

GLENN COUNTY

Planning & Community Development Services Agency

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



Mardy Thomas, Director

Thomas E. Harris
908 Sixth Street
Orland, CA 95963

Phone: 530-865-5567
Email: tom@harrislandsurveying.com

January 24, 2024

RE: Lot Line Adjustment 2023-002, Ceccon

To Whom It May Concern,

On January 24, 2024, the Glenn County Planning & Community Development Services Director approved the Lot Line Adjustment.

Included with the letter is a copy of the Staff Report for the lot line adjustment. Also included is a separate copy of the Compliance Requirements. The applicant/landowners will need to sign a copy of the Compliance Requirements and return them to this office.

Original signed legal descriptions need to be submitted for the resultant lots within 120 days of the approval date of the lot line adjustment. The Public Works Department (County Surveyor) will check the new legal descriptions and send them to the Agent/Title Company for new deeds preparation. **The Agent/Title Company will be responsible for recording the new deeds.**

It is the landowners' responsibility to provide a Tax Collector's Certificate to the Planning & Community Development Services Agency. The Glenn County Tax Collector's office is located at 516 W. Sycamore Street, Willows, CA 95988 and they can be reached by phone at 530-934-6410.

Enclosed for your reference are copies of the Certificates of Compliance that will be recorded for the resultant lots. Also enclosed is a copy of each Notice of Voluntary Merger that will also be recorded for the resultant lots. **The landowners are to sign the Notices of Voluntary Merger(s) and return original signatures to this office.**

The recording fee for the Certificates of Compliance is \$14 for the first page and \$3 for each page of descriptions; there is no charge for recording the Notices of Voluntary Merger. Once everything is received, all the documents (Certificates of Compliance, Notices of Voluntary Merger, and the new Deeds) will be recorded simultaneously in the office of the County Recorder.

In addition, California Government Code Section 27388.1 (SB2 – Building Homes and Jobs Act) requires that each cover document accepted for recording at the Glenn County Recorder's Office be charged an addition seventy-five (\$75) fee per title, unless exempted by statute. The fee is collected on behalf of the State of California and funds are deposited with the State of California. The County Recorder only collects the fee on behalf of the State. Please see attached Notice of Fee Increase.

The recordation fee will be determined upon approval of the descriptions and prior to the documents being recorded.

Should you have any questions, please contact the Glenn County Planning & Community Development Services.

Sincerely,

Marie Amaro
Assistant Planner
mamaro@countyofglenn.net

Ec: Glenn County Assessor's Office
Glenn County Building Inspection
Glenn County Engineering & Surveying Division
Glenn County Environmental Health Department
Pacific Gas and Electric Company (PG&E)

Glen Ceccon
6171 County Road 53
Willows, CA 95988
(530) 934-7478

Peter Ceccon, Jr.
County Road 53
Willows, CA 95988
(530) 514-1911

Timios Title, Ron Campbell

COMPLIANCE REQUIREMENTS

Lot Line Adjustment 2023-002, Ceccon

1. The lot line adjustment shall conform to the lot line adjustment map being identified as Exhibit "A" as submitted and on file at the Glenn County Planning & Community Development Services Agency.
2. The Applicant(s) and/or successor(s) in interest shall defend, hold harmless and indemnify Glenn County from any claim, action or proceeding against Glenn County and/or its agents, officers and employees, to attack, set aside, void or annul the approval(s) granted by Glenn County concerning this proposal/project or any action relating to or arising out of such approval. The Applicant(s) and/or successor(s) in interest shall further indemnify Glenn County and/or its agents, officers and employees from liability for any award, damages, costs and fees, including but not limited to legal fees and costs, incurred by the County and/or awarded to any plaintiff in any action challenging the validity of this permit or any environmental or other documentation related to approval of this permit. Applicant(s) and/or successor(s) in interest further agree to provide a defense for the County in any such action.
3. The landowners shall pay all property taxes to the Glenn County Tax Collector and shall provide a Tax Collector's Certificate to the Glenn County Planning & Community Development Services Agency prior to the recordation of any document for this lot line adjustment.
4. That the applicant shall submit to the Planning & Community Development Services Agency/Public Works Department descriptions signed by a Licensed Land Surveyor within one-hundred twenty (120) days from the date of approval or this Lot Line Adjustment shall be void. The Lot Line Adjustment shall not become effective until the descriptions have been approved by the County Surveyor and the deeds have been recorded in the office of the County Recorder.
5. That the applicant/agent shall refer/comply with 15.14 of the Glenn County Code.
6. That a Record of Survey map shall be filed, if required by Section 8762 of the Land Surveyors Act.
7. The Certificates of Compliance, Notices of Voluntary Merger, and new deeds (Title Company) shall be recorded concurrently in the office of the County Recorder. The applicant is required to pay all applicable recording costs.
8. The landowners shall sign a Notice of Voluntary Merger for each resultant lot involved with this lot line adjustment. The Notices of Voluntary Merger will delete all previous property boundary lines of record contained within the resultant lots.

Acknowledgment:

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

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

Signed: _____ Date: _____

Glenn Ceccon, Applicant

After Recordation, Please Return to:

Glenn County
Planning & Community
Development Services Agency
225 North Tehama Street
Willows, CA 95988

CERTIFICATE OF COMPLIANCE

I hereby certify that the land described in Exhibit "A" has been established in compliance with applicable provisions of the Subdivision Map Act and the Glenn County Code. The purpose of this certificate is to affect **Lot Line Adjustment 2023-002** as approved by the Glenn County Planning & Community Development Service Agency and that no additional parcels have been created.

_____ Date: _____

Mardy Thomas, Director
Glenn County Planning & Community Development Services Agency

Notice:

This certificate relates only to issues of compliance or noncompliance with the Subdivision Map Act and local ordinances enacted pursuant thereto. The parcel(s) described herein may be sold, leased, or financed without further compliance with the Subdivision Map Act or any local ordinance enacted pursuant thereto. Development of the parcel(s) may require issuance of a permit or permits, or other grant or grants of approval.

Property Owners:

GLENN STEWART CECCON

Assessor's Parcel Number:

017-230-019 and 017-230-020 (portion)

Parcel Description:

See attached Exhibit A, **Lot 1**

EXHIBIT "A"

Lot 1

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

Being a portion of the Northwest Quarter of the Northwest Quarter of Section 17, Township 20 North, Range 3 West, M.D.M., and more particularly described as follows:

BEGINNING at the Northwest Corner of said Section 17, thence along the West line of said Section, South 00° 22' 15" East, 238.00 feet;

thence leaving said West line, and parallel with the North line of said Section 17, North 89° 59' 34" East, 240.00 feet;

thence parallel with said West line of Section 17, North 00° 22' 15" West, 238.00 feet, to a point on the North line of said Section 17;

thence South 89° 59' 34" West, 240.00 feet, to the Point of Beginning.

Containing 1.3 acres, more or less.

EXCEPTING THEREFROM a non-exclusive easement for ingress, egress, road and public utilities purposes over the following described:

The West 30.00 feet of the North 238.00 feet of the West 240.00 feet of said Section 17.

Subject to easements of record.

End of description.



11-20-2023

Thomas E. Harris

Thomas E. Harris
Licensed Land Surveyor No. 8532

The Purpose of this description is to effect Lot Line Adjustment No. 2023-____, as approved by the Glenn County Planning and Community Development Services Agency on _____ and that no additional parcels are being created.

After Recordation, Please Return to:

Glenn County
Planning & Community
Development Services Agency
225 North Tehama Street
Willows, CA 95988

NOTICE OF VOLUNTARY MERGER

I (We) hereby certify that the land described below is voluntarily merged into one parcel of land in accordance with Section 66499.20-3/4 of the California Government Code and Section 15.17.010(B) of the Glenn County Code. The County of Glenn does not represent that the issuance of any entitlement such as a building permit, zoning clearance, environmental health approval or any other permit is guaranteed by the recording of the Notice of Voluntary Merger.

Property Owner(s):
GLENN STEWART CECCON

Signed: _____ Date: _____

GLENN STEWART CECCON

County of Glenn: _____ Date: _____

Mardy Thomas, Director, Planning & Community Development Services

Assessor's Parcel Numbers:
017-230-019 and 017-230-020 (portion)

Parcel Description:
See attached Exhibit A, **Lot 1**

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BEGINNING at the Northwest Corner of said Section 17, thence along the West line of said Section, South 00° 22' 15" East, 238.00 feet;

thence leaving said West line, and parallel with the North line of said Section 17, North 89° 59' 34" East, 240.00 feet;

thence parallel with said West line of Section 17, North 00° 22' 15" West, 238.00 feet, to a point on the North line of said Section 17;

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Containing 1.3 acres, more or less.

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Subject to easements of record.

End of description.



