

GLENN COUNTY

Planning & Community Development Services Agency

225 North Tehama Street
Willows, CA 95988
530.934.6540
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
- Federal Aviation Administration
- Federal Communications Commission

OTHER

- Orland Unit Water
- California Water Service Co. (Chico)
- Sacramento River National Wildlife Refuge
- City of Orland
- Comcast Cable (Chico Office)
- Community Services District:
- Pacific Gas and Electric Company (PG&E)
- Fire Protection District: Orland-Rural
- Glenn County Resource Conservation District
- School District:

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, 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 Air Resource Board (CARB)
- Department Environmental Protection Agency (CalEPA)
- 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
- Cal Recycle

- Northeast Center of the California Historical Resources Information System
- Grindstone Rancheria of Wintun-Wailaki
- Paskenta Band of Nomlaki Indians
- Mechoopda Indian Tribe of Chico Rancheria
- Colusa Indian Community Council Cachi Dehe Band of Wintun Indians

DATE: May 7, 2024

PROJECT: Conditional Use Permit 2024-001, Pumpkin Patch/Corn Maze

PLANNER: Marie Amaro, Assistant Planner; mamaro@countyofglenn.net

**APPLICANT/
LANDOWNER:** Brent Valvo
4584 County Road DD
Orland, CA 95963
(530) 321-7088

ENGINEER: Precision Surveying
Attn: Steven Butler
1165 Hoff Way
Suite 204
Orland, CA 95963
(530) 865-4194
presurv@yahoo.com

PROPOSAL: The applicant has applied for Conditional Use Permit 2024-001, in order to host seasonal events, including a Pumpkin Patch and Corn Maze, refreshment stands, food and beer/wine vendors, including restrooms and a parking area. The proposed seasonal event facility is permitted with an approved Conditional Use Permit within the “AE-20” zone; Glenn County Code §15.33.040.T. Hunting clubs and facilities including spaces for recreational vehicles, horse racing establishments, golf courses, sporting clay courses, rodeos, spectator events and other similar uses. In addition, Glenn County Code (§15.745.040 Alcoholic Beverage Sales) generally state that if a revenue source of the establishment consists of the sale of alcoholic beverages, then the proposed business shall be required to obtain a Conditional Use Permit, in order to sell alcoholic beverages in the County.

Additional project information is included in the application and documents.

LOCATION: The project site is 4584 County Road DD; located east of County Road DD, south of Newville Road (County Road 200), west of County Road E, and north of County Road 11, within the unincorporated area of Glenn County, California.

ZONING: “AE-20” Exclusive Agricultural Zone

GENERAL PLAN: “General Agriculture”

APN(S): 044-270-007 (8.95± acres), and 044-270-008 (24.36± acres)

FLOOD ZONE: Flood Zone “X” according to Flood Insurance Rate Map (FIRM) No. 06021C0165D, 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.

The Glenn County Planning Division is requesting comments on this proposal for determination of completeness, potential constraints, and/or proposed conditions of approval. If comments are not received by **Friday, May 24, 2024**, it is assumed that there are no specific comments to be included in the initial analysis of the project. Comments submitted by e-mail are welcomed. Thank you for considering this matter.

AGENCY COMMENTS:

Please consider the following:

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

Date Submitted: 4-26-24

**GLENN COUNTY
PLANNING AND COMMUNITY
DEVELOPMENT SERVICES AGENCY
255 Tehama Street
Willows, CA 95988
(530) 934-6540**

APPLICATION FOR CONDITIONAL USE PERMIT

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

1. Applicant(s):

Name: Brent Valvo

Address: 4584 County Road DD, Orland, CA 95963

Phone: 530-321-7088 E-Mail

2. Property Owner(s):

Name: Brent Valvo

Address: 4584 County Road DD, Orland, CA 95963

Phone: 30-321-7088 E-Mail

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

Name: Precision Surveying

Address: 1165 Hoff Way, Suite 204, Orland, CA 95963

Phone: 530-865-4194 E-Mail presurv@yahoo.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: Steven Butler, Precision Surveying

