

# GLENN COUNTY

## Planning & Public Works Agency

P.O. Box 1070 / 777 N. Colusa Street  
Willows, CA 95988  
530.934.6530 Fax 530.934.6533  
[www.countyofglenn.net](http://www.countyofglenn.net)



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### GLENN COUNTY PLANNING COMMISSION

#### STAFF REPORT

MEETING DATE: November 15, 2017

TO: Glenn County Planning Commission

FROM: Hether Ward, Assistant Planner

RE: **Tentative Parcel Map 2017-003**  
"RE-2" Zoning District

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#### Attachments:

1. Conditions of Approval (2017)
2. Request for Review and Application Information
3. Agency Comments
4. Notice of Determination and Mitigated Negative Declaration (2007, for reference)
5. Conditions of Approval (2007, for reference)
6. Assessor's Parcel Map
7. Exhibit "A"; Tentative Parcel Map

## **1      PROJECT SUMMARY**

On December 3, 2007, the Glenn County Planning & Public Works Director approved Tentative Parcel Map 2007-007, to create four parcels and a remainder in the “RE-2”, Rural Residential Estate, zoning district on Assessor’s Parcel Number 047-070-001. However, the map was not recorded and expired on December 3, 2012.

Michael and Vickie Smith have submitted a revised tentative parcel map and propose to divide one existing parcel totaling 19.3± acres into the following:

Parcel 1:	2.13± acres
Parcel 2:	2.48± acres
Remainder:	15.2± acres

The 19.3± acre site is primarily used for low-density, rural residential uses. Proposed Parcel One is developed with one single-family residence and a storage building. Proposed Parcel Two is vacant and does not contain any structures. The Designated Remainder contains one storage building. Along County Road M, Parcel One has approximately 363 feet of frontage, Parcel Two has 236 feet of frontage and the Remainder has 60 feet.

The property is located south of County Road 18, north of County Road 20, east side of County Road M, at 4200 County Road M, Orland, CA 95963, in the unincorporated area of Glenn County, California. The City of Orland, is approximately 0.7 miles to the north. The site consists of a portion of Section 26, Township 22 North, Range 3 West, M.D.B. & M., “Orland” U.S. Geological Survey (USGS) 7.5-minute topographic quadrangle. The project site consists of the following Assessor’s Parcel Number (APN): 047-070-001 (19.3± acres).

The project site is zoned “RE-2” (Rural Residential Estate Zone, 1.7-acre minimum parcel size) and is designated “Suburban Residential” in the General Plan. Additional project information is included in the original Mitigated Negative Declaration and Initial Study attached to this report as well as other documentation.

### **1.1      RECOMMENDATIONS**

That the Planning Commission accept the previously granted Mitigated Negative Declaration, as adequate Environmental Review for Tentative Parcel Map 2017-003 and pursuant to the *California Code of Regulations (CCR), Guidelines for Implementation of the California Environmental Quality Act (CEQA), Title 14, Chapter 3, Article 11, Section 15162*, no additional environmental review is needed for this project.

That with the Findings as presented in the Staff Report with the corresponding Mitigation Measures and Conditions of Approval as attached, approve Tentative Parcel Map 2017-003.

## **2      ANALYSIS**

The proposed project to divide the existing parcel is consistent with surrounding land uses. This area of Glenn County is within an area of suburban residential uses, yet is rural in character. The resultant parcels will continue to be used for suburban residential uses. The proposed project will not be detrimental to the health, safety, or general welfare of persons residing or working in the vicinity.

### **2.1      ENVIRONMENTAL DETERMINATION**

A Mitigated Negative Declaration for the project was adopted and duly approved by the Planning Commission on December 3, 2007. CEQA Guidelines Section 15162 states that no subsequent Negative Declaration shall be prepared for the time extension unless one or more of the *following* have occurred. As subsequently listed, the information indicates that none of the following has occurred and the project meets the requirements of Section 15162.

#### CEQA Guidelines (CCR §15162)

*a. Substantial changes are proposed in the project which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects.*

No changes to the previously approved project are proposed in association with the land division. Impacts identified under the previously approved Mitigated Negative Declaration would remain the same. No new significant environmental effects would occur and there would be no increase in the previously identified effects.

*b. Substantial changes will occur with respect to the circumstances under which the project is being undertaken which will require major revisions to the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects.*

No substantial change has or is anticipated to occur with respect to the circumstances under which the project is being undertaken. The proposed time extension will not induce any new significant environmental effects or increase any environmental effects previously identified.

*c. New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete or the negative declaration was adopted, has become available.*

No new information of substantial importance, which was not known and could not have been known at the time the previous Mitigated Negative Declaration was approved, has become available. As discussed above, there have been no substantial changes to site conditions and no changes, beyond a map revision, to the previously approved project as proposed.

In summary, none of the conditions in State CEQA Guidelines Section 15162 has occurred with respect to the project; therefore, no subsequent Mitigated Negative Declaration will be prepared.

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

The site is designated “Suburban Residential” in the Glenn County General Plan and is zoned “RE-2” (Rural Residential, 1.7-acre minimum parcel size). The project consists of a land division to divide one existing parcel totaling 19.3± acres into two parcels and a remainder. Proposed Parcel One will be 2.13± acres, Parcel Two will be 2.48± acres and the Designated Remainder will be 15± acres.

### **2.2.1 “RE-2” Rural Residential Estate Zone (Glenn County Code Chapter 15.350)**

#### Purpose (Glenn County Code §15.350.010):

This Rural Residential Estate Zone is established to provide for residential development within a range of densities compatible with a rural character and life-style, to allow residential uses in areas where agriculture is clearly a secondary use, to use as a buffer zone between agricultural land and urbanized development and to provide areas for hobby farms. This project as proposed will conform to the purpose provided for in the Rural Residential Estate zone and will not adversely affect surrounding uses in the area or the General Plan.

#### Sub-Zone and Lot Area (Glenn County Code §15.350.050):

The minimum parcel size for the “RE-2” zone is 1.7 acres. Proposed Parcel One will be 2.13± acres, Parcel Two will be 2.48± acres and the Designated Remainder will be 15± acres therefore, the parcels meet the minimum parcel size for this zone and are adequate in size and shape to accommodate the proposed project.

#### Minimum Yard Requirements (Glenn County Code §15.350.060):

All structures on proposed Parcels One, Two and the Remainder will meet the required setbacks of thirty feet for the front yard, fifteen feet for interior side yards and twenty-five feet for the rear yard. For accessory buildings that exceed one thousand square feet, the side yards shall be the same as that required for the main building. Any accessory building less than one thousand square feet shall have a minimum of five feet side yard and rear yard.

### **2.2.2 Land Divisions (Glenn County Code Chapter 15.230)**

#### Findings (Glenn County Code §15.230.010)

*No tentative map, for either a final map or a parcel map, shall be approved unless the following findings are made:*

*A. That the proposed map or the design or improvement of the proposed subdivision is consistent with the applicable general and specific plans and this title;*



The project site is zoned “RE-2” (Rural Residential Estate Zone) and designated “Suburban Residential” in the General Plan. In accordance with General Plan §3.0.7 (Suburban Residential), the proposed project will not violate the population and building intensity standards outlined therein. The residential uses of the site are consistent with the “Suburban Residential” land use designation. Section 3.0.7 states the following:

*The Suburban Residential classification is utilized to identify areas suitable for smaller lots, yet rural in character, and to provide for development that is compatible with subdivisions in a suburban setting.*

The project site is consistent with the land use classification. One residence is located on the resultant Parcel One. A single family residence for resultant Parcel Two could potentially be permitted in the future, with the approval of the proposed land division. This density is allowed under the “RE” zoning designation.

The proposed project is for lands that are zoned for residential use. The proposed parcels will continue to be used for suburban residential related uses. The project will continue to discourage urban encroachment. The proposed land division is compatible with the surrounding land uses because the area consists of rural residential uses. The proposal will not adversely affect surrounding uses in the area and will not adversely affect the General Plan. The proposed parcels will meet the land use and zoning requirements of the General Plan and the Zoning Code.