11-20-2023

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_____ Date: _____

Mardy Thomas, Director
Glenn County Planning & Community Development Services Agency

Notice:

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Property Owners:

PETER CECCON JR.,
A MARRIED MAN, AS HIS SOLE AND SEPARATE PROPERTY

Assessor's Parcel Number:

017-230-020 (portion)

Parcel Description:

See attached Exhibit A, **Lot 2**

EXHIBIT "A"
Lot 2

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

Being a portion of the Northwest Quarter of the Northwest Quarter of Section 17, Township 20 North, Range 3 West, M.D.M., and more particularly described as follows:

The Northwest Quarter of the Northwest Quarter of said Section 17.

EXCEPTING THEREFROM the following described:

BEGINNING at the Northwest Corner of said Section 17, thence along the West line of said Section, South 00° 22' 15" East, 238.00 feet;

thence leaving said West line, and parallel with the North line of said Section 17, North 89° 59' 34" East, 240.00 feet;

thence parallel with said West line of Section 17, North 00° 22' 15" West, 238.00 feet, to a point on the North line of said Section 17;

thence South 89° 59' 34" West, 240.00 feet, to the Point of Beginning.

Containing 39.6 acres, more or less.

TOGETHER WITH a non-exclusive easement for ingress, egress, road and public utilities purposes over the following described:

The West 30.00 feet of the North 238.00 feet of the West 240.00 feet of said Section 17.

ALSO TOGETHER WITH a right of way for ditch and road as now constructed over and along the West line of the Southwest quarter of the Northwest Quarter of said Section 17.

Subject to easements of record.

End of description.



11-20-2023

Thomas E. Harris

Thomas E. Harris
Licensed Land Surveyor No. 8532

The Purpose of this description is to effect Lot Line Adjustment No. 2023-___, as approved by the Glenn County Planning and Community Development Services Agency on _____ and that no additional parcels are being created.

After Recordation, Please Return to:

Glenn County
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NOTICE OF VOLUNTARY MERGER

I (We) hereby certify that the land described below is voluntarily merged into one parcel of land in accordance with Section 66499.20-3/4 of the California Government Code and Section 15.17.010(B) of the Glenn County Code. The County of Glenn does not represent that the issuance of any entitlement such as a building permit, zoning clearance, environmental health approval or any other permit is guaranteed by the recording of the Notice of Voluntary Merger.

Property Owner(s):

PETER CECCON JR., A MARRIED MAN, AS HIS SOLE AND SEPARATE PROPERTY

Signed: _____ Date: _____

PETER CECCON JR.

County of Glenn: _____ Date: _____

Mardy Thomas, Director, Planning & Community Development Services

Assessor's Parcel Numbers:

017-230-020 (portion)

Parcel Description:

See attached Exhibit A, **Lot 2**

EXHIBIT "A"
Lot 2

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

Being a portion of the Northwest Quarter of the Northwest Quarter of Section 17, Township 20 North, Range 3 West, M.D.M., and more particularly described as follows:

The Northwest Quarter of the Northwest Quarter of said Section 17.

EXCEPTING THEREFROM the following described:

BEGINNING at the Northwest Corner of said Section 17, thence along the West line of said Section, South 00° 22' 15" East, 238.00 feet;

thence leaving said West line, and parallel with the North line of said Section 17, North 89° 59' 34" East, 240.00 feet;

thence parallel with said West line of Section 17, North 00° 22' 15" West, 238.00 feet, to a point on the North line of said Section 17;

thence South 89° 59' 34" West, 240.00 feet, to the Point of Beginning.

Containing 39.6 acres, more or less.

TOGETHER WITH a non-exclusive easement for ingress, egress, road and public utilities purposes over the following described:

The West 30.00 feet of the North 238.00 feet of the West 240.00 feet of said Section 17.

ALSO TOGETHER WITH a right of way for ditch and road as now constructed over and along the West line of the Southwest quarter of the Northwest Quarter of said Section 17.

Subject to easements of record.

End of description.



11-20-2023

Thomas E. Harris

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GLENN COUNTY

Planning & Community Development Services Agency

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Willows, CA 95988
530.934.6540
www.countyofglenn.net



Mardy Thomas, Director

STAFF REPORT

DATE: January 24, 2024
TO: Mardy Thomas, Director
FROM: Marie Amaro, Assistant Planner
RE: Lot Line Adjustment, 2023-002, Ceccon

Attachments:

1. Compliance Requirements
2. Agency Comments
3. Request for Review and Application
4. Preliminary Title Report and Deeds
5. Draft Descriptions
6. Lot Line Adjustment Map

PROJECT DESCRIPTION

The proposed project is to reconfigure two properties as described below:

Existing APN(s):	017-230-019 (1.25± acres)	017-230-020 (39.63± acres)
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Resultant Lots:	Lot 1: 1.31± acres	Lot 2: 39.57± acres
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The project is located at 6171 County Road 53, north of County Road 57, west of Interstate 5, east of County Road D, and south of County Road 53, in the unincorporated area of Glenn County, California.

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 Lot Line Adjustment 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. All lot line adjustments are to be processed in accordance with Chapter 15.14 of the Glenn County Code and Section 66412(d) of the California Government Code.

2.1 ENVIRONMENTAL DETERMINATION

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

Lot line adjustments qualify for a Statutory Exemption from environmental review pursuant to Section 15268, “*Ministerial Projects*”, of the Guidelines of the California Environmental Quality Act (CEQA). Article 18 (Statutory Exemptions), §15268(a) & (c) (Ministerial Projects) state the following:

- (a) *Ministerial projects are exempt from the requirements of CEQA. The determination of what is “ministerial” can most appropriately be made by the particular public agency involved based upon its analysis of its own laws, and each public agency should make such determination either as a part of its implementing regulations or on a case-by-case basis.*
- (b) *Each public agency should, in its implementing regulations or ordinances, provide an identification or itemization of its projects and actions which are deemed ministerial under the applicable laws and ordinances.*

Lot line adjustments, outlined in Section 15.14 of the Glenn County Code, are deemed a ministerial project within Glenn County Title 15, Unified Development Code (Title 15, Division 2, Part 1). In addition, Section 66412(d) of the Subdivision Map Act limits review and approval of lot line adjustments to conformity with the local general plan, zoning, and building ordinances.

An advisory agency or local agency cannot impose conditions or exactions on its approval of a lot line adjustment except to conform to the local general plan, zoning, and building ordinances, to require the prepayment of real property taxes prior to the approval of the lot line adjustment, or to facilitate the relocation of existing utilities, infrastructure, or easements.

2.2 GENERAL PLAN AND ZONING CONSISTENCY

Assessor Parcel Numbers (APN) 017-230-019 and 017-230-020 are zoned “AE-40” Exclusive Agriculture (36-acre minimum parcel size). This lot line adjustment will adjust the properties boundaries; however, it will not revise the bounds of the “AE-40” zoning district. The General Plan Designation for the parcels is “Intensive Agriculture”. Glenn County Code §15.14.020(A) and §66412(d) of the Subdivision Map Act require that lot line adjustments conform to local zoning and building ordinances. The resultant lots will remain subject to the requirements of the “AE-40” zone. In addition, the proposed lot line adjustment meets the findings for approval as discussed below.

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

Sub-Zone and Lot Area (Glenn County Code §15.33.020)

Glenn County Code §15.06.020 (B) (Nonconforming Uses and Property) allows for Lot Line Adjustments on non-conforming parcels provided the non-conforming lot area is not decreased by more than twenty percent (20%) in size.

At 1.31± acres; resultant lot one does not meet the minimum parcel size; however, the existing parcel is legal non-conforming; and will not be decreased by more than twenty percent (20%) in size; therefore, the §15.06.020 (B) requirement is met.

Minimum Yard Requirements (Glenn County Code §15.33.080)

The adjusted lot lines meet the minimum setbacks from the existing structures. Future structures, if proposed, will be required to conform to Glenn County Code §15.33.080.

2.3 GENERAL PROVISIONS

Flood Zone Designation

The project is located within Flood Zone “X” (shaded) according to Flood Insurance Rate Map (FIRM) No. 06021C0613D, dated August 4, 2010 issued by the Federal Emergency Management Agency (FEMA). Moderate flood hazard areas, labeled Zone B or Zone X (shaded) are also shown on the FIRM, and are areas between the limits of the base flood and the 0.2 percent-annual-chance (or 500-year) flood.