Mailing Address: 1165 Hoff Way, Suite 204, Orland, CA 95963

5. Existing Use of Property: Residential/ Agriculture
6. Request or Proposal:
Use the property for seasonal events (Pumpkin Patch/Corn Maze)
Refreshment Stand
Food Vendor
Beer and Wine Vendor
7. Address and Location of Project: 4584 County Road DD, Orland, CA 95963
8. Current Assessor's Parcel Number(s): 044-027-007 and 044-027-008
9. Existing Zoning (): AE-20
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: _____ ft. South: _____ ft.
East: _____ ft. West: _____ ft.
Other Setback/s: _____ ft.
12. Provide the following information:
Size of Assessor Parcel: _____ sq.ft. _____ acres
Mean height of structure: _____ ft. Peak height of structure: _____ ft.
Dimensions of proposed including overhangs: _____ ft. x _____ ft.
Total Square Footage (Existing): _____ sq.ft.
Total Square Footage (Proposed): _____ sq.ft.

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: Brent Valvo

Print: Brent Valvo

Date: April 26-2024

Address: 4584 RD DD

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: Brent Valvo

Print: Brent Valvo

Date: April -26-2024

Address: 4584 RD DD

Project _____

Date Submitted: _____

**GLENN COUNTY
PLANNING AND COMMUNITY
DEVELOPMENT SERVICES AGENCY**
225 Tehama Street
Willows, CA 95988
(530) 934-6540

ENVIRONMENTAL INFORMATION FORM

To be completed by applicant or engineer
Use extra sheets if necessary

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

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

I. GENERAL INFORMATION:

1. Applicant(s):

Name: Brent Valvo _____

Address: 4584 County Road DD, Orland, CA 95963 _____

Phone: 530-321-7088 _____ E-Mail _____

2. Property Owner(s):

Name: Brent Valvo _____

Address: 4584 County Road DD, Orland, CA 95963 _____

Phone: 30-321-7088 _____ E-Mail _____

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

Name: Precision Surveying _____

Address: 1165 Hoff Way, Suite 204, Orland, CA 95963 _____

Phone: 530-865-4194 _____ E-Mail presurv@yahoo.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: Steven Butler, Precision Surveying

Mailing Address: 1165 Hoff Way, Suite 204, Orland, CA 95963

5. Existing Use of Property: Residential/ Agriculture

6. Request or Proposal:
Use the property for seasonal events (Pumpkin Patch/Corn Maze)
Refreshment Stand
Food Vendor
Beer and Wine Vendor

7. Address and Location of Project: 4584 County Road DD, Orland, CA 95963

8. Current Assessor's Parcel Number(s): 044-027-007 and 044-027-008

9. Existing Zoning (): AE-20

10. Indicate the type of permit(s) application(s) to which this form pertains:
Conditional Use Permit

11. If the project involves a variance, conditional use permit, or rezoning application, state this and indicate clearly why the application is required:
Conditional Use Permit is required to operate a seasonal event (Pumpkin Patch/Corn Maze) in a AE-20 zone.

12. List and describe any other related permit(s) and other public approvals required for this project, including those required by city, regional, state, and federal agencies:
None

13. List any special studies been prepared for the project site that are related to the proposed project including, but not limited to traffic, biology, wetlands delineation, archaeology, etc?
None

II. ENVIRONMENTAL SETTING:

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

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

North: _____

East: _____

North: _____

North: _____

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

III. SPECIFIC ITEMS OF IMPACT:

1. Drainage:

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

No increase anticipated

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

No changes anticipated

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

No

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

None

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

No

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

2. Water Supply:

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

Domestic Well

(b) Will the project require the installation or replacement of new water service mains?

No

3. Liquid Waste Disposal:

(a) Will liquid waste disposal be provided by private on-site septic system or public sewer?
Portable toilets

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

(c) Will any special or unique sewage wastes be generated by this project other than normally associated with resident or employee restrooms? Industrial, chemical, manufacturing, animal wastes? (Please describe)
None

(d) Should waste be generated by the proposed project other than that normally associated with a single family residence, Waste Discharge Requirements may be required by the Regional Water Quality Control Board.
None

4. Solid Waste Collection:

(a) How will solid waste be collected? Individual disposal, private carrier, city?
Private carrier

5. Source of Energy:

(a) What is the source of energy (electricity, natural gas, propane)?:

PG&E

(b) If electricity, do any overhead electrical facilities require relocation? Is so, please describe:

No

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

No

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

No

6. Fire Protection:

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

Orland Rural Fire Department

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

None

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

1. Number and sizes of existing and proposed structures:
None

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

3. Percentage of lot coverage: _____

4. Amount of off-street parking provided: _____

5. Will the project be constructed in phases? If so, please describe each phase briefly:
No

6. If residential, include the number of units, schedule of unit sizes, range of sale prices or rents, and type of household size expected:
N/A

7. If commercial, indicate type, estimated employment per shift, days and hours of operation, estimated number of daily customers/visitors on site at peak time, and loading facilities:
N/A

8. If industrial, indicate type, estimated employment per shift, and loading facilities:
N/A

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

N/A

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

None

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

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

N/A

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


None

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

None

V. CERTIFICATION:

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

Date: 4.26.24 Signature: 

For: _____

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

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

ATTACHMENT

ENVIRONMENTAL SETTING

Project Site Description:

Two parcels one consisting of 10.0 and one containing 24.4 acres. The properties are planted in seasonal hay crops. The parcels have gently sloping stable soils with, seasonal grasses olive trees and ornamental trees and bushes. The properties are supplied water from the Orland Unit Water User's Association. The parcels have no cultural, historical or scenic aspects.

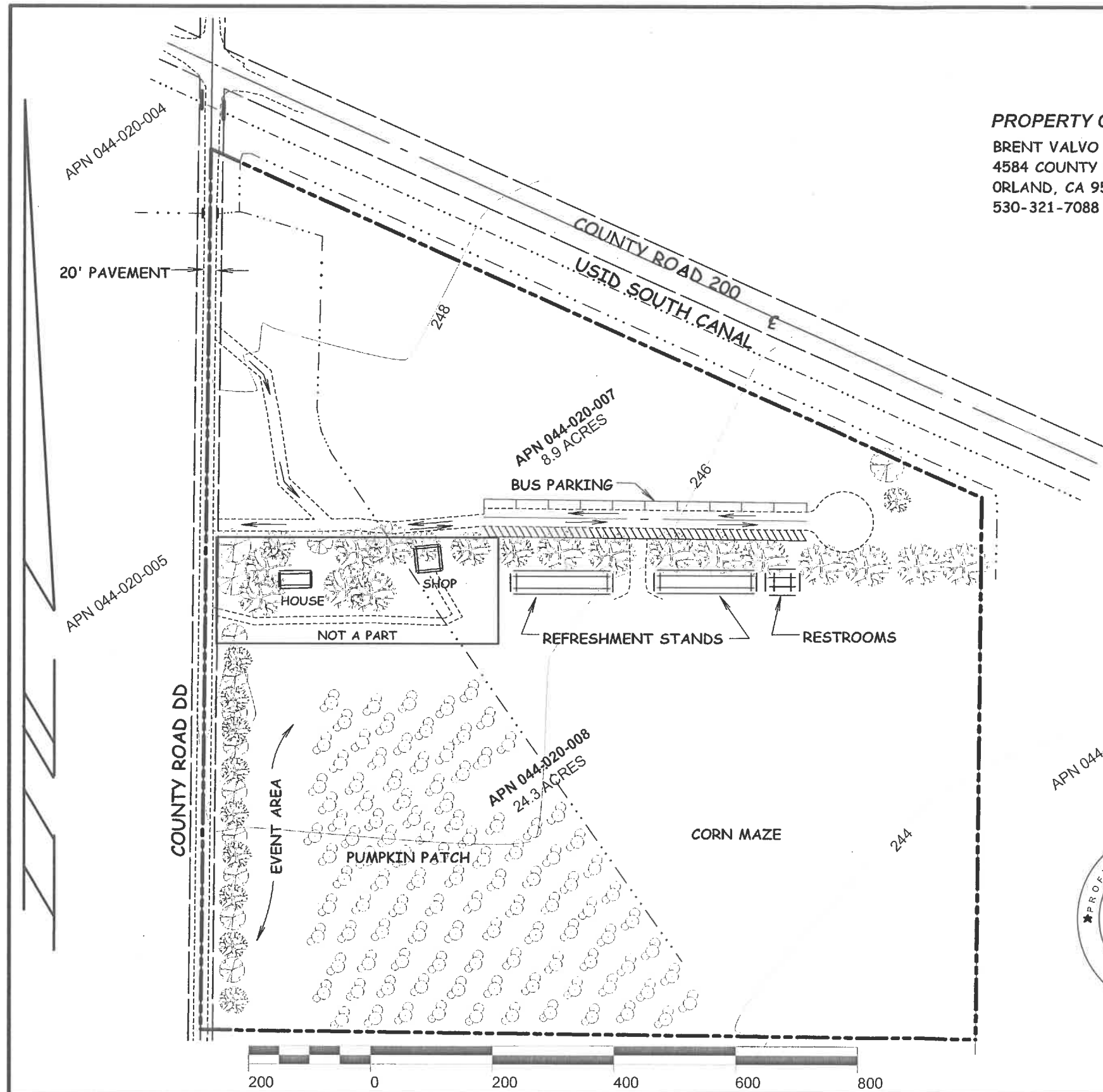
Surrounding Properties:

North: County Road 200 and one parcel, 23 acres in size with one shop/barn. The property appears to be prepared for an orchard. The parcel has gently sloping stable soils with seasonal grasses. The parcel has no cultural, historical or scenic aspects.

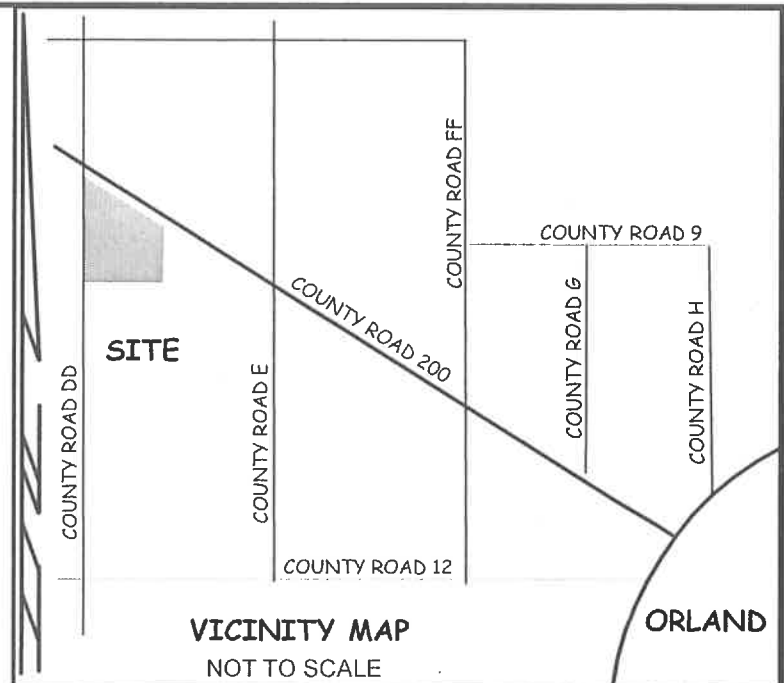
East: One parcel 17.5 acres in size, with one single family residence and various out buildings, the remainder of the property is planted in walnuts. The parcel has no cultural, historical or scenic aspects.

South: One parcel 30 acres in size, with one barn, the remainder of the property is planted in seasonal crops. The parcel has no cultural, historical or scenic aspects.

West: Two parcels, one is 8.9 acres in size with a single family residence and various out buildings, the remainder of the property is planted in permanent pasture. The Southern parcel is 24.3 acres in size and has one single family residence, the remainder of the property is planted in permanent pasture. The parcel's have gently sloping stable soils with seasonal grasses. The parcel's have no cultural, historical or scenic aspects.