*B. That the site is physically suitable for the type of development, or for the density of development proposed;*

The proposed parcels are physically suitable for agricultural uses and they meet the minimum parcel size of 1.7 acres stated under Glenn County Code Chapter 15.350. There is sufficient area to accommodate potential future development allowed under Chapter 15.350 of the Glenn County Code. The proposed parcels will have adequate access for ingress and egress.

*C. That the design of the subdivision or the proposed improvements will not cause substantial environmental damage or substantially injure fish or wildlife or their habitat, and, if applicable, that such subdivision and improvements provide reasonable public access to public resources as required by Article 3.5 of the Subdivision Map Act;*

The proposed land division will not cause substantial environmental damage nor will it injure fish, wildlife, or their habitat. The proposed project will not result in potentially significant impacts. Public access to public resources does not apply to this project. The environmental impacts of the project are discussed in the previous Initial Study attached to this report.

*D. That the design of the subdivision or the type of improvements will not cause substantial public health problems;*

The design of the proposed land division will not cause substantial public health problems. The potential impacts of this project on public health are discussed in the previous Initial Study attached to this report.

*E. That the design of the subdivision or the type of improvements is not in conflict with easements acquired by the public at large for access through or use of the property within the proposed subdivision;*

The design of the land division is not in conflict with easements acquired by the public at large for access through or use of the property. No easements will be impacted with this project. There will be adequate access to the proposed parcels from County Road M.

*F. That the discharge of waste from the proposed subdivision into a sewer system would not result in the violation of existing requirements prescribed by the California Regional Water Quality Control Board;*

There is no sewer system that serves the project area; therefore, this project will not result in the violation of existing requirements prescribed by the California Regional Water Quality Control Board (CRWQCB). The proposed parcels will be served by individual septic systems meeting CRWQCB regulations upon application for on-site sewage disposal.

*G. That the property is not, or will not become, unhealthful or unfit for human habitation or occupancy if developed as proposed;*

The proposed parcels will not become unhealthful or unfit for human habitation or occupancy. The potential environmental impacts of the project are discussed in the previous Initial Study attached to this report. No potentially significant impacts were identified during the Initial Study that would pose danger to human occupancy at the site. The project site will not become unhealthful for human occupancy with approval of this land division.

*H. That the property is not hazardous for development or habitation because of flooding or inundation, adverse soil or geologic conditions, close proximity to an airport, excessive steepness, difficult access, wildfire hazard or other conditions adverse to the public health, safety or general welfare.*

No new development is proposed for the project site at this time. As discussed in the Initial Study attached to this document, this project may be hazardous for development due to perchloroethylene (PCE) contamination in the groundwater. The Environmental Health Department has set standards for well construction in the area and appropriate conditions have been incorporated in to the project. This project will not be adversely affected by adverse geologic conditions, proximity to airports, fire hazards, or topography. See comments for year 2017, from the Environmental Health

Department. This property is not hazardous for development as discussed in the previous Initial Study attached to this report.

### **3 PROJECT REQUIREMENTS**

#### **3.1 MITIGATION MONITORING PROGRAM (UPDATED 2016)**

1. Mitigation Measure #1 (Cultural Resources):

That if archaeological sites are encountered during excavation of the site, all construction activity shall cease within 3 meters (10 feet) of the exposed cultural materials until a local independent advisor is contacted and a qualified archaeologist surveys the site. Appropriate mitigation measures will be determined by a qualified archeologist and approved by the Glenn County Planning & Public Works Agency Director.

Timing/Implementation: Unearthing of cultural resource

Enforcement/Monitoring: Glenn County Planning & Public Works Agency

~~2. Mitigation Measure #2 (Geology & Soils):~~

~~The following statement shall be placed on the recorded map for Parcels 1, 2, 3, and 4: An alternative sewage disposal system has been designed for this parcel and is on file with the Glenn county health Department. Any changes in the approved alternative sewage disposal system design must be approved in writing by the health officer.~~

~~—Timing/Implementation: Recordation of Final Map~~

~~—Enforcement/Monitoring: Glenn County Planning & Public Works Agency, County Surveyor~~

2. Mitigation Measure #2 (Geology & Soils):

The following statement shall be placed on the recorded map for Parcels 1, 2, and Remainder: An alternative sewage disposal system has been designed for this parcel and is on file with the Glenn county health Department. Any changes in the approved alternative sewage disposal system design must be approved in writing by the health officer.

Timing/Implementation: Recordation of Final Map

Enforcement/Monitoring: Glenn County Planning & Public Works Agency, County Surveyor

3. Mitigation Measure #3 (Hazards and Hazardous Materials):

The following statement shall be placed on the recorded map:

*These parcels are within the Orland area of concern for perchloroethylene (PCE) contamination. Wells drilled in this area are at risk for PCE contamination and must be constructed in a specific manner that will reduce contamination risks. Wells shall be tested to demonstrate their suitability for human consumption before use. Other information and well construction requirements are available on this matter at the Glenn County Environmental Health Department.*

Timing/Implementation: Recordation of Final Map

Enforcement/Monitoring: Glenn County Planning & Public Works Agency  
Glenn County Environmental Health Department

4. Mitigation Measure #4 (Hydrology and Water Quality):

That the following statement shall be placed on the Final Map:

*To control cumulative impacts to groundwater, no second residences shall be allowed until the area can be adequately served by a piped sewage disposal system or other alternative acceptable to the health officer.*

Timing/Implementation: Recordation of Final Map

Enforcement/Monitoring: Glenn County Planning & Public Works Agency  
Glenn County Environmental Health Department

~~5. Mitigation Measure #5 (Transportation/Traffic):~~

~~Right-of-way lines at the intersection of County Roads "M" and Future County Road "19" together with the Future County Road "19" and Future County Road "M 1/2" intersection shall be rounded with a curve having a radius of 20 feet.~~

~~— Timing/Implementation: Recordation of Final Map~~

~~— Enforcement/Monitoring: Glenn County Planning & Public Works Agency~~

5. Mitigation Measure #5 (Transportation/Traffic):

Right-of-way lines at the intersection of County Roads "M" and Future County Road "19" together with the Future County Road "19" and Future County Road "M 1/2" intersection shall be rounded with a curve having a radius of 20 feet.

Timing/Implementation: Recordation of Final Map

Enforcement/Monitoring: Glenn County Planning & Public Works Agency

### 3.2 CONDITIONS OF APPROVAL (UPDATED 2016)

1. There is a ten (10) day appeal period following the Deputy Director's action on this map. The parcel map may not be recorded until this ten-day appeal period has expired (Glenn County Code §15.050.010).
2. All approved or conditionally approved tentative maps shall expire 24 months after such approval or conditional approval unless they are extended. If the applicant fails to submit for processing and recording an approved parcel map before the expiration of the tentative map, the tentative map shall be null and void. If a parcel map is not filed for recording prior to the expiration of the tentative map, a new tentative map shall be required to be submitted, processed, and approved (Glenn County Code §15.250.030).
3. The location, identification and description of known or found survey monuments on or adjacent to the site shall be shown and noted on the Parcel Map (Glenn County Code Chapter §15.680).
4. All areas which are subject to inundation or storm water overflows according to the Flood Insurance Rate Maps shall be shown and/or noted on the Parcel Map (Subdivision Map Act §66434.2).