2.4 OWNERSHIP STATUS OF EXISTING PARCELS

The included Preliminary Title Report No: 71-00240078 for the multiple APNs dated October 20, 2023, states; the Title to said estate of interest at the date hereof is vested in:

GLENN STEWART CECCON AS TO PARCEL ONE; PETER CECCON JR., A MARRIED MAN, AS HIS SOLE AND SEPARATE PROPERTY AS TO PARCEL TWO, TWO A AND TWO B

2.5 ACCESS TO PARCELS

The proposed lot line adjustment will not result in the abandonment, or elimination of access to any parcel. County Road 53 fronts Resultant Lot One. There is an existing 30 ft. easement along the west side of Lot One, for the benefit of Lot Two, that shall remain as a result of the Lot Line Adjustment; thereby, continuing to provide adequate ingress and egress.

2.6 EASEMENTS AND INTERESTS

This lot line adjustment will not result in the abandonment of a street or utility easement of record. The resultant legal descriptions from the lot line adjustment will preserve easements as necessary.

3 PROCESSES FOR COMPLETION/RECORDING

1. There is a ten (10) day appeal period following action on this lot line adjustment (Glenn County Code §15.05.010).
2. A Record of Survey Map shall be prepared and recorded when required by Section 8762 of the Land Surveyor's Act (Glenn County Code §15.14.040 B).
3. The landowners shall pay all property taxes to the Glenn County Tax Collector and shall submit a Tax Collector's Certificate to the Glenn County Planning & Community Development Services Agency prior to the recordation of any document for this lot line adjustment.
4. The applicant/agent shall submit to the Public Works Department legal descriptions signed by a Licensed Land Surveyor within one-hundred twenty (120) days, which describe the resultant lots after adjustment for approval by the County Surveyor. The descriptions shall contain a basis of bearings, if applicable, and a note describing its purpose. The note shall include a statement describing how the lots are being changed, adjusted, or modified and that no additional parcels are being created (Glenn County Code §15.14.040 (A)).
5. A Certificate of Compliance shall be recorded for the resultant lots in accordance with Section 66499.35 of the Subdivision Map Act and Section 15.15.010 of the Glenn County Code.

6. The property owners will sign a Notice of Voluntary Merger for each resultant lot involved with this lot line adjustment. The Notices of Voluntary Merger will delete all previous property boundary lines of record contained within the resultant lots.
7. The applicant/agent shall provide new deeds reflecting the new legal descriptions for each resultant lot within one year of the date of approval (Glenn County Code §15.14.040 (A)).
8. The Certificates of Compliance, Notices of Voluntary Merger, and new deeds shall be recorded simultaneously in the office of the County Recorder. The applicant/agent shall be required to pay all applicable recording costs.
9. That all previous boundary lines of record contained within the resultant lots shall be deleted as property boundary lines.

Other Requirements:

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

Other Comments:

Agencies were provided the application information during the request for review period. Any received comments are included with this report.

4 FINDINGS

4.1 ENVIRONMENTAL DETERMINATION

Finding 1

The lot line adjustment will not have any adverse impacts on the environment and is Statutorily Exempt pursuant to Section 15268 of the Guidelines for the California Environmental Quality Act.

4.2 LOT LINE ADJUSTMENT

The following findings are made in accordance with Glenn County Code Section 15.14.020(B):

Finding 1

The lot line adjustment will not result in the abandonment of a street or utility easement of record.

Finding 2

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

Finding 3

The lot line adjustment conforms to the Glenn County General Plan, zoning and building ordinances.

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



Mardy Thomas, Director

Date: December 21, 2023

To: Marie Amaro, Assistant Planner
Glenn County Planning & Community Development Services Agency (PCDSA)
(Via Email)

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

Re: LLA 2023-002, Ceccon, APN 020-220-019 and 017-230-020 (Reconfigure)

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

1. Proposed Lot 1 has an existing water well, onsite wastewater treatment system and replacement area.
2. Proposed Lot 2 is undeveloped and has not conducted soil testing for an onsite wastewater treatment System.

As per section 15.660.040 of the Glenn County Code the following statement must be referenced on the recorded map and recorded concurrently with the recorded map:

"This parcel is not approved for any use that will generate liquid wastes. No permit to dispose of sewage or other liquid waste generated by the use of this property will be issued until the applicant has complied with the applicable provisions of Chapter 7.10 of the Glenn County Code."

Where no map is recorded the statement shall be recorded with the certificate of compliance.

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



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

December 21, 2023

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

Attn: Andy Popper, Senior Planner

Subject: Lot Line Adjustment 2023-002 – Conditions of Approval – Glen Ceccon & Peter Ceccon, Jr.

Comments

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

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

Conditions

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

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

A handwritten signature in black ink that reads "Michael Biggs".

Michael Biggs
Engineering Technician III
Glenn County Public Works

LOT LINE ADJUSTMENT/PARCEL SPLIT RESPONSE FORM

DATE: 12/12/23

LLA # or P.M. #: 2023-002

Planner: Marie Amaro

Applicant: Ceccon

ASSESSOR'S RESPONSE:

Our office would be able to split/combine the parcels as proposed.

- Yes
 No

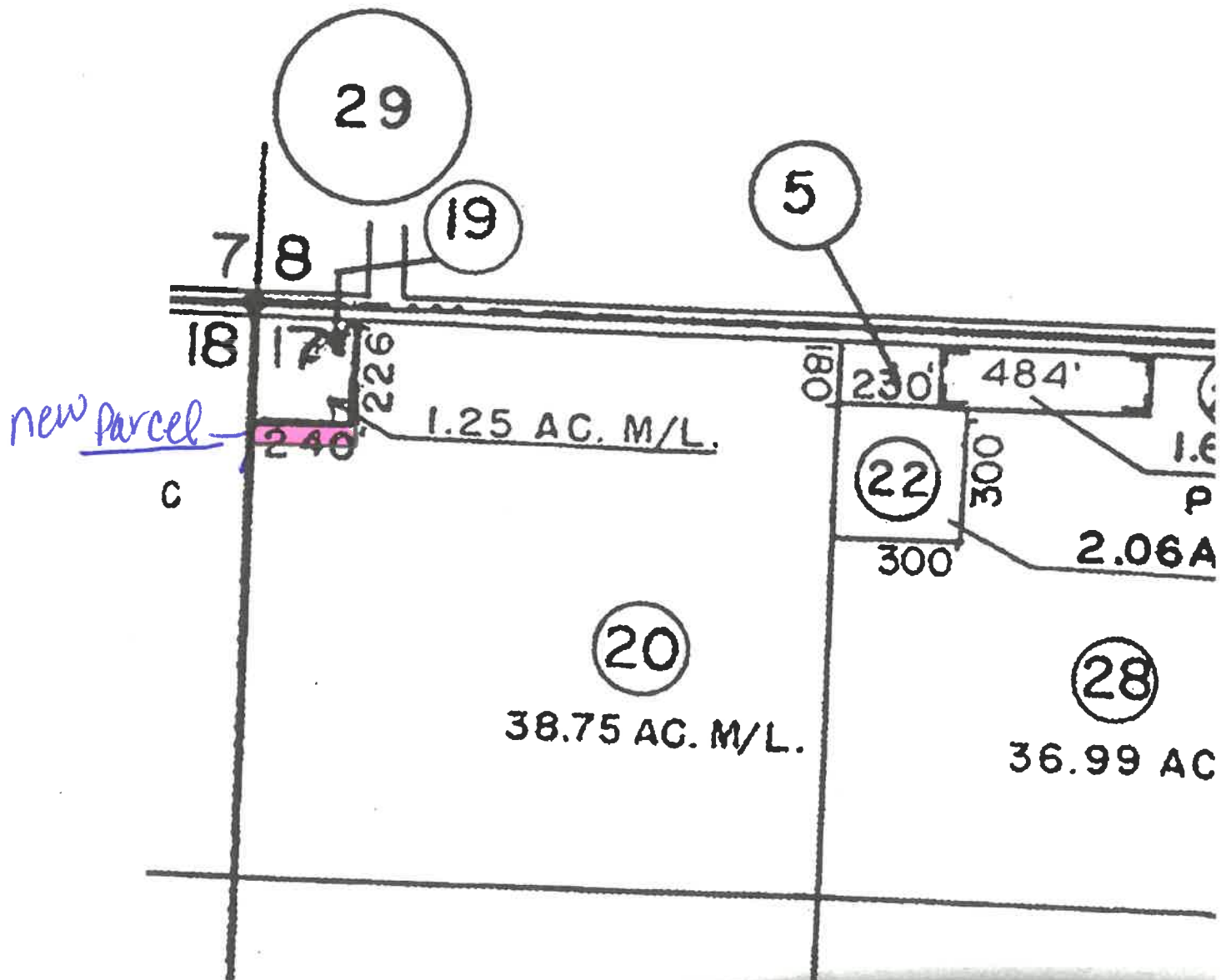
Reasons that the Assessor will not be able to split/combine parcels to match your requests: The parcels are located in different Tax Rate Areas

Comments: We would have to create a new parcel for the 12 x 240 area

If you have any questions concerning this matter, please do not hesitate to contact us.