PROPERTY OWNER
 BRENT VALVO
 4584 COUNTY ROAD DD
 ORLAND, CA 95963
 530-321-7088



EXISTING USE OF PROPERTY
 AGRICULTURE/RESIDENTIAL

PROPOSED USE OF PROPERTY
 AGRICULTURE/RESIDENTIAL
 SEASONAL EVENTS

CONDITIONAL USE PERMIT
 SHOWING LOT 67 OF "ORLAND LAND COMPANY'S
 MURDOCK SUBDIVISION" PER BOOK 4 MAP AND
 SURVEYS, PAGE 6 IN SECTION 18 T. 22 N. R. 3 W. MDM.
 GLENN COUNTY, CALIFORNIA

BRENT VALVO

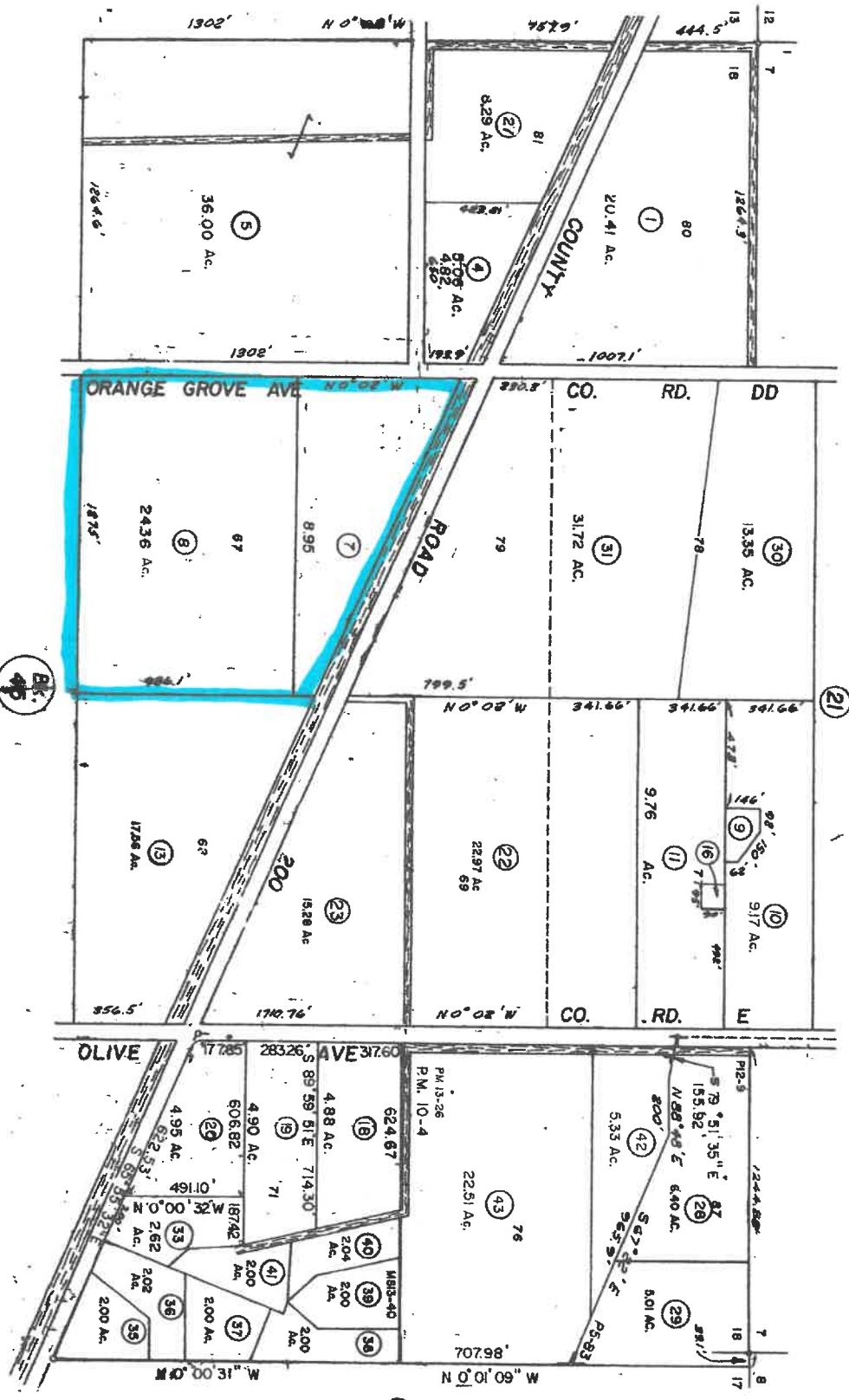


valvo
 cup.PCS
 4-23-24

PRECISION SURVEYING		
1165 HOFF WAY ORLAND, CALIFORNIA 95963 530-865-4194		
DATE	SCALE	SHEET
APRIL, 2024	1" = 200'	1 OF 1

FOR ORLAND LAND COMPANY MURDOCK SUBDIVISION B
 POR. SEC. 18, T. 22N., R. 3W., M. D. B. & M.