5. Prior to submitting the Parcel Map for recording, the subdivider shall file a properly executed Tax Collector's Certificate with the County Recorder. A copy of this executed certificate shall be included with the Parcel Map at the time the map is submitted to the County Surveyor for recording. In lieu of the above requirement, the Tax Collector's Certificate may be placed on the face of the Parcel Map. The Tax Collector's Certificate shall conform to Section 20.08.011 of the Board of Supervisors Book of Administrative Policies and Procedures.
6. Prior to any work being done in the County Right-of-Way, an Encroachment Permit shall be required (Glenn County Code §15.120).
7. That all areas which are subject to inundation or storm water overflows according to the Flood Insurance Rate Maps shall be shown and/or noted on the Parcel Map. (66434.2 SMA)
8. The necessary permits shall be secured in all affected federal, state, and local agencies. It is the responsibility of the applicant to make certain all requirements are met and permits are obtained from all other agencies.
9. That the right-of-way for County Road "M" shall be a minimum thirty (30) foot strip of land adjoining the centerline within the boundary of the Parcel Map. The applicant shall submit acceptable evidence of existing dedication or shall provide dedication on the Parcel Map or by separate instrument to be recorded prior to the recording of the Parcel Map. The recording information for the dedication shall be shown on the face of the Parcel Map.
10. That the applicant shall provide a map showing the building area, leachfield and well locations and well setbacks for each proposed parcel to the Glenn County Environmental Health Department prior to recording the Parcel Map. A replacement area shall be designated for the sewage disposal system on the Remainder parcel.
11. That the following statement be placed on the recorded map:

*This parcel is within the Orland area of concern for PCE contamination. Wells drilled in this area are at risk for PCE contamination and must be constructed in a specific manner that will reduce contamination risks. Wells must be tested to demonstrate their suitability for human consumption before use. Other information and well construction requirements are available on this matter at the Glenn County Environmental Health Department.*

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

In addition to the Conditions of Approval, the applicant's and his/her technical or project management representative's attention is directed to the attached memoranda from 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 Conditions of Approval and applicable government codes. The memoranda may also note unusual circumstances that need special attention. The items listed are a guide and not intended to be a comprehensive summary of all codified requirements or site-specific requirements.

## **4 FINDINGS**

### **4.1 FINDINGS FOR ENVIRONMENTAL DETERMINATION**

#### Finding 1

There have been no substantial changes to site conditions and no changes, beyond a reduction in resultant parcels, to the previously approved project are proposed; therefore, no additional environmental review is required in accordance with State CEQA Guidelines Section 15162.

### **4.2 FINDINGS FOR APPROVAL OF TENTATIVE PARCEL MAP**

#### **4.2.1 Land Divisions (Glenn County Code Chapter 15.230)**

According to Glenn County Code Section 15.230.010, *no tentative map, for either a final map or a parcel map, shall be approved unless the following findings are made:*

#### Finding 1 (General Plan and Zoning Consistency)

The design of the proposed land division is consistent with the General Plan and Title 15 of the Glenn County Code. The proposed land division is consistent with the Land Use Designation of “Suburban Residential” and the zoning of “RE-2” (Rural Residential Estate Zone, 1.7-acre minimum parcel size) because the proposed parcels will meet the land use and zoning requirements of the General Plan and County Code.

#### Finding 2 (Physical Suitability)

The project site and the proposed parcels are physically suitable for residential uses. The land use and zoning requirements of the General Plan and Zoning Code will be met.

#### Finding 3 (Environmental Impact)

The design of proposed land division will not cause substantial environmental damage or substantially injure fish or wildlife or their habitat because there are no land use changes or development proposed that would adversely impact the environment. In addition, there are no public resources that require public access on the site as required by Article 3.5 of the Subdivision Map Act.

Finding 4 (Public Health)

The design of the proposed land division will not cause substantial public health problems. This land division does not include land use changes. Any future development on the proposed parcels is required to meet all local, state and federal laws and requirements for air quality, construction, roads, drainage, improvements, water supply, and sewage disposal.

Finding 5 (Access)

The design of the land division is not in conflict with easements acquired by the public at large for access through or use of the property. No easements will be impacted with this project. There will be adequate access to the proposed parcels.

Finding 6 (Waste Water Discharge)

The discharge of waste from the proposed land division into a sewer system will not result in the violation of existing requirements prescribed by the California Regional Water Quality Control Board. There is no municipal sewer system for this area. The proposed parcels will be served by individual septic systems upon application for a use that would require sewage disposal.

Finding 7 (Suitability for Human Habitation)

The property is not, or will not become, unhealthful or unfit for human habitation or occupancy. The parcel arrangements are adequate in shape and size to accommodate continued single family residential uses. No potentially significant impacts were identified during the Initial Study that would pose danger to human occupancy at the site.

Finding 8 (Hazards)

The property is not hazardous for development or habitation. No development is currently proposed for the project site. The project site is not hazardous for development because of flooding, adverse soil or geologic conditions, close proximity to an airport, excessive steepness, difficult access, wildfire hazards or other conditions adverse to the public health, safety, or general welfare.

**5      SAMPLE MOTIONS:**

**5.1    Environmental Determination:**

I move that the Planning Commission, accept or deny the previously granted Mitigated Negative Declaration as adequate Environmental Review for Tentative Parcel Map 2017-003, pursuant to the *California Code of Regulations (CCR), Guidelines for Implementation of the California Environmental Quality Act (CEQA), Title 14, Chapter 3, Article 11, Section 15162*.

**5.2    Land Division:**

I (further) move that the Planning Commission find that Tentative Parcel Map 2017-003 meets the requirements of Glenn County Code Chapter 15.230.010, and therefore, approve Tentative Parcel Map 2017-003 with the Findings in the Staff Report and the Conditions of Approval as attached.



# MITIGATION MONITORING PROGRAM AND CONDITIONS OF APPROVAL

## Tentative Parcel Map #2017-003

Michael and Vickie Smith

APN: 047-070-001

### Mitigation Measures

1. Mitigation Measure #1 (Cultural Resources):

That if archaeological sites are encountered during excavation of the site, all construction activity shall cease within 3 meters (10 feet) of the exposed cultural materials until a local independent advisor is contacted and a qualified archaeologist surveys the site. Appropriate mitigation measures will be determined by a qualified archeologist and approved by the Glenn County Planning & Public Works Agency Director.

Timing/Implementation: Unearthing of cultural resource

Enforcement/Monitoring: Glenn County Planning & Public Works Agency

~~2. Mitigation Measure #2 (Geology & Soils):~~

~~The following statement shall be placed on the recorded map for Parcels 1, 2, 3, and 4: *An alternative sewage disposal system has been designed for this parcel and is on file with the Glenn county health Department. Any changes in the approved alternative sewage disposal system design must be approved in writing by the health officer.*~~

~~Timing/Implementation: Recordation of Final Map~~

~~Enforcement/Monitoring: Glenn County Planning & Public Works Agency,  
County Surveyor~~

2. Mitigation Measure #2 (Geology & Soils):

The following statement shall be placed on the recorded map for Parcels 1, 2, and Remainder: *An alternative sewage disposal system has been designed for this parcel and is on file with the Glenn county health Department. Any changes in the approved alternative sewage disposal system design must be approved in writing by the health officer.*

Timing/Implementation: Recordation of Final Map

Enforcement/Monitoring: Glenn County Planning & Public Works Agency,  
County Surveyor

3. Mitigation Measure #3 (Hazards and Hazardous Materials):

The following statement shall be placed on the recorded map:

*These parcels are within the Orland area of concern for perchloroethylene (PCE) contamination. Wells drilled in this area are at risk for PCE contamination and must be constructed in a specific manner that will reduce contamination risks. Wells shall be tested to demonstrate their suitability for human consumption before use. Other information and well construction requirements are available on this matter at the Glenn County Environmental Health Department.*

Timing/Implementation: Recordation of Final Map

Enforcement/Monitoring: Glenn County Planning & Public Works Agency  
Glenn County Environmental Health Department

4. Mitigation Measure #4 (Hydrology and Water Quality):

That the following statement shall be placed on the Final Map:

*To control cumulative impacts to groundwater, no second residences shall be allowed until the area can be adequately served by a piped sewage disposal system or other alternative acceptable to the health officer.*

Timing/Implementation: Recordation of Final Map

Enforcement/Monitoring: Glenn County Planning & Public Works Agency  
Glenn County Environmental Health Department