Contact person: Laura Niehues, Senior Appraiser

R3W





December 12, 2023

Maria Amaro
County of Glenn
225 North Tehama St
Willows, CA 95988

Ref: Gas and Electric Transmission and Distribution

Dear Maria Amaro,

Thank you for submitting the LLA2023-002 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 851 filing 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 24 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 24 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 ($90^\circ \pm 15^\circ$). All utility lines crossing the gas pipeline must have a minimum of 24 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&E'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 10 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.



December 15, 2023

Marie Amaro
County of Glenn
225 North Tehama St
Willows, CA 95988

Re: LLA2023-002
Ceccon

Dear Marie Amaro,

Thank you for providing PG&E the opportunity to review the proposed plans for Lot Line Adjustment 2023-002 dated 12/11/2023. 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.

Sincerely,

PG&E Plan Review Team
Land Management

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 Resource Conservation District
- 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

- Glenn Colusa Water District
- Western Area Power Administration
- Sacramento River National Wildlife Refuge
- City of
- Community Services District:
- Pacific Gas and Electric Company (PG&E)
- Fire Protection District: Kanawha
- 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, 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

- Northeast Center of the CA Historical Resources Information System
- Paskenta Band of Nomlaki Indians
- Grindstone Rancheria of Wintun-Wailaki
- Mechoopda Indian Tribe of Chico Rancheria
- Middletown Rancheria of Pomo Indians California
- Tehama-Colusa Canal Authority
- UC Cooperative Extension Office

DATE: December 11, 2023

PROJECT: Lot Line Adjustment 2023-002, Ceccon

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

APPLICANT/

LANDOWNER(s): Glenn Ceccon
6171 County Road 53
Willows, CA 95988
Phone: 530-934-7478
Email: glenkoe@pulsarco.com

Peter Ceccon, Jr.
County Road 53
Willows, CA 95988
Phone: 530-514-1911

SURVEYOR: Thomas E. Harris
908 Sixth Street
Orland, CA 95963
Phone: 530-865-5567
Email: tom@harrislandssurveying.com

PROJECT: Lot Line Adjustment 2023-002, Ceccon

Existing APN(s): 017-230-019 (1.25± acres) 017-230-020 (39.63± acres)

Resultant Lots: Lot 1: 1.31± acres Lot 2: 39.57± acres

LOCATION: The project is located at 6171 County Road 53, north of County Road 57, west of Interstate 5, east of County Road D, and south of County Road 53, in the unincorporated area of Glenn County, California.

GENERAL PLAN: Intensive Agriculture

ZONING: "AE-40" (Exclusive Agricultural Zone, 36 acres minimum)

FLOOD ZONE: The project is located within Flood Zone "X" (shaded). 06021C0613D, dated August 4, 2010 issued by the Federal Emergency Management Agency (FEMA). Moderate flood hazard areas, labeled Zone B or Zone X (shaded) are also shown on the FIRM, and are the areas between the limits of the base flood and the 0.2-percent-annual-chance (or 500-year) flood.

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, December 21, 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 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.)?

Date Submitted: 11/27/23

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

APPLICATION FOR LOT LINE ADJUSTMENT

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

1. Applicant(s):

Name: Glen Ceccon

Address: 6171 County Road 53, Willows, CA 95988

Phone: 530-934-7478 E-Mail glenkot@pulsarco.com

2. Property Owner(s) #1:

Name: Glen Ceccon

Address: 6171 County Road 53, Willows, CA 95988

Phone: 530-934-7478 E-Mail _____

3. Property Owner(s) #2:

Name: Peter Ceccon, Jr.

Address: County Road 53, Willows, CA 95988

Phone: 530-514-1911 E-Mail _____

4. Engineer/Surveyor:

Name: Thomas E. Harris

Address: 908 6th Street, Orland, CA 95963

Phone: 530-865-5567 E-Mail tom@harrislandsurveying.com

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

Name: Thomas E. Harris

Mailing Address: 908 6th Street, Orland, CA 95963

6. Address and Location of Project: 6171 County Road 53, Willows CA 95988

7. Current Assessor's Parcel Number(s):

Parcel One: 017-230-019 Parcel Two: 017-230-020

Other: _____

8. Existing Zoning <http://gis.gcppwa.net/zoning/>

Parcel One: AE-40 Parcel Two: AE-40

Other: _____

9. Existing Use of Property:

Parcel One: Residential Parcel Two: Agricultural

Other: _____

10. Proposed Use of Property:

Parcel One: Same Parcel Two: Same

Other: _____

11. Size for Each Adjusted Lot:

Parcel One: 1.31+/- acres Parcel Two: 39.57+/- acres

Other: _____

12. Number of dwelling units:

Parcel One: 1 Parcel Two: 0

Other: _____

13. Why are the lots being adjusted?
To accomdate existing fencing and landscaping along the South
boundary of Lot 1.

14. Provide any additional information that may be helpful in evaluating this proposal:
None.

DECLARATION UNDER PENALTY OF PERJURY

(Must be signed by Applicant(s) and Property Owner(s))

(Additional sheets may be necessary)

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

Applicant(s):

Signed: 

Print: Peter Ceccon, Jr.

Date: November 16, 2023

Address: County Road 53, Willows, CA 95988

Surveyor:

Signed: 

Print: Thomas E. Harris

Date: 11-12-2023

Address: 908 6th Street, Orland, CA 95963

DECLARATION UNDER PENALTY OF PERJURY

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

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

Applicant(s):

Signed: 

Print: Peter Ceccon, Jr.

Date: November 16, 2023

Address: County Road 53, Willows, CA 95988

Surveyor:

Signed: 

Print: Thomas E. Harris

Date: 11-12-2023

Address: 908 6th Street, Orland, CA 95963

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(Additional sheets may be necessary)

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

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

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

Property Owner(s) #1:

Signed:  _____

Print: Glen Stewart Ceccon _____

Date: 11-16-2023 _____

Address: 6171 County Road 53, Willows, CA 95988 _____

Property Owner(s) #2:

Signed:  _____

Print: Peter Ceccon, Jr. _____

Date: November 16, 2023 _____

Address: County Road 53, Willows, CA 95988 _____

TIMIOS

PRELIMINARY REPORT

To:
HARRIS SURVEYING
908 6TH ST
ORLAND CA, 95963-1631
ATTN: TOM HARRIS

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

ESCROW NO: 71-00240079

Property Address:
017-230-019-000 & 017-230-020-000
WILLOWS, CA, 95988

Title No:
71-00240078

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: Oct 20, 2023 at 8:00 a.m.

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

A FEE SIMPLE AS TO PARCEL ONE AND TWO; A EASEMENT AS TO PARCEL TWO A; AND A RIGHT OF WAY AS TO PACEL TWO B

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

GLEN STEWART CECCON AS TO PARCEL ONE; PETER CECCON JR., A MARRIED MAN, AS HIS SOLE AND SEPARATE PROPERTY AS TO PARCEL TWO, TWO A AND TWO B

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

1 ST INSTALLMENT:	\$551.87	DUE 12/10/2023
2 ND INSTALLMENT:	\$551.87	DUE 04/10/2024
ASSESSMENT NO.:	017-230-019-000	
1 ST INSTALLMENT:	\$803.50	DUE 12/10/2023
2 ND INSTALLMENT:	\$803.50	DUE 04/10/2024
ASSESSMENT NO.:	017-230-020-000	
2. 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.
3. THE LAND HEREIN DESCRIBED LIES WITHIN THE BOUNDARIES OF GLENN-COLUSA IRRIGATION DISTRICT AND IS SUBJECT TO ALL TAXES, ASSESSMENTS AND OBLIGATIONS THEREOF.
4. THE LAND HEREIN DESCRIBED LIES WITHIN THE BOUNDARIES OF RECLAMATION DISTRICT NO. 2047 AND IS SUBJECT TO ALL TAXES, ASSESSMENTS AND OBLIGATIONS THEREOF. ANY AND ALL ASSESSMENTS ARE COLLECTED WITH COUNTY TAXES.
5. THE HEREIN DESCRIBED PROPERTY LIES WITHIN THE BOUNDARIES OF THE STORM DRAIN MAINTENANCE DISTRICT NO. 3 AND IS SUBJECT TO ALL TAXES, ASSESSMENTS AND OBLIGATIONS THEREOF. ANY AND ALL ASSESSMENTS ARE COLLECTED WITH COUNTY TAXES.
6. RIGHTS OF THE PUBLIC IN AND TO ANY PORTION OF SAID LAND LYING WITHIN COUNTY ROAD 53.
7. EASEMENT AND RIGHT OF WAY FOR IRRIGATION DITCH AND PUMPING PLANT FROM EUGENE JUD, A SINGLE MANTO CLEMENT MILLER, ET UX, DATED MAY 5, 1943 AND RECORDED JUNE 8, 1943 IN BOOK 159 OF OFFICIAL RECORDS, AT PAGE 330.
8. RIGHTS OF WAY AS CONTAINED IN THE DEED FROM CLEMENT MILLER AND MARY K. MILLER, HUSBAND AND WIFE TO ANNA CECCON, DATED APRIL 6, 1944 AND RECORDED MAY 6, 1944 IN BOOK 170 OF OFFICIAL RECORDS AT PAGE 74.
9. EASEMENT OVER THE WEST 30 FEET AS CONVEYED TO PETE CECCON, HERMAN CECCON, ERNEST CECCON, AND EUGENE CECCON, BY DEED RECORDED JULY 28, 1965 IN BOOK 480 OF OFFICIAL RECORDS, AT PAGE 247.
10. NOTICE PURSUANT TO SECTION 813 OF THE CIVIL CODE, EXECUTED BY PETER CECCON, ET AL, DATED DECEMBER 30, 1985 AND RECORDED JANUARY 8, 1986 IN BOOK 785 OF OFFICIAL RECORDS, AT PAGE 270.
11. NOTICE OF INDEPENDENT SOLAR ENERGY PRODUCER CONTRACT, RECORDED MARH 20, 2014, AS INSTRUMENT NO. 2014-0988, OFFICIAL RECORDS.

