A. 22-09

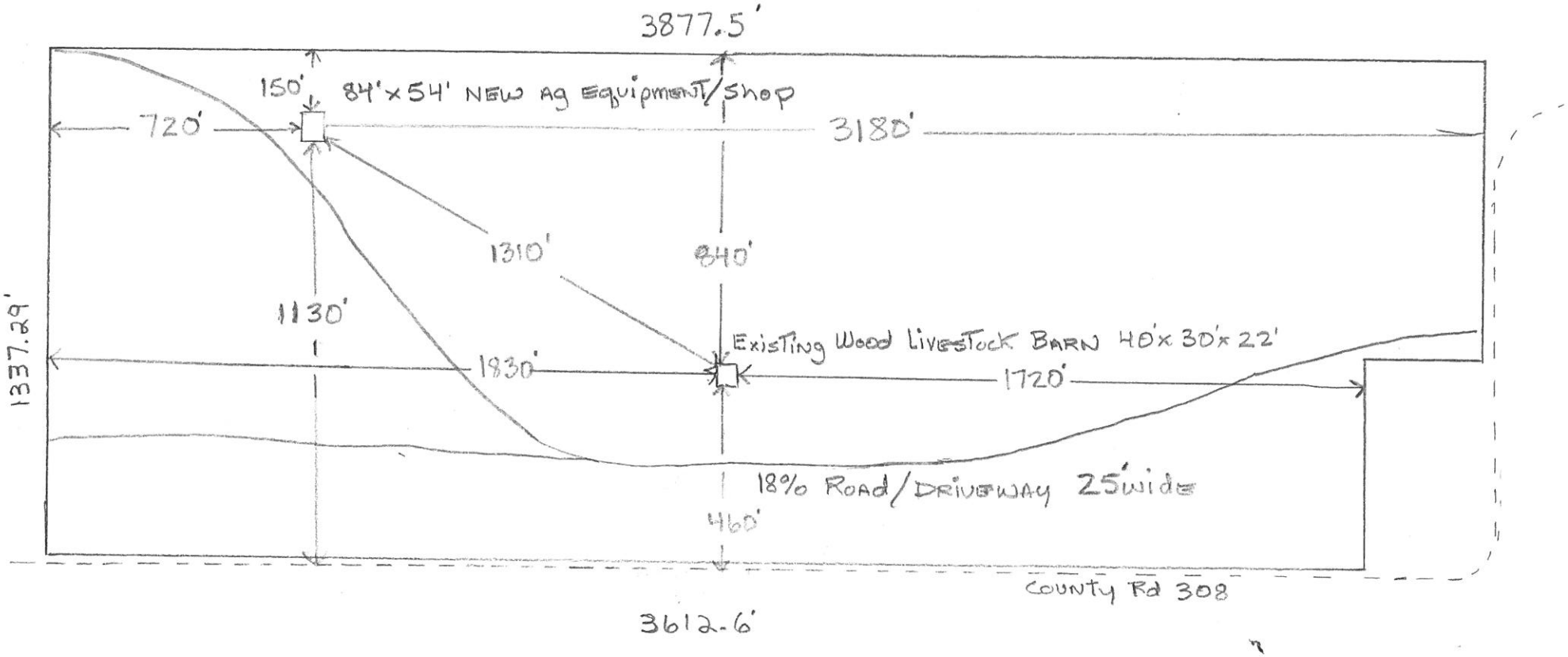
834
830

Rev.
12-7-94

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.



Greg Risse
P.O. Box 833
Rio Linda, CA 95673
916-837-4734
APN 022-090-049



Scale is approximate 3/32" = 38.4'