~~5. Mitigation Measure #5 (Transportation/Traffic):~~

~~Right-of-way lines at the intersection of County Roads "M" and Future County Road "19" together with the Future County Road "19" and Future County Road "M 1/2" intersection shall be rounded with a curve having a radius of 20 feet.~~

~~Timing/Implementation: Recordation of Final Map~~

~~Enforcement/Monitoring: Glenn County Planning & Public Works Agency~~

5. Mitigation Measure #5 (Transportation/Traffic):

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Timing/Implementation: Recordation of Final Map

Enforcement/Monitoring: Glenn County Planning & Public Works Agency

**Conditions of Approval**

1. That 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.
2. That prior to the filing of the Parcel Map with the County Surveyor for recording, the subdivider shall file a properly executed Tax Collector's Certificate with the County Recorder. A copy of this executed Certificate shall be included with the Parcel Map at the time the map is submitted to the County Surveyor for recording. In lieu of the above mentioned requirements the subdivider may choose to have the County Tax Collector execute a Tax Collector's Certificate placed on the face of the Parcel Map. The Certificate shall be executed by the Tax Collector prior to submitting the Parcel Map to the County Surveyor for recording. The Tax Collector's Certificate shall conform to Section 20.08.11 of the Board of Supervisors Book of Administrative Policies and Procedures.
3. ~~That the applicant shall construct the east half of County Road "M" along the frontage of Parcel Two to County Standard RS 4 and/or RS 8 prior to recording the Parcel Map.~~
4. ~~That the applicant shall construct that portion of Future County Road "19" from County road "M" to the easterly boundary of Parcel 3 to County Standard RS 4 and RS 5 or an approved temporary cul-de-sac alternative prior to recording the Parcel Map.~~
5. That the right-of-way for County Road "M" shall be a minimum thirty (30) foot strip of land adjoining the centerline within the boundary of the Parcel Map. The applicant shall submit acceptable evidence of existing dedication or shall provide dedication on the Parcel Map or by separate instrument to be recorded prior to the recording of the Parcel Map. The recording information for the dedication shall be shown on the face of the Parcel Map.

6. ~~That the right of way for Future County Road "19" from County Road "M" to Future County Road "M 1/2" shall be a minimum sixty (60) foot strip of land within the boundary of the parcel map. The applicant shall provide irrevocable dedication on the Parcel Map or by separate instrument to be recorded prior to the recording of the Parcel Map. The recording information for the dedication shall be shown on the face of the Parcel Map.~~
7. That the applicant shall provide a map showing the building area, leachfield and well locations and well setbacks for each proposed parcel to the Glenn County Environmental Health Department prior to recording the Parcel Map. A replacement area shall be designated for the sewage disposal system on the Remainder parcel.
8. That all areas which are subject to inundation or storm water overflows according to the Flood Insurance Rate Maps shall be shown and/or noted on the Parcel Map. (66434.2 SMA)

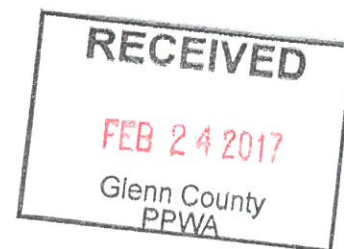
I hereby declare that I have read the foregoing conditions, that they are in fact the conditions that were imposed upon the granting of **Tentative Parcel Map #2017-003**, and that I agree to abide fully by said conditions.

Dated: \_\_\_\_\_

\_\_\_\_\_  
Michael or Vickie Smith, Applicant/Landowner

TPM 2017-003

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



**APPLICATION FOR TENTATIVE PARCEL MAP**

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

1. Applicant(s):

Name: Michael and Vickie Smith

Address: 4200 Co. Rd. M, Orland, CA 95963

Phone: (Business) \_\_\_\_\_ (Home) 865-3006

Fax: \_\_\_\_\_ E-mail: \_\_\_\_\_

2. Property Owner(s):

Name: Same as applicants.

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

Phone: (Business) \_\_\_\_\_ (Home) \_\_\_\_\_

Fax: \_\_\_\_\_ E-mail: \_\_\_\_\_

3. Engineer/Surveyor:

Name: Charles E. Harris, Jr., Land Surveyor

Mailing Address: 908 Sixth Street, Orland, CA 95963

Phone: (Business) 865-5567 (Home) \_\_\_\_\_

Fax: 865-5568 E-mail: [harrissurveying@sbcglobal.net](mailto:harrissurveying@sbcglobal.net)



**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: Michael Smith

Vickie Smith

Date: 02/23/17

Address: 4200 Co. Rd. M, Orland, CA 95963

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

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

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

Property Owner(s):

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

Print: Michael Smith

Vickie Smith

Date: 02/23/17

Address: 4200 Co. RD. M, Orland, CA 95963

Case \_\_\_\_\_

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

**ENVIRONMENTAL INFORMATION FORM**

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

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

I. GENERAL INFORMATION:

1. Name: Michael and Vickie Smith  
Address, City, State, Zip: 4200 Co. Rd. M, Orland, CA 95963  
Telephone: 865-3006 Fax: \_\_\_\_\_  
E-mail: \_\_\_\_\_
2. Name: N/A  
Address, City, State, Zip: \_\_\_\_\_  
Telephone: \_\_\_\_\_ Fax: \_\_\_\_\_  
E-mail: \_\_\_\_\_
3. Address and Location of Project: 4200 Co. Rd. M, Orland
4. Current Assessor's Parcel Number(s): 047-070-001
5. Existing Zoning: RE-2
6. Existing Use: Residential
7. Proposed Use of Site (project for which this form is prepared): \_\_\_\_\_  
Tentative Parcel Map
8. Indicate the type of permit(s) application(s) to which this form pertains: Tentative Parcel Map



9. If the project involves a variance, conditional use permit, or rezoning application, state this and indicate clearly why the application is required:

N/A

10. 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

11. Have 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? No

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.

The site consists of slopes of less than 1.0%, soil type "CZT",  
gravelly sandy loam. Soil profiles were performed by Robert  
Brooks, R.C.E. 15140, in June, 2007 and are on file at the  
Health Department; T.P.M. 07-07.

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: Residential, orchard crop

East: Residential, orchard crop

South: Residential

West: Residential, pasture

3. Describe noise characteristics of the surrounding area (include significant noise sources): There is no significant noise source.

III. SPECIFIC ITEMS OF IMPACT:

1. Drainage:

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

No increase in runoff is expected. All runoff is retained on site.

Will the project change any drainage patterns? (Please explain): No

Will the project require the installation or replacement of storm drains or channels? If yes, indicate length, size, and capacity: No

Are there any gullies or areas of soil erosion? (Please explain): No

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:

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

Will the project require the installation or replacement of new water service mains? No

3. Liquid Waste Disposal:

Will liquid waste disposal be provided by private on-site septic system or public sewer?: Individual septic and leach line systems.

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: Soil profiles and testing were performed in June, 2007 by Robert Brooks, R.C.E. 15140 and are on file at the Health Department; T.P.M. 07-07.

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) N/A

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.

4. Solid Waste Collection:

How will solid waste be collected? Individual disposal, private carrier, city? Individual disposal at the County Solid Waste Facility.

5. Source of Energy:

What is the source of energy (electricity, natural gas, propane)? P.G.& E.