ANY RIGHT, TITLE OR INTEREST IN OR TO THE SOLAR ELECTRIC GENERATION SYSTEM THAT IS LOCATED ON THE LAND, ALONG WITH ANY OBLIGATIONS RELATED THERETO.
12. RIGHTS AND CLAIMS OF PARTIES IN POSSESSION.
13. WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT THE MATTERS ARE SHOWN BY THE PUBLIC RECORDS.

14. EVIDENCE MUST BE PROVIDED THAT THERE ARE NO COMMITMENT STATEMENTS IN EFFECT UNDER CIVIL CODE SECTION 850 ET SEQ. WITH RESPECT TO THE PROPERTY.

IN ORDER TO REMOVE THIS STATEMENT, THE LANDOWNER WILL NEED TO PROVIDE US WITH AN AFFIDAVIT STATING THAT THEY ARE NOT AWARE OF ANY RELEASE REPORTS OR COMMITMENT STATEMENTS WHICH HAVE BEEN ISSUED UNDER THIS STATUTE WITH RESPECT TO THE PROPERTY.

15. ANY CLAIM THAT THE TITLE IS SUBJECT TO A TRUST OR LIEN CREATED UNDER THE PERISHABLE AGRICULTURAL COMMODITIES ACT (7 U.S.C. 499A, ET SEQ), THE PACKERS AND STOCKYARDS ACT (7 U.S.C. 181, ET SEQ) OR UNDER SIMILAR FEDERAL OR STATE LAWS.
16. THERE APPEARS TO BE NO DEED OF TRUST/MORTGAGE(S) FOUND OF RECORD ON SAID PROPERTY. IF YOU HAVE ANY INFORMATION THAT STATES OTHERWISE, PLEASE CONTACT YOUR CLOSING OFFICER IMMEDIATELY. WE WILL REQUIRE AN AFFIDAVIT OF DEBTS AND LIENS TO BE EXECUTED BY THE PARTIES LISTED ON SCHEDULE "A" OF THIS COMMITMENT.

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. THE INSURANCE CONTEMPLATED BY THIS TRANSACTION SHALL BE ISSUED IN FAVOR OF HARRIS SURVEYING ITS SUCCESSORS AND/OR ITS ASSIGNS IN THE AMOUNT OF \$.00 PURSUANT TO A DEED OF TRUST FROM GLEN CECCON, PETER CECCON , AND AN OWNER'S POLICY IN THE AMOUNT OF \$.00 PURSUANT TO A DEED EXECUTED BY**

- B. 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

- C. 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.**

- D. 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 SITUATE LYING IN THE UNINCORPORATED AREA, COUNTY OF GLENN, STATE OF CALIFORNIA, BEING DESCRIBED AS FOLLOWS:

PARCEL ONE:

PORTION OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 17, IN TOWNSHIP 19 NORTH, RANGE 3 WEST, M. D. B. & M., DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 17, AND THENCE RUNNING SOUTH ON THE SECTION LINE 226 FEET; THENCE EAST ON A LINE PARALLEL WITH THE NORTH LINE OF SAID SECTION 240 FEET; THENCE NORTH ON A LINE PARALLEL WITH THE NORTH LINE OF SAID SECTION 226 FEET TO THE NORTH LINE OF SAID SECTION; THENCE WEST ON THE NORTH LINE OF SAID SECTION 240 FEET TO THE PLACE OF BEGINNING.

APN: 017-230-019-000

PARCEL TWO:

THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 17, IN TOWNSHIP 19 NORTH, RANGE 3 WEST, M.D.B.&M.

EXCEPTING THEREFROM THE FOLLOWING:

BEGINNING AT THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 17 AND THENCE RUNNING SOUTH ON THE SECTION LINE 226 FEET; THENCE EAST ON A LINE PARALLEL WITH THE NORTH LINE OF SAID SECTION, 240 FEET; THENCE NORTH ON A LINE PARALLEL WITH THE WEST LINE OF SAID SECTION, 226 FEET TO THE NORTH LINE OF SAID SECTION; THENCE WEST ON THE NORTH LINE OF SAID SECTION 240 FEET TO THE POINT OF BEGINNING.

APN: 017-230-020-000

PARCEL TWO A:

AN EASEMENT OVER THE WEST 30 FEET OF THE PARCEL EXCEPTION ABOVE.

PARCEL TWO B:

A RIGHT OF WAY FOR DITCH AND ROAD AS NOW CONSTRUCTED OVER AND ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 17, TOWNSHIP 19 NORTH, RANGE 3 WEST, M.D.B.&M.

2022-3472

Sendy Perez

Glenn, CA - Glenn County Clerk-Recorder
09/08/2022 09:56 AM

RECORDING REQUESTED BY:

Timios Title, A California Corporation
250 W. Sycamore St.
Willows, CA 95988

Titles: 1 Pages: 3

Fees: \$20.00

Taxes: \$0

Total: \$20.00

**After Recording Return And
Mail Tax Statements To:**

PETER CECCON JR
894 PACIFIC AVE
WILLOWS, CA 95988

SPACE ABOVE THIS LINE FOR RECORDER'S USE

A.P.N. NO. 017-230-020, 017-230-031

INTERSPOUSAL TRANSFER GRANT DEED

(Excluded from reappraisal under California Constitution Article 13A Section 1 et seq.)

This is an Interspousal Transfer and not a change in ownership under Section 63 of the Revenue and Taxation Code and Grantor(s) has (have) checked the applicable exclusion from reappraisal; The undersigned declares Documentary Transfer Tax to be \$0.00:

- Grantor and Grantee are the same, deed given to change name(s) or how title is held, R&T Code 11911
- From Joint Tenancy to Community Property
- From One Spouse to Both Spouses, R&T Code 11911
- From One Spouse to the Other Spouse establishing sole and separate property of a Spouse, R&T Code 11911
- From One Spouse to the Other Spouse pursuant to a Dissolution of Marriage, R&T Code 11927
- Exempt from fee per GC 27388.1; recorded concurrently "in connection with" a transfer subject to the imposition of documentary transfer tax.
- This document is exempt from GC 27388.1, Building Homes & Jobs Tax as it transfers a residential dwelling to an owner-occupier.

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,
JUDITH CECCON, SPOUSE OF THE GRANTEE HEREIN
hereby GRANTS to
PETER CECCON JR, A MARRIED MAN AS HIS SOLE AND SEPARATE PROPERTY

the following described real property in unincorporated area / city of WILLOWS, County of GLENN, State of California:

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

PARCEL ONE:

THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 17, IN TOWNSHIP 19 NORTH, RANGE 3 WEST, M.D.B.&M.

EXCEPTING THEREFROM THE FOLLOWING:

BEGINNING AT THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 17 AND THENCE RUNNING SOUTH ON THE SECTION LINE 226 FEET; THENCE EAST ON A LINE PARALLEL WITH THE NORTH LINE OF SAID SECTION, 240 FEET; THENCE NORTH ON A LINE PARALLEL WITH THE WEST LINE OF SAID SECTION, 226 FEET TO THE NORTH LINE OF SAID SECTION; THENCE WEST ON THE NORTH LINE OF SAID SECTION 240 FEET TO THE POINT OF BEGINNING.

APN: 017-230-020-000

PARCEL ONE A:

AN EASEMENT OVER THE WEST 30 FEET OF THE PARCEL EXCEPTION ABOVE.