44-27



Bk. 27

M. & S., Bk. 4, Pg. 6 - Murdock Sub.
 P.M. Bk. 5, Pg. 8
 P.M. Bk. 10, Pg. 4
 P.M. Bk. 10, Pg. 96
 P.M. Bk. 10, Pg. 100
 P.M. Bk. 12, Pg. 9

M. & S., Bk. 12, Pg. 73
 M. & S., Bk. 13, Pg. 16
 M. & S., Bk. 13, Pg. 40 - Poplar Subdivision
 P.M. Bk. 13, Pg. 26

NOTE - Assessor's Block Numbers Shown in
 Assessor's Parcel Numbers Shown in
 Filings

Assessor's Map Bk. 44 - Pg. 27
 County of Glenn, Calif.
 1974

TIMIOS

PRELIMINARY REPORT

To:
PRECISION SURVEYING
ATTN: STEVEN BUTLER

Title Officer:
TITLE OFFICER: RON CAMPBELL
TIMIOS TITLE
250 W. SYCAMORE ST.
WILLOWS, CA 95988
PHONE: (530) 934-3338

ESCROW NO: 71-00241981

Property Address:
044-270-007-000 & 044-270-008-000
ORLAND, CA, 95963

Title No:
71-00241980

In response to the above referenced application for a policy of title insurance, this company hereby reports that it is prepared to issue, or cause to be issued, as of the date hereof, a policy or policies of title insurance describing the land and the estate or interest therein hereinafter set forth, insuring against loss which may be sustained by reason of any defect, lien or encumbrance not shown or referred to as an exception below or not excluded from coverage pursuant to the printed Schedules, Conditions and Stipulations of said Policy Forms.

The printed Exceptions and Exclusions from the coverage and Limitations on Covered Risks of said policy or policies are set forth in Exhibit A attached. The policy to be issued may contain an arbitration clause. When the Amount of Insurance is less than that set forth in the arbitration clause, all arbitrable matters shall be arbitrated at the option of either the Company or the Insured as the exclusive remedy of the parties. Limitations on Covered Risks applicable to the CLTA and ALTA Homeowner's Policies of Title Insurance which establish a Deductible Amount and a Maximum Dollar Limit of Liability for certain coverages are also set forth in Exhibit A. Copies of the policy forms should be read. They are available from the office which issued this report.

Please read the exceptions shown or referred to below and the exceptions and exclusions set forth in Exhibit A of this report carefully. The exceptions and exclusions are meant to provide you with notice of matters which are not covered under the terms of the title insurance policy and should be carefully considered.

It is important to note that this preliminary report is not a written representation as to the condition of title and may not list all liens, defects, and encumbrances affecting title to the land.

This report (and any supplements or amendments hereto) is issued solely for the purpose of facilitating the issuance of a policy of title insurance and no liability is assumed hereby. If it is desired that liability be assumed prior to the issuance of a policy of title insurance, a binder or commitment should be requested.

The form of Policy of title insurance contemplated by the report is:
ALTA STANDARD OWNER'S POLICY 2021
ALTA LOAN POLICY 2021
Issued by: FIRST AMERICAN TITLE INSURANCE COMPANY

Dated as of: Apr 05, 2024 at 8:00 a.m.