If electricity, do any overhead electrical facilities require relocation? Is so, please describe: No

If natural gas, do existing gas lines have to be increased in size? If yes, please describe: No

Do existing gas lines require relocation? If yes, please describe: No

6. Fire Protection:

Indicate number and size of existing and/or proposed fire hydrants and distance from proposed buildings: N/A

Indicate number and capacity of existing and/or proposed water storage facilities and distance from proposed buildings: N/A

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


1. Number and sizes of existing and proposed structures: N/A  
\_\_\_\_\_  
\_\_\_\_\_  
  
Square footage (structures) \_\_\_\_\_ S.F.; \_\_\_\_\_ S.F.  
(New) (Existing)
2. Percentage of lot coverage: N/A \_\_\_\_\_
3. Amount of off-street parking provided: N/A \_\_\_\_\_
4. Will the project be constructed in phases? If so, please describe each phase briefly: N/A  
\_\_\_\_\_  
\_\_\_\_\_
5. 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  
\_\_\_\_\_
6. 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  
\_\_\_\_\_
7. If industrial, indicate type, estimated employment per shift, and loading facilities: N/A  
\_\_\_\_\_
8. 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  
\_\_\_\_\_
9. 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:  
N/A  
\_\_\_\_\_

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.

10. Describe any earthwork (grading) to be done and dust control methods to be used during construction: N/A
11. Describe any potential noise or vibration sources associated with the project (i.e. compressor, machine noise, heavy equipment). N/A
12. 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: N/A

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: 02/24/17 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.

**RECORDING REQUESTED BY:**

Fidelity National Title of California  
Escrow No. 204910-JW  
Title Order No. 57727

**When Recorded Mail Document  
and Tax Statement To:**

Mr. and Mrs. Michael Smith  
4200 County Road M  
Orland, CA 95963

**CLOS ENCLOSED**

2001-2700  
Recorded at the request of  
GLENN COUNTY TITLE CO  
05/11/2001 03:24P  
Fee: 10.00 No of Pages:2

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

APN: 047-070-001

**GRANT DEED**

SPACE ABOVE THIS LINE FOR RECORDER'S USE

**The undersigned grantor(s) declare(s)**

**Documentary transfer tax is \$ 179.30**

- ☒ [ X ] computed on full value of property conveyed, or  
☐ [ ] computed on full value less value of liens or encumbrances remaining at time of sale,  
☒ [ x ] Unincorporated Area

**FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,** Ann Riddle, An Unmarried Woman

**hereby GRANT(S) to** Michael Smith and Vickie Smith, husband and wife as Joint Tenants

**the following described real property in the Unincorporated Area of the  
County of Glenn, State of California:**

See Legal Description Attached

DATED: May 9, 2001

STATE OF CALIFORNIA

COUNTY OF BUTTE

ON MAY 9, 2001 before me,

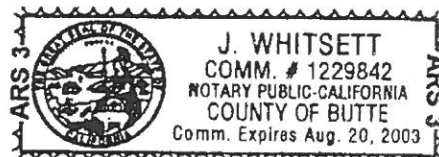
J. WHITSETT, NOTARY personally appeared  
ANN RIDDLE

Ann Riddle  
Ann Riddle

personally known to me (or 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.

Witness my hand and official seal.

Signature J. Whitsett



**MAIL TAX STATEMENTS AS DIRECTED ABOVE**

Description:

The land referred to herein is situated in the State of California, County of Glenn, described as follows:

The North half of the Southwest quarter of the Southwest quarter of Section 26, in Township 22 North, Range 3 West, Mount Diablo Base and Meridian.

EXCEPTING that portion deeded to United States of America for a ditch.

EXCEPTING THEREFROM all minerals with the right to remove the same as reserved in the Deed from William C. Baughman and Lulu B. Baughman, his wife to John D. Cassel and Marjorie W. Cassel, his wife, dated April 23, 1952 and recorded January 21, 1953 in Book 289 of Official Records, at page 221.

APN : 47-070-001-9



2001-2700

Pg: 2/2

First American Title Insurance Company

# PRELIMINARY REPORT

**To:**

HARRIS SURVEYING  
908 6TH ST  
ORLAND CA, 95963-1631  
CHARLES HARRIS

**Title Officer:**

TITLE OFFICER: DEBBIE FALTESEK  
TIMIOS TITLE  
250 W. SYCAMORE ST.  
WILLOWS, CA 95988  
PHONE: (530) 934-3338  
ORDER NO.: 71-00132995

REF NO: 132996

**Property Address:**

4200 COUNTY ROAD M  
ORLAND, CA, 95963-9169

**Title No:**

132995

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**

Issued by: FIRST AMERICAN TITLE INSURANCE COMPANY

Dated as of: JANUARY 17, 2017 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:

MICHAEL SMITH AND VICKIE SMITH, HUSBAND AND WIFE AS JOINT TENANTS



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. GENERAL AND SPECIAL TAXES AND ASSESSMENTS FOR THE FISCAL YEAR 2017-2018, A LIEN NOT YET DUE OR PAYABLE.
2. GENERAL AND SPECIAL TAXES AND ASSESSMENTS FOR THE FISCAL YEAR 2016-2017.  
FIRST INSTALLMENT: \$2518.88 MARKED PAID  
SECOND INSTALLMENT: \$2518.88 NOT MARKED PAID  
PENALTY: \$261.88 IF PAID AFTER 04/10/2017  
TAX RATE AREA: 079021  
ASSESSMENT NO.: 047-070-001-000
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. A JUDGMENT FOR CHILD, FAMILY OR SPOUSAL SUPPORT, A CERTIFIED COPY OF WHICH RECORDED AUGUST 23, 2010 AS INSTRUMENT NO. 2010-3536 OF OFFICIAL RECORDS.  
COURT: SUPERIOR COURT OF CALIFORNIA, COUNTY OF PLACER  
CASE NO.: SDR16061  
DEBTOR: MICHAEL D. SMITH  
CREDITOR: PLACER COUNTY DEPARTMENT OF CHILD SUPPORT SERVICES
6. A DEED OF TRUST TO SECURE AN INDEBTEDNESS IN THE ORIGINAL AMOUNT SHOWN BELOW.  
AMOUNT: \$268,000.00  
DATED: SEPTEMBER 24, 2010  
TRUSTOR: MICHAEL SMITH AND VICKIE SMITH, HUSBAND AND WIFE  
TRUSTEE: FIDELITY NATIONAL TITLE INS CO  
BENEFICIARY: WELLS FARGO BANK, N.A.  
RECORDED: OCTOBER 1, 2010 AS INSTRUMENT NO. 2010-4233 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. **THERE IS LOCATED ON SAID LAND A SINGLE FAMILY RESIDENCE KNOWN AS 4200 COUNTY ROAD M, IN THE CITY OF ORLAND, COUNTY OF GLENN, STATE OF CALIFORNIA.**
- 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.**
- E. **CANCELLATION FEES**

**NOTE: PURSUANT TO RULE NO. 2 OF BULLETIN NO. NS-35 OF CALIFORNIA STATE INSURANCE COMMISSIONER THIS REPORT IS ISSUED SUBJECT TO A MINIMUM FEE OF \$400.00.**

### LEGAL DESCRIPTION

All that certain real property situated in the UNINCORPORATED AREA, County of GLENN, State of California, more particularly described as follows:

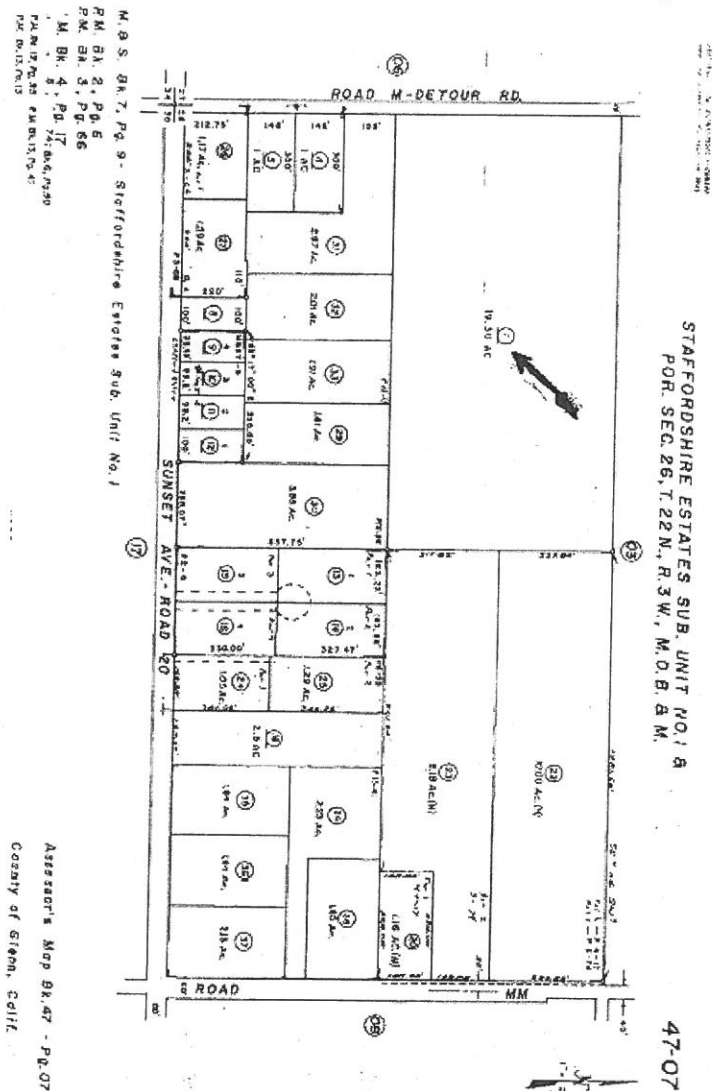
The North half of the Southwest quarter of the Southwest quarter of Section 26, in Township 22 North, Range 3 West, Mount Diablo Base and Meridian.

EXCEPTING THEREFROM: all minerals with right to remove the same as reserved in the deed from William C. Baughman and Lulu B. Baughman, his wife to John D. Cassel and Marjorie W. Cassel, his wife, dated April 23, 1952 and recorded January 21, 1953 in Book 289 of Official Records, at page 221.

APN: 047-070-001-000

The map attached, if any, may or may not be a survey of the land depicted hereon. Timios Title and it's Underwriters expressly disclaims any liability for loss or damage which may result from reliance on this map except to the extent coverage for such loss or damage is expressly provided by the terms and provisions of the title insurance policy, if any, to which this map is attached.

# MAP





# GLENN COUNTY

## PLANNING & PUBLIC WORKS AGENCY

Willows, CA 95988  
Daniel A. Obermeyer, Director



June 17, 2008

PUBLIC WORKS DIVISION  
777 N. Colusa St. / P.O. Box 1070  
Willows, CA 95988  
Tel: (530) 934-6530  
Fax: (530) 934-6533

Charles E. Harris Jr.  
908 Sixth St.  
Orland CA 95963-1631

Dear Chuck:

As per your Request; I have reviewed Road M adjacent to the Smith property shown on TPM 07-07 and have found the following:

The road surface in existence is constructed wider than that required by the current county standard per RS-4 along Road M.

The condition of the Road according to the Pavement Management System road surface rating system shows the Pavement Condition Index at 75 on M. The surface is a double chip seal. A PCI rating of 75 out of 100 is a better than average rating compared to our current road conditions county wide.

With all of the above in mind I see no reason for any roadway improvements to that portion of County Road M shown on the tentative map prior to recordation of the Parcel Map..

Sincerely,



Matthew J. Gomes  
Engineering Technician IV



# COUNTY OF GLENN

## HEALTH & HUMAN SERVICES AGENCY

**Christine Zoppi**  
**Director**

**Erin Valdez**  
Deputy Director  
Administration

**Amy Lindsey**  
Deputy Director  
Behavioral Health

**Bill Wathen**  
Deputy Director  
Social Services

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

**Vacant**  
Deputy Director  
Community Action

---

**Environmental Health Department**  
**247 N. Villa Avenue**  
**Willows Ca 95988**

**Phone: 530-934-6102**  
**Fax: 530-934-6103**

Date: June 8, 2017

To: Hether Ward, Assistant Planner  
Glenn County Planning and Public Works Agency  
(Via e-mail)

From: Kevin Backus, REHS  
Director, Glenn County Environmental Health

Re: TPM 2017-003, Harris/Smith, APN 047-070-001 (Land Division)

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

1. Proposed parcel 1 has an existing home, shop, water well and onsite wastewater treatment system. Proposed parcel 2 has not been developed. The proposed designated remainder has a shop and water well.
2. On May 18, 2017 the tentative map was revised.
3. On May 23, 2017 Environmental Health received sampling results confirming the water well drilled in August 2014 was free of PCE contamination.
4. The applicant has provided information showing that the proposed parcels and designated remainder can be developed with a Type II pressure dosed onsite wastewater treatment system.
5. A 150-foot setback between wells and onsite wastewater treatment systems will be required.
6. This project is within the Orland area of concern for PCE contamination. Wells drilled in this area are at risk for perchloroethylene contamination. Wells constructed on any of the parcels and designated remainder resulting from this land division must be constructed with annular seals of at least 140 feet deep. Additional construction and testing requirements apply to all wells constructed within the Orland Area of Concern.

Equal opportunity employer/program. Auxiliary aids and services available upon request to individuals with disabilities

Please add the following conditions to the approval of the tentative map:

1. To control cumulative impacts to groundwater, no second residences will be permitted on resultant parcels smaller than four (4) acres.
2. That any future proposed onsite wastewater treatment systems on parcels 1, 2, and designated remainder shall be a Type II Pressure Dosed Filter Trench alternative onsite wastewater treatment system. Per section 15.660.060 of the Glenn County Code the following statement must be referenced on the recorded map and recorded concurrently with the recorded map for each of these parcels/remainder:

*An alternative sewage disposal system has been designed for this parcel and is on file with the Glenn County Environmental Health Department. Any changes in the approved alternative onsite wastewater treatment system design must be approved in writing by the health officer.*

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

3. That the following statement be placed on the recorded map:

*This parcel is within the Orland area of concern for PCE contamination. Wells drilled in this area are at risk for PCE contamination and must be constructed in a specific manner that will reduce contamination risks. Wells must be tested to demonstrate their suitability for human consumption before use. Other information and well construction requirements are available on this matter at the Glenn County Environmental Health Department.*

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.

Northeast Center of the  
California Historical Resources  
Information System

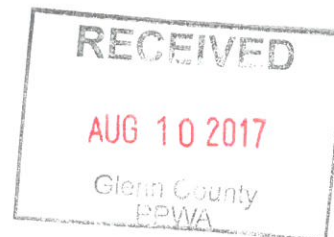
BUTTE  
GLENN  
LASSEN  
MODOC  
PLUMAS  
SHASTA

SIERRA  
SISKIYOU  
SUTTER  
TEHAMA  
TRINITY

123 West 6th Street, Suite 100  
Chico CA 95928  
Phone (530) 898-6256  
[neinfocntr@csuchico.edu](mailto:neinfocntr@csuchico.edu)

August 3, 2017

Glenn County  
Planning & Public Works Agency  
777 North Colusa Street  
Willows, CA 95988  
ATTN: Ms. Hether Ward



**I.C. File # Y17-3  
Project Review**

RE: TPM 2017-003/APN 047-070-001  
T22N, R3W, Section 26 MDBM  
USGS Orland (1969) 7.5' and Willows (1951) 15' quadrangles  
19.3 acres (Glenn County)

Dear Ms. Ward,

In response to your request, a project review for the project cited above was conducted by examining the official maps and records for archaeological sites and surveys in Glenn County.

**RESULTS:**

**Prehistoric Resources:** According to our records, no sites of this type have been recorded in the project area or the 1-mile project vicinity. The project area is located in a region utilized by Konkow Maidu populations. Unrecorded prehistoric cultural resources may be located in the project area.

**Historic Resources:** According to our records, no sites of this type have been recorded in the project area. However, one site of this type has been recorded in the 1-mile project vicinity consisting of a canal. Unrecorded historic cultural resources may be located in the project area.