PARCEL ONE B:

A RIGHT OF WAY FOR DITCH AND ROAD AS NOW CONSTRUCTED OVER AND ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 17, TOWNSHIP 19 NORTH, RANGE 3 WEST, M.D.B.&M.

PARCEL TWO:

THE WEST HALF OF THE SOUTHEAST QUARTER AND THE SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 19 NORTH, RANGE E WEST, M.D.B.&M.

EXCEPTING THEREFROM THE PARCEL OF LAND IN THE SOUTHEAST CORNER OF SECTION 17 CROSSED BY THE CENTRAL CANAL AS THE SAME IS SHOWN ON THE MAP OF THE SACRAMENTO VALLEY IRRIGATION PROJECT FILED IN THE OFFICE OF THE COUNTY RECORDER OF THE COUNTY OF GLENN IN BOOK 3 OF MAPS AND SURVEYS, PAGE 248, AND AS DESCRIBED IN DEED TO CENTRAL CANAL AND IRRIGATION COMPANY, A CORPORATION, RECORDED MARCH 3, 1904 IN BOOK 18 OF DEEDS AT PAGE 545.

ALSO EXCEPTING THEREFROM THAT PORTION DEEDED TO THE GLENN-COLUSA IRRIGATION DISTRICT BY DEED RECORDED APRIL 14, 1975 IN BOOK 584 OF OFFICIAL RECORDS AT PAGE 322.

APN: 017-230-031-000

More commonly known as: 017-230-020, 017-230-031-000, WILLOWS, CA 95988

Dated: 3-24, 2022

Judith Cecon
JUDITH CECCON

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.

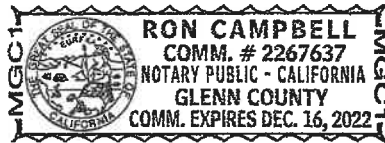
State of CA
County of GLENN

On 3-24, 2022, before me, Ron Campbell, a notary public, personally appeared, JUDITH CECCON, 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.

Ron Campbell
Signature of Notary Public



(Notary Seal)

1 **KENNETH M. HOPKINS, SB#57347**
 2 **MECKFESSEL, HOPKINS & BYRD**
 3 Attorneys at Law
 4 109 North Marshall Avenue
 5 P. O. Box 1190
 6 Willows, CA 95988
 7 Telephone: (916) 934-4685
 8
 9 Attorneys for Executor

COB ENCLOSED
 RECORDED IN OFFICIAL RECORDS
 OF GLENN COUNTY, CALIFORNIA
 AT THE REQUEST OF

ATTORNEY
 95 MAY 23 PM 4:15

CAROLYN DAVIS
 GLENN COUNTY RECORDER

6 FEE \$ 22.00
 Pages

95-2268

8 **SUPERIOR COURT OF CALIFORNIA, COUNTY OF GLENN**

9 In Re the Estate of:)
 10 EUGENE ALBERT CECCON,)
 11 Deceased.)
 12)
 13)

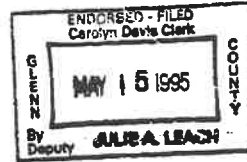
NO. 7847

JUDGMENT SETTLING REPORT
 OF EXECUTOR AND FOR
 FINAL DISTRIBUTION ON
 WAIVER OF ACCOUNTING
 AND ALLOWING COMPEN-
 SATION FOR ORDINARY
 SERVICES

14 APN 017-23-0-019
 15
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95-2268

1 **KENNETH M. HOPKINS, SB#57347**
 2 **MECKFESSEL, HOPKINS & BYRD**
 3 Attorneys at Law
 4 109 North Marshall Avenue
 5 P. O. Box 1190
 6 Willows, CA 95988
 7 Telephone: (916) 934-4685
 8 Attorneys for Executor



8 **SUPERIOR COURT OF CALIFORNIA, COUNTY OF GLENN**

9	In Re the Estate of:)	NO. 7847
10	EUGENE ALBERT CECCON,)	JUDGMENT SETTLING REPORT
11	Deceased.)	OF EXECUTOR AND FOR
12)	FINAL DISTRIBUTION ON
13)	WAIVER OF ACCOUNTING
)	AND ALLOWING COMPEN-
)	SATION FOR ORDINARY
)	SERVICES

14
 15 The REPORT OF EXECUTOR, PETITION FOR FINAL DISTRIBUTION UPON
 16 WAIVER OF ACCOUNT AND FOR ALLOWANCE OF ORDINARY COMPENSATION OF
 17 JUNE KRISTINE WALLIS, as the Executor of the Will of Eugene Albert Cecon, deceased,
 18 came on for hearing on May 12, 1995.

19 On evidence given to the satisfaction of the Court, the Court makes the following
 20 findings:

- 21 1. Notice of the time and place of the hearing was given as required by law.
- 22 2. All allegations of the Petition are true.
- 23 3. Eugene Albert Cecon died testate on March 22, 1990, in Glenn County,
 24 California, and was at the time of his death a resident of that county.
- 25 4. On June 25, 1990, JUNE KRISTINE WALLIS was appointed executor of the
 26 decedent's Will and granted authority to administer the estate without Court supervision under
 27 the Independent Administration of Estates Act. JUNE KRISTINE WALLIS qualified as
 28 executor of the decedent's Will on July 19, 1990, and has, since that date, been, and now is.

3

1 the executor of the Will. Her authority to administer the Estate under the Independent
2 Administration of Estates Act has not been revoked.

3 5. Notice of Administration has been given to creditors as required by law. The
4 time for filing and presenting creditor's claims has expired and the estate now is in a condition
5 to be closed.

6 6. All claims filed and presented against the Estate were either allowed and paid or
7 rejected, either by formal action or the passage of time, and the time within which a creditor's
8 action may be commenced has expired.

9 7. All debts of decedent and of the Estate and all expenses of administration have
10 been paid, except closing expenses and compensation of Petitioner, as executor, and fees of
11 Meckfessel, Hopkins & Byrd, her attorneys, and reimbursement of costs advanced by them.

12 8. A federal Estate Tax Return and a California Estate Tax Return have been filed,
13 and the taxes shown to be due have been paid in full.

14 The California estate tax imposed is \$40,449.00. The federal estate tax shown to be
15 due on the return is \$164,112.00.

16 The federal return has been audited and the executor has been released from personal
17 liability for estate taxes.

18 9. The Will does not provide that the estate tax be paid from the residue of the
19 estate, and the estate taxes paid on behalf of the estate should be allocated among the estate
20 distributees as follows:

<u>Beneficiary</u>	<u>Proration</u>
June Kristine Wallis	\$ 48,338.00
Glen Stewart Ceccon	59,527.00
Susan Ceccon Mann	48,338.00
Shannon Ceccon Gammon	24,179.00
Brandon Ceccon	24,179.00

27 10. All California and federal income taxes due and payable by the estate have been
28 paid.

- 1 11. There are no personal property taxes due or payable by the estate.
- 2 12. The estimated expense of closing the estate, including the reserve for payment
- 3 of any liability that may hereafter be determined to be due from the estate, is \$1,000.00, and
- 4 the executor should be authorized to withhold that sum from distribution.
- 5 13. The estate consists entirely of the separate property of the decedent.
- 6 14. All of the persons entitled to distribution of all of the estate have waived an
- 7 account by the Petitioner and the waivers of the distributees are on file in these proceedings.
- 8 15. Distribution should be ordered as requested in the Petition and specified below.

9 IT IS ORDERED AND ADJUDGED THAT:

- 10 1. The administration of the estate be brought to a close without the requirement of
- 11 an account.
- 12 2. All acts and transactions of the executor relating to the matters set forth in her
- 13 Petitioner and Account are confirmed and approved.
- 14 3. The executor is authorized to retain \$1,000.00 from distribution at this time to
- 15 defray closing expenses and any unexpended portion of such reserve for closing expenses shall
- 16 be distributed to the distributees in their proportional interest in the estate without further
- 17 order of this Court.
- 18 4. The executor is authorized and directed to pay to herself the sum of \$28,310.41,
- 19 as statutory compensation for services rendered in administering this estate and to pay to
- 20 Meckfessel, Hopkins & Byrd, her attorneys, the sum of \$28,310.41 as statutory compensation
- 21 for services rendered in the administration of this estate, and to pay to them the further sum of
- 22 \$479.86 as reimbursement for costs advanced by them on behalf of the estate during the course
- 23 of its administration.
- 24 5. The estate in the possession of the executor remaining for distribution shall be
- 25 distributed as follows:
- 26 A. To GLEN STEWART CECCON, the decedent's residence at the time of
- 27 his death, described as all of that real property in the County of Glenn, State of California,
- 28 described as follows:

1 A portion of the Northwest quarter of the Northwest quarter of section
2 17, Township 19 North, Range 3 West, M.D.B.&M., described as
3 follows:

4 Beginning at the Northwest corner of the Northwest quarter of the
5 Northwest quarter of said Section 17, and thence running South on the
6 Section line 226 feet; thence East on a line parallel with the North line
7 of said Section 240 feet; thence North on a line parallel with the West
8 line of said Section 226 feet to the North line of said Section; thence
9 West on the North line of said Section 240 feet to the place of
10 beginning.