The Estate or Interest in the land hereinafter described or referred to covered by this report is:

Fee Simple

Title to said estate of interest at the date hereof is vested in:

BRENT VALVO, A SINGLE MAN

At the date hereof exceptions to coverage in addition to the printed exceptions and exclusions contained in said policy form would be as follows:

1. **PROPERTY TAXES, INCLUDING ANY ASSESSMENTS COLLECTED WITH TAXES, TO BE LEVIED FOR THE FISCAL YEAR 2024-2025 THAT ARE A LIEN NOT YET DUE.**

2. **PROPERTY TAXES AND ANY ASSESSMENTS COLLECTED WITH TAXES, FOR THE FISCAL YEAR 2023-2024.**

1ST INSTALLMENT:	\$746.59	DELINQUENT
2ND INSTALLMENT:	\$756.59	DELINQUENT
ASSESSMENT NO.:	044-270-007-000	
1ST INSTALLMENT:	\$2,361.29	DELINQUENT
2ND INSTALLMENT:	\$2,371.29	DELINQUENT
ASSESSMENT NO.:	044-270-008-000	

3. **THE LIEN OF SUPPLEMENTAL OR ESCAPED ASSESSMENTS OF PROPERTY TAXES, IF ANY, MADE PURSUANT TO THE PROVISIONS OF PART 0.5, CHAPTER 3.5 OR PART 2, CHAPTER 3, ARTICLES 3 AND 4 RESPECTIVELY (COMMENCING WITH SECTION 75) OF THE REVENUE AND TAXATION CODE OF THE STATE OF CALIFORNIA AS A RESULT OF THE TRANSFER OF TITLE TO THE VESTEE NAMED IN SCHEDULE A; OR AS A RESULT OF CHANGES IN OWNERSHIP OR NEW CONSTRUCTION OCCURRING PRIOR TO THE DATE OF THE POLICY.**

4. **RIGHTS OF THE UNITED STATES OF AMERICA AND THE ORLAND UNIT WATER USERS' ASSOCIATION IN AND TO THE LAND HEREINAFTER DESCRIBED AND WATER RIGHTS APPURTENANT THERETO AND ALL TRUSTS, AGREEMENTS, EASEMENTS, RIGHTS OF WAY, CHARGES AND LIENS OF EVERY NATURE ARISING OUT OF THE CONSTRUCTION, OPERATION AND MAINTENANCE OF THE UNITED STATES AND ORLAND IRRIGATION PROJECT, WITHIN WHICH PROJECT SAID LAND IS SITUATE. SUBJECT TO FUNDED AND DEFERRED CHARGES.**

**FOR ANY AMOUNTS DUE CONTACT:
ORLAND UNIT WATER USERS' ASSOCIATION
828 EIGHTH STREET
ORLAND, CA 95963
PHONE: 530-865-4126**

5. **AN OIL AND GAS LEASE EXECUTED BY PAUL E. KOFFORD AND MARION C. KOFFORD, HUSBAND AND WIFE AS LESSOR AND TEXACO INC., A DELAWARE CORPORATION AS LESSEE, RECORDED NOVEMBER 28, 1966 AS BOOK NO. 494, OF OFFICIAL RECORDS, AT PAGE 382.**

THE PRESENT OWNERSHIP OF SAID LEASEHOLD AND OTHER MATTERS AFFECTING THE LEASE ARE NOT SHOWN HEREIN.

6. **AN OIL AND GAS LEASE EXECUTED BY MELVIN E. RUTHER AND VIRGINIA P. RUTHER, HUSBAND AND WIFE AS LESSOR AND TEXACO INC., A DELAWARE CORPORATION AS LESSEE, RECORDED NOVEMBER 30, 1966 AS BOOK NO. 495, OF OFFICIAL RECORDS, AT PAGE 476.**

THE PRESENT OWNERSHIP OF SAID LEASEHOLD AND OTHER MATTERS AFFECTING THE LEASE ARE NOT SHOWN HEREIN.

7. **A JUDGMENT FOR CHILD, FAMILY OR SPOUSAL SUPPORT, A CERTIFIED COPY OF WHICH RECORDED MARCH 2, 2015 AS INSTRUMENT NO. 2015-1017 OF OFFICIAL RECORDS.**

COURT:	SUPERIOR COURT OF CALIFORNIA, COUNTY OF GLENN
CASE NO.:	09FL02940
DEBTOR:	BRENT J. VALVO
CREDITOR:	COUNTY OF GLENN, DEPARTMENT OF CHILD SUPPORT SERVICES

8. A CERTIFIED COPY OF A JUDGMENT OR AN ABSTRACT THEREOF, RECORDED FEBRUARY 8, 2018 AS INSTRUMENT NO. 2018-0488 OF OFFICIAL RECORDS.