The USGS Willows (1951) 15' quad maps indicate that the project area lies within the town of Orland and that a road and structure are located in the project area, while Price School, the Southern Pacific Railroad, Highway 32, Highway 99, gravel pits, sewage disposal, orchards, wells, canals, siphons, roads, and structures are located within the general project vicinity.

Orland was founded in the early 1870s and became a large grain shipping point in northern California. It was the first town in California to have a fully operational irrigation system. The Orland Reclamation Project began in 1907 and sent irrigation water to farmers over 20,000 acres.

**Previous Archaeological Investigations:** According to our records, portions of the project area has been previously surveyed for cultural resources. The studies are listed below.

Burge, John (Burge Archaeological Consulting)

2005 *Archaeological Reconnaissance for the Lot Split (AP# 047-070-028) Along County Road M, Orland, Glenn County, California.*

**NEIC Report 006630**

Millet, Marshall (PAR Environmental Services)

2008 *Cultural Resources Constraints Study for the Replacement of Wood Poles of PG&E High Voltage Transmission Lines, PAR Reference #08-8015.*

**NEIC Report 010558**

Resources:

P-11-000580

P-11-000602

P-11-000710

P-11-000711

P-11-000713

P-11-000714

P-45-002578 (CA-SHA-002578H)

P-45-004476

P-45-004477

P-45-004478

P-52-002327

P-52-002329

P-52-002330

**Literature Search:** The official records and maps for archaeological sites and surveys in Glenn County were reviewed. Also reviewed: **National Register of Historic Places - Listed properties and Determined Eligible Properties** (2012), **California Register of Historical Resources** (2012), **California Points of Historical Interest** (2009), **California Investigation of Historic Resources** (1976), **California Historical Landmarks** (2012), **Gold Districts of California – Bulletin 193** (2012), **Historic Spots in California – Fifth Edition** (2002), **Handbook of North American Indians, Vol. 8, California** (1978), and **Directory of Properties in the Historic Property Data File for Glenn County** (2012).

## RECOMMENDATIONS:

Based upon the above information and the local topography, and regional history, the project is located in an area considered to be sensitive for prehistoric, protohistoric, and historic cultural resources. Konkow Maidu populations used the local region for seasonal and/or permanent settlement, as well as for the gathering of plants, roots, seeds, domestic materials, and hunting seasonal game. Historically, Euro-Americans utilized the region for farming and transportation opportunities.


Therefore, because the entire project area has not been previously surveyed, we recommend that a professional archaeologist be contacted to conduct a cultural resources survey of the entire project area. The consultant can offer recommendations for avoidance and protection of previously recorded sites as well as any newly identified resources. In addition, any existing structures should be evaluated for potential historical significance. The project archaeologist will be able to offer recommendations for the preservation of or mitigation of effects on any cultural resources encountered as a result of field survey. A list of qualified consultants is available online at [www.chrisinfo.org](http://www.chrisinfo.org).

The project archaeologist should also contact the appropriate local Native American representatives for information regarding traditional cultural properties that may be located within project boundaries for which we have no records. The Native American Heritage Commission should be contacted at (916) 373-3710 for information regarding Native American representatives in the vicinity of the project.

During any phase of parcel development, if any potential prehistoric, protohistoric, and/or historic cultural resources are encountered, all work should cease in the area of the find pending an examination of the site and materials by the project archaeologist. This request to cease work in the area of a potential cultural resource find is intended for accidental discoveries made during construction activities, and is not intended as a substitute for the recommended cultural resources survey.

The fee for this project review is \$75.00 (1 hour Project Review Time @ \$75.00 per hour). Payment for this project review was received on July 24, 2017 (Check # 12107). Thank you for your dedication preserving Glenn County's and California's irreplaceable cultural heritages, and please feel free to contact us if you have any questions or need any further information or assistance.

Sincerely,



Adrienne Springsteen  
Research Assistant

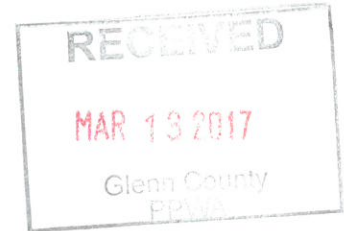


# Orland Unit Water Users' Association

828 EIGHTH STREET  
ORLAND, CALIFORNIA 95963  
PHONE: (530) 865-4126 | FAX: (530) 865-7631

March 6, 2017

Hether Ward, Planner  
Glenn County Planning & Public Works Agency  
P.O. Box 1070  
Willows, California 95988



RE: Tentative Parcel Map 2017-003, Smith

Dear Ms. Ward:

We have reviewed the above-referenced tentative parcel map. Note that U.S. Lateral 39 is located along the northern edge of the undivided land. Irrigation water is provided via two turnouts located at the northwest corner.

The land identified by the map is subject to the policy adopted by resolution by the Board of Directors on January 11, 1979, that requires lands which shall be divided into parcels of no greater than five (5) acres be excluded from the Orland Project with water rights severed, and further requiring the surrender of the corresponding shares of stock of Orland Unit Water Users' Association. This will result in the proposed "undersized" parcels ultimately being ineligible for water delivery, even though the remaining 15.2-acre parcel will remain in the Orland Project with appurtenant water rights and eligible for water delivery. Therefore; water delivery from the easterly-most turnout that serves the remaining (15.2-acre) parcel must accommodate future water delivery. It appears that the 60-foot wide strip of land on the north end is adequate. Drainage should also be considered to insure that runoff onto the undersized parcels will not occur.

With regard to the width of the Lateral 39 right-of-way, note that the land is subject to a water right that provides for rights-of-way and to construct, operate and maintain canals and ditches and several other uses in favor of the United States and its assigns and successors. Therefore; the existing lateral as well as its banks and access road must remain intact. This should be taken into consideration when planning future roadways.

We appreciate being given the opportunity to review this proposed map. If you have any questions, please do not hesitate to contact me.

Sincerely,

  
Rick Massa, Manager

cc: Irene Hobbs, Realty Specialist, U.S. Bureau of Reclamation

Conditions of Approval  
Tentative Parcel Map 2017-003  
Michael & Vickie Smith

**Comments**

That prior to any work being done in the County Right-of-Way an Encroachment Permit shall be required. (15.120 GCC)

**Conditions**

That the right-of-way for County Road "M" shall be a minimum thirty (30) foot wide strip of land adjoining the centerline within the limits of the Parcel Map. The applicant shall submit acceptable evidence of existing dedication or shall provide dedication on the Parcel Map or by separate instrument to be recorded prior to the recording of the Parcel Map. The recording information for the dedication shall be shown on the face of the Parcel Map. (15.640.040 GCC)

That all areas which are subject to inundation or storm water overflows according to the Flood Insurance Rate Maps shall be shown and/or noted on the Parcel Map. (66434.2 SMA)

By: Michael Biggs  
Engineering Technician III  
11/8/2017



**MITIGATED NEGATIVE DECLARATION**

CASE: **Tentative Parcel Map #2007-007,**

APPLICANTS: Michael and Vickie Smith  
4200 County Road M, Orland, CA 95963  
**530.865.3006**

PROPOSAL: **Tentative Parcel Map #2007-007, Smith**  
Divide one legal parcel into four parcels and a remainder as follows:

Parcel 1:	2.3± acres	Parcel 2:	1.8± acres
Parcel 3:	1.8± acres	Parcel 4:	10.6± acres
Remainder:	1.8± acres		

APN: 047-070-001

LOCATION: South of County Road "18", north of County Road "20", east side of County Road "M", at 4200 County Road "M", Orland, CA 95963.

ZONING: "RE-2", Rural Residential Estate Zone, 1.7 acre minimum parcel size

GENERAL PLAN: "Suburban Residential"

FLOOD ZONE: Flood Zone "C" according to Federal Flood Insurance Rate Map 060057 0375B, dated September 3, 1980. Flood Zone "C" is defined as "areas of minimal flooding."