11 EXCEPTING an easement over the West 30 feet of said parcel.

12 The foregoing devise is subject to any encumbrances on the real property at the time of
13 decedent's death, including any mortgage, deed of trust, and real property taxes and
14 assessments.

15 B. To JUNE KRISTINE WALLIS, decedent's one share of stock in Glenn
16 Golf & Country Club.

17 C. To JUNE KRISTINE WALLIS, the sum of \$259,842.88

18 D. To SUSAN CECCON MANN, the sum of \$259,842.88

19 E. To GLEN STEWART CECCON, the sum of \$244,924.23

20 F. To BRANDON CECCON, the sum of \$129,921.44

21 G. To SHANNON CECCON GAMMON, the sum of \$129,921.44

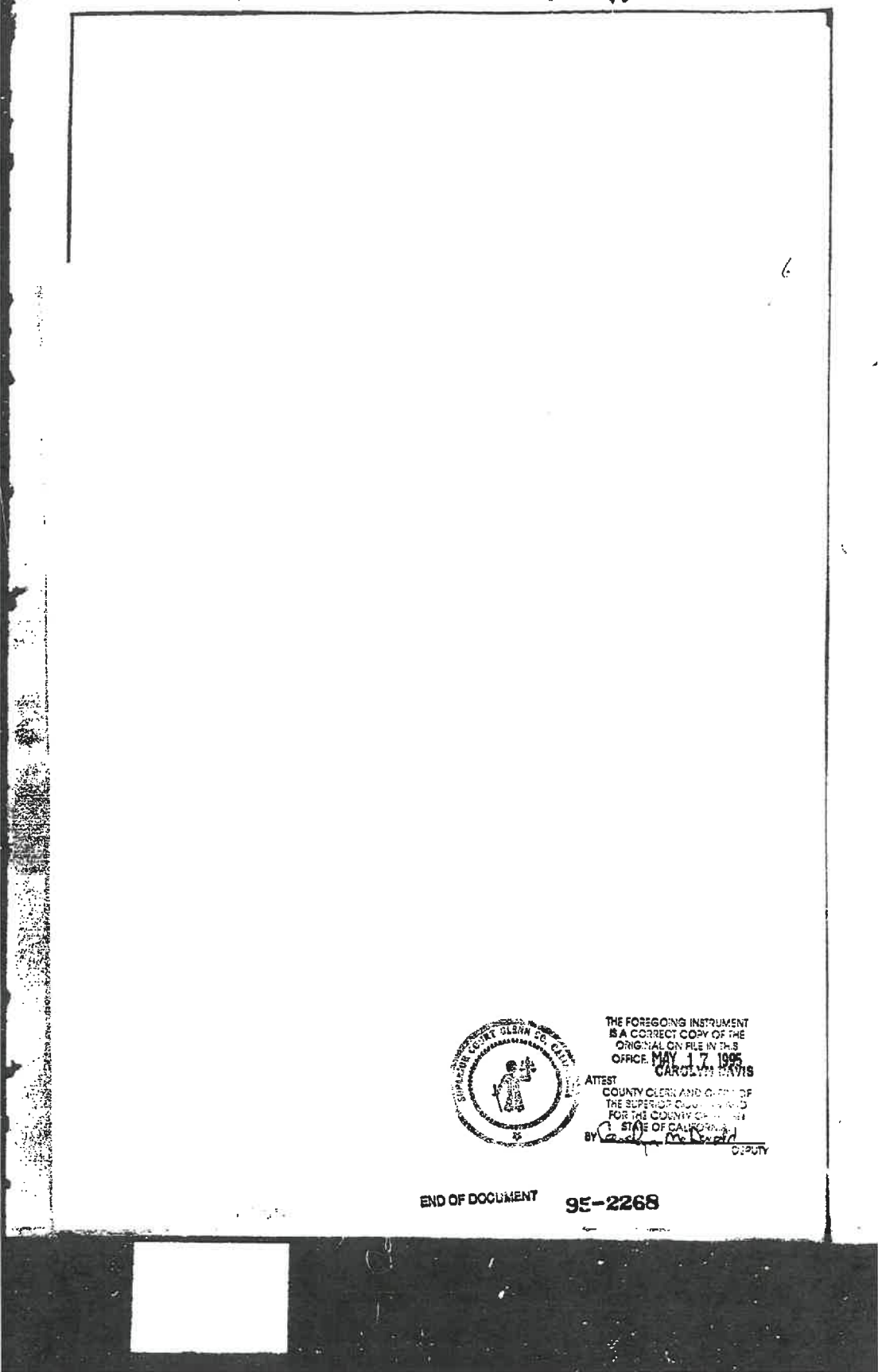
22 H. The rest, residue and remainder of decedent's estate, including any
23 failed or lapsed gifts, devises or bequests, to decedent's issue who survived him by right of
24 representation.

25 Any other property of the estate not now known or discovered that may belong to the
26 estate or in which the decedent or the estate may have any interest, shall be distributed 25%
27 each to JUNE KRISTINE WALLIS, GLEN STEWART CECCON and SUSAN CECCON
28 MANN, the decedent's surviving children and 12.5% each to BRANDON CECCON and
SHANNON CECCON GAMMON, the children of a predeceased child of the decedent.

DATED: May 12, 1995

ROY G. MacFARLAND
JUDGE OF THE SUPERIOR COURT

C:\FILES\CECCON\CLOSING.JDG



THE FOREGOING INSTRUMENT
 IS A CORRECT COPY OF THE
 ORIGINAL ON FILE IN THIS
 OFFICE MAY 17 1995
 CAROL MCLEOD

ATTEST
 COUNTY CLERK AND CLERK OF
 THE SUPERIOR COURT AND
 FOR THE COUNTY OF GLENN
 STATE OF CALIFORNIA
 BY Carol McLeod DEPUTY

END OF DOCUMENT 95-2268

EXHIBIT "A"

Lot 1

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

Being a portion of the Northwest Quarter of the Northwest Quarter of Section 17, Township 20 North, Range 3 West, M.D.M., and more particularly described as follows:

BEGINNING at the Northwest Corner of said Section 17, thence along the West line of said Section, South 00° 22' 15" East, 238.00 feet;

thence leaving said West line, and parallel with the North line of said Section 17, North 89° 59' 34" East, 240.00 feet;

thence parallel with said West line of Section 17, North 00° 22' 15" West, 238.00 feet, to a point on the North line of said Section 17;

thence South 89° 59' 34" West, 240.00 feet, to the Point of Beginning.

Containing 1.3 acres, more or less.

EXCEPTING THEREFROM a non-exclusive easement for ingress, egress, road and public utilities purposes over the following described:

The West 30.00 feet of the North 238.00 feet of the West 240.00 feet of said Section 17.

Subject to easements of record.

End of description.



11-20-2023

Thomas E. Harris

Thomas E. Harris
Licensed Land Surveyor No. 8532

The Purpose of this description is to effect Lot Line Adjustment No. 2023-____, as approved by the Glenn County Planning and Community Development Services Agency on _____ and that no additional parcels are being created.

EXHIBIT "A"
Lot 2

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

Being a portion of the Northwest Quarter of the Northwest Quarter of Section 17, Township 20 North, Range 3 West, M.D.M., and more particularly described as follows:

The Northwest Quarter of the Northwest Quarter of said Section 17.

EXCEPTING THEREFROM the following described:

BEGINNING at the Northwest Corner of said Section 17, thence along the West line of said Section, South 00° 22' 15" East, 238.00 feet;

thence leaving said West line, and parallel with the North line of said Section 17, North 89° 59' 34" East, 240.00 feet;

thence parallel with said West line of Section 17, North 00° 22' 15" West, 238.00 feet, to a point on the North line of said Section 17;

thence South 89° 59' 34" West, 240.00 feet, to the Point of Beginning.

Containing 39.6 acres, more or less.

TOGETHER WITH a non-exclusive easement for ingress, egress, road and public utilities purposes over the following described:

The West 30.00 feet of the North 238.00 feet of the West 240.00 feet of said Section 17.

ALSO TOGETHER WITH a right of way for ditch and road as now constructed over and along the West line of the Southwest quarter of the Northwest Quarter of said Section 17.

Subject to easements of record.

End of description.



11-20-2023

Thomas E. Harris

Thomas E. Harris
Licensed Land Surveyor No. 8532

The Purpose of this description is to effect Lot Line Adjustment No. 2023-___, as approved by the Glenn County Planning and Community Development Services Agency on _____ and that no additional parcels are being created.