COURT: SUPERIOR COURT OF CALIFORNIA, COUNTY OF TEHAMA
CASE NO.: 17SC000075
DEBTOR: BRENT VALVO DBA BRENT'S CONCRETE
CREDITOR: FOOTHILL READY MIX, INC.
AMOUNT: \$1,486.95, AND ANY OTHER AMOUNTS DUE THEREUNDER

9. A DEED OF TRUST TO SECURE AN INDEBTEDNESS IN THE ORIGINAL AMOUNT SHOWN BELOW.

AMOUNT: \$350,000.00
DATED: AUGUST 26, 2021
TRUSTOR: BRENT VALVO, A SINGLE MAN
TRUSTEE: TIMIOS TITLE, A CALIFORNIA CORPORATION
BENEFICIARY: DENNIS RUTHER, A SINGLE MAN AND JIMMIE RUTHER, AN UNMARRIED MAN AND STEVEN RUTHER, AN UNMARRIED MAN AS TENANT IN COMMON
RECORDED: SEPTEMBER 09, 2021, AS INSTRUMENT NO. 2021-4094, OF OFFICIAL RECORDS

NOTICE

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

NOTES:

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

NONE
- B. **NONE OF THE ITEMS SHOWN IN THIS REPORT WILL CAUSE THE COMPANY TO DECLINE TO ATTACH CLTA ENDORSEMENT FORM 100 TO AN ALTA POLICY, WHEN ISSUED.**
- C. **THE POLICY TO BE ISSUED MAY CONTAIN AN ARBITRATION CLAUSE. WHEN THE AMOUNT OF INSURANCE IS LESS THAN THE CERTAIN DOLLAR AMOUNT SET FORTH IN ANY APPLICABLE ARBITRATION CLAUSE, ALL ARBITRABLE MATTERS SHALL BE ARBITRATED AT THE OPTION OF EITHER THE COMPANY OR THE INSURED AS THE EXCLUSIVE REMEDY OF THE PARTIES. IF YOU DESIRE TO REVIEW THE TERMS OF THE POLICY, INCLUDING ANY ARBITRATION CLAUSE THAT MAY BE INCLUDED, CONTACT THE OFFICE THAT ISSUED THIS COMMITMENT OR REPORT TO OBTAIN A SAMPLE OF THE POLICY JACKET FOR THE POLICY THAT IS TO BE ISSUED IN CONNECTION WITH YOUR TRANSACTION.**

LEGAL DESCRIPTION

ALL THAT CERTAIN REAL PROPERTY SITUATED IN THE COUNTY OF GLENN, STATE OF CALIFORNIA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL ONE:

THE NORTH 10.4 ACRES OF LOT 67 OF ORLAND LAND COMPANY'S MURDOCK SUBDIVISION, AS PER MAP THEREOF FILED FOR RECORD IN BOOK 4 OF MAPS, GLENN COUNTY RECORDS, BEING ALL OF SAID LOT 67 EXCEPT THAT PART SOLD BY DAVID S. WALL, ALSO KNOWN AS D.S. WALL AND ANNA E. WALL, HIS WIFE, BY DEED DATED APRIL 12, 1927 AND RECORDED IN BOOK 100 OF DEEDS, AT PAGE 442, GLENN COUNTY RECORDS, TO WHICH RECORD REFERENCE IS HEREBY MADE FOR PARTICULARLY DESCRIPTION OF THE PART OF LOT 67 SOLD.

PARCEL TWO:

THE SOUTH 25 ACRES OF LOT 67, ORLAND LAND COMPANY MURDOCK SUBDIVISION, AS PER MAP THEREOF RECORDED IN BOOK 4 OF MAPS AT PAGE 6, SAID GLENN COUNTY RECORDS AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 67 OF THE ORLAND LAND COMPANY MURDOCK SUBDIVISION; THENCE NORTH 89° 59' EAST, 1275 FEET; THENCE NORTH 0° 2' WEST, 854.11 FEET; THENCE SOUTH 89° 59' WEST, 1275 FEET; THENCE SOUTH 0° 2' EAST, 854.11 FEET TO THE POINT OF BEGINNING.

APN: 044-270-007-000 & 044-270-008-000