Point	Angle	Distance	Northing	Easting	Description
3	S 00°22'15.0" E	238.000	2,311,671.38	6,496,545.20	2.5"BRASS
200	N 89°59'34.4" E	240.000	2,311,433.38	6,496,546.74	LLA
201	N 00°22'15.0" W	238.000	2,311,433.41	6,496,786.74	LLA
602	S 89°59'34.4" W	240.000	2,311,671.41	6,496,785.20	DEED
Total		956.000			

Polyline Length: 956.00
 Polyline Area: 57119 sq ft, 1 acres

Point	Angle	Distance	Northing	Easting	Description
200	N 89°59'34.4" E	240.000	2,311,433.38	6,496,546.74	LLA
201	N 00°22'15.0" W	238.000	2,311,433.41	6,496,786.74	LLA
602	N 89°59'34.4" E	1,090.770	2,311,671.41	6,496,785.20	DEED
506	S 00°18'06.8" E	1,338.350	2,311,671.54	6,497,875.97	1/16
510	S 89°56'09.5" W	1,329.152	2,310,333.21	6,497,883.02	DEED
509	N 00°22'15.0" W	1,101.680	2,310,331.73	6,496,553.87	DEED

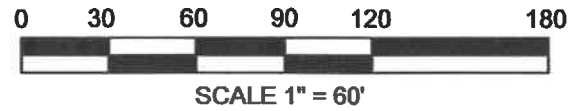
Total 5,337.952

Polyline Length: 5337.95
 Polyline Area: 1723693 sq ft, 40 acres

MAP LEGEND

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

FLOOD ZONE X
ZONING AE 40

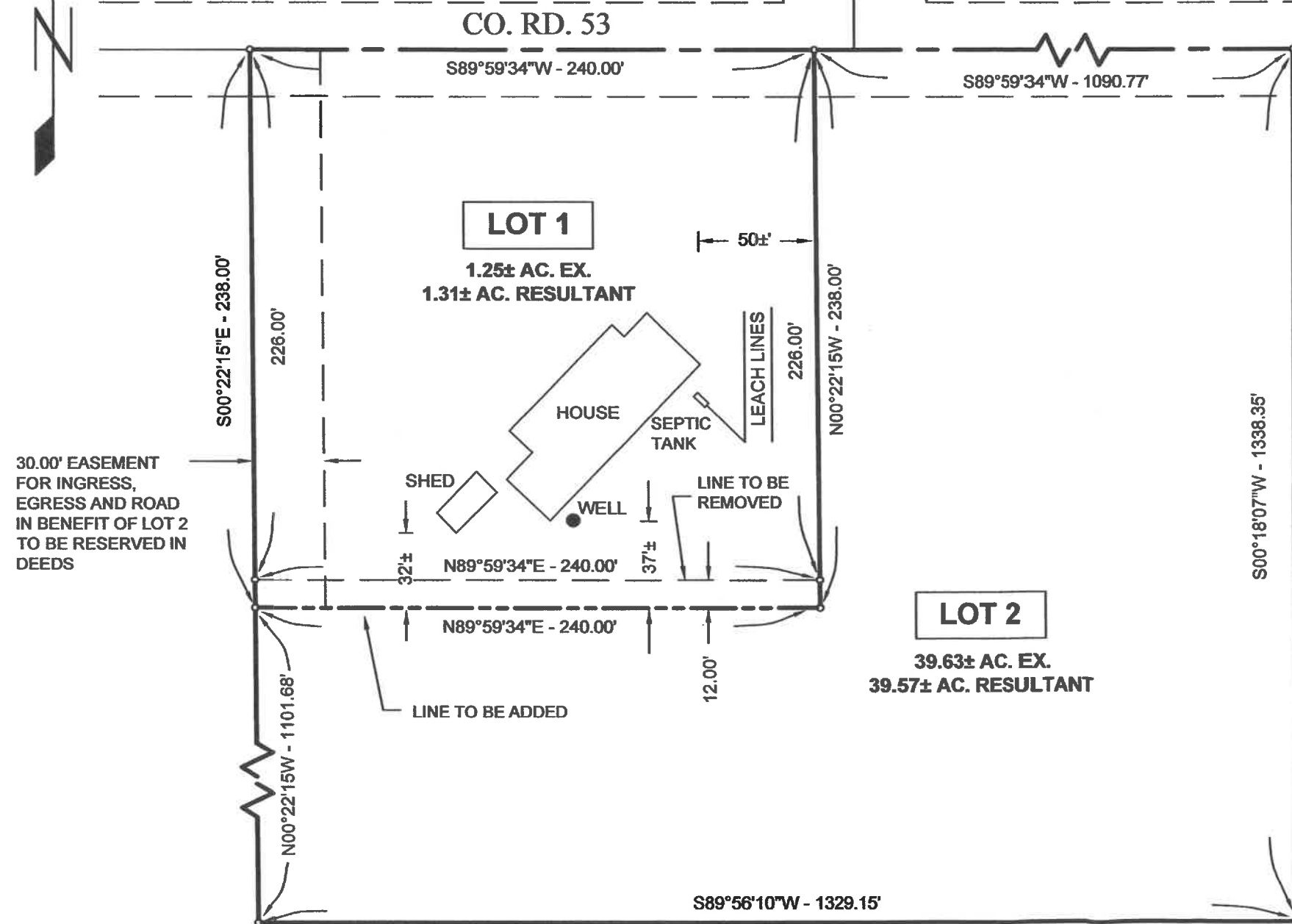
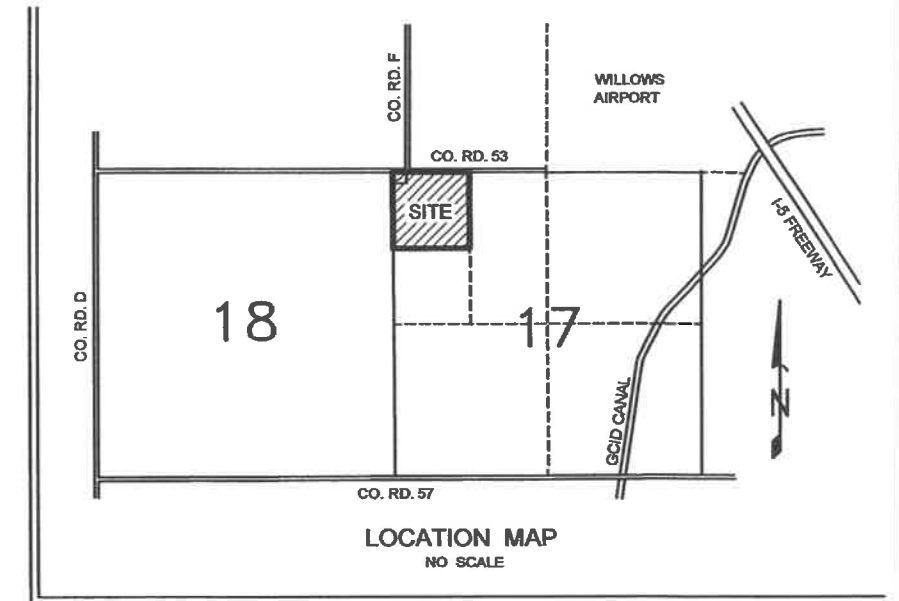


OWNER'S CONSENT

LISTED BELOW ARE THE OWNERS OF THE REAL PROPERTY AS SHOWN HEREON AND BY THEIR SIGNATURES ON THE APPLICATION, DID CONSENT TO THE PREPARATION OF THIS PROPOSED LOT LINE ADJUSTMENT AS SHOWN.

GLEN STEWART CECCON
APN 017-230-019
6171 COUNTY ROAD 53
WILLOWS, CA 95988

PETER CECCON JR.,
A MARRIED MAN, AS HIS SOLE AND SEPARATE PROPERTY
APN 017-230-020
ROAD 53
WILLOWS, CA 95988



APNs 017-230-019 and 020
LOT LINE ADJUSTMENT

BEING PORTIONS OF THE NORTHWEST QUARTER OF SECTION 17, T.19N., R.3W., M.D.M.; SITUATE IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF GLENN, STATE OF CALIFORNIA.

NOVEMBER 2023

SCALE 1" = 60'

GLEN STEWART CECCON
OFFICIAL RECORDS DOCUMENT No. 95-2268
PETER CECCON JR.
OFFICIAL RECORD DOCUMENT No. 2022-3472

PREPARED BY:



11-20-2023

Thomas E. Harris
THOMAS E. HARRIS
LAND SURVEYOR
908 6TH STREET, ORLAND, CA. 95963

SHEET 1 OF 1

22042