**FINDINGS FOR MITIGATED NEGATIVE DECLARATION:**

**Finding #1.**

That the proposed project will not have any significant adverse impacts on aesthetics because there are no scenic resources in the area and the adopted standards for construction and lighting will mitigate any impacts from future development.

**Finding #2.**

That the project will have no significant adverse impacts on agricultural resources because no significant change in the current use of the land will result. Additionally, agricultural activities on surrounding properties will not be impacted adversely by this project.

**Finding #3.**

That the proposed project will have no significant adverse effects on air quality because the project will not violate any air quality standard or contribute substantially to any existing air quality violation. Additionally, the project will not adversely impact any sensitive receptors nor would it create any objectionable odors.

**Finding #4.**

That the proposed project will have no significant adverse effect on biological resources. The sensitive habitats or natural communities as defined by the Department of Fish and Game or the U.S. Fish and Wildlife Service will not be adversely impacted by this project.

**Finding #5.**

That the proposed project will have no significant adverse effect on cultural resources because there are none recorded in the area. Required conditions of approval and state regulations will protect any resources that may be excavated.

**Finding #6.**

That the proposed project will have no significant adverse effect on geology and soils because there are no geologic hazards in the area and the building codes will require any new construction to meet standards for soil conditions. The soils have been assessed for suitability for individual sewage disposal systems and an alternative design has been accepted by the Environmental Health Department.

**Finding #7.**

That the proposed project will have no significant adverse effect on hazards and hazardous materials because the project does not involve the use of hazardous materials either directly or indirectly. In addition, the project will not interfere with any adopted emergency response plan nor expose people to risk of loss, injury or death. Mitigations have been put in place for potential contamination from PCE to domestic wells.

**Finding #8.**

That the proposed project will have no significant adverse effect on hydrology and water quality because the project does not place any structures within a 100-year flood plain and will not significantly alter the drainage pattern of the area. This project does not significantly interfere with the groundwater recharge in the area.

**Finding #9.**

That the proposed project will not have a significant adverse effect on land use and planning because the project area is designated "Suburban Residential" in the General Plan and is zoned "RE-2" (Rural Residential Estate Zone, 1.7 acre minimum parcel size). The resultant lots will meet the size and density requirements of the General Plan and Title 15 of the Glenn County Code.

**Finding #10.**

That the proposed project will not have a significant adverse effect on mineral resources. Aggregate resources in existence on the property may not be mined in the future under Chapter 15.350 of the Glenn County Code.

**Finding #11.**

That the proposed project will not have a significant adverse effect on noise because the project will not generate noise. Any future noise generating activities are required to meet the established standards prescribed by the County Code. Residents of the area will be within 1.3 miles of a public airstrip and not in the vicinity of a private airstrip which will not expose them to unacceptable noise levels. Additionally, this project will not expose people to excessive noise levels or expose people to ground borne vibration.

**Finding #12.**

That the proposed project will not have a significant adverse effect on population and housing because the project will not displace any housing and would allow the construction of up to two homes per lot in conformance with conditions set by the Environmental Health Department. This project would not induce substantial population growth.

**Finding #13.**

That the proposed project will not have a significant adverse effect on public services. The impacts services of fire protection, police protection, schools, parks and any other public facilities will be offset by established impact fees and assessments or the project is within established criteria set by County standards.

**Finding #14.**

That the proposed project will not have a significant adverse effect on recreation because it would not significantly increase the use of existing recreational facilities nor does the project include any such facilities.

**Finding #15.**

That the proposed Tentative Parcel Map (TPM #2007-007) will have a less than significant impact on transportation/circulation because codified County standards and proposed mitigation measures have mitigated these to a less than significant level.

**Finding #16.**

That the proposed project will not have a significant adverse effect on utilities and service systems because the project can be adequately served by existing solid waste facilities and does not involve any public wastewater treatment facilities. Each lot would be adequately served by individual sewage disposal



systems and domestic wells which will be required to meet Environmental Health standards.

**Finding #17.**

That there is no substantial evidence in light of the whole record that the project (TPM 2007-007) may have a significant impact on the environment either cumulatively or individually.

**Mitigation Measures**

1. Mitigation Measure #1 (Cultural Resources):

That if archaeological sites are encountered during excavation of the site, all construction activity shall cease within 3 meters (10 feet) of the exposed cultural materials until a local independent advisor is contacted and a qualified archaeologist surveys the site. Appropriate mitigation measures will be determined by a qualified archeologist and approved by the Glenn County Planning & Public Works Agency Director.

Timing/Implementation: Unearthing of cultural resource

Enforcement/Monitoring: Glenn County Planning & Public Works Agency

2. Mitigation Measure #2 (Geology & Soils):

The following statement shall be placed on the recorded map for Parcels 1, 2, 3, and 4: *An alternative sewage disposal system has been designed for this parcel and is on file with the Glenn county health Department. Any changes in the approved alternative sewage disposal system design must be approved in writing by the health officer.*

Timing/Implementation: Recordation of Final Map

Enforcement/Monitoring: Glenn County Planning & Public Works Agency,  
County Surveyor

3. Mitigation Measure #3 (Hazards and Hazardous Materials):

The following statement shall be placed on the recorded map:

*These parcels are within the Orland area of concern for perchloroethylene (PCE) contamination. Wells drilled in this area are at risk for PCE contamination and*

*must be constructed in a specific manner that will reduce contamination risks. Wells shall be tested to demonstrate their suitability for human consumption before use. Other information and well construction requirements are available on this matter at the Glenn County Environmental Health Department.*

**Timing/Implementation:** Recordation of Final Map

**Enforcement/Monitoring:** Glenn County Planning & Public Works Agency  
Glenn County Environmental Health Department

4. Mitigation Measure #4 (Hydrology and Water Quality):

**That the following statement shall be placed on the Final Map:**

*To control cumulative impacts to groundwater, no second residences shall be allowed until the area can be adequately served by a piped sewage disposal system or other alternative acceptable to the health officer.*

**Timing/Implementation:** Recordation of Final Map

**Enforcement/Monitoring:** Glenn County Planning & Public Works Agency  
Glenn County Environmental Health Department

5. Mitigation Measure #5 (Transportation/Traffic):

**Right-of-way lines at the intersection of County Roads "M" and Future County Road "19" together with the Future County Road "19" and Future County Road "M ½" intersection shall be rounded with a curve having a radius of 20 feet.**

**Timing/Implementation:** Recordation of Final Map

**Enforcement/Monitoring:** Glenn County Planning & Public Works Agency

Mitigated Negative Declaration  
TPM #2007-007, Smith

The project cannot, or will not, have a significant effect on the environment. Mitigated Negative Declaration Status is therefore granted for this project and an Environmental Impact Report is thereby not necessary.

Review by Director:

  
Daniel A. Obermeyer, Director

Glenn County Planning & Public Works Agency

125 South Murdock Avenue, Willows, CA 95988

Phone: 530.934.6540 Fax: 530.934.6713

e-mail: [dano@countyofglenn.net](mailto:dano@countyofglenn.net)

Date: 12/3/07

# **AFFIDAVIT OF POSTING NOTICE**

I declare under penalty of perjury that I posted for 30 days a true and correct copy of this notice at the Courthouse in Glenn County commencing on DEC 04 2007. Executed at Willows, California on DEC 04 2007.

Nancy Long  
Deputy County Clerk

SEAL

2007EIR111  
Recorded at the request of  
GLENN COUNTY PLANNING  
12/04/2007 03:46P  
Fee: 1800.00 No of Pages:1

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

## **Notice of Determination**

To: County Clerk, County of Glenn,  
526 West Sycamore Street, Willows, CA 95988

From: Glenn County Planning & Public Works Agency  
125 S. Murdock Avenue, Willows, CA 95988

Subject: Filing Notice of Determination in compliance with Section 21108 or 21151 of the Public Resources Code.

Project Title: **Tentative Parcel Map #2007-007, Smith**

State Clearinghouse Number: None

Lead Agency Contact Person:

Mardy Thomas, Senior Planner

125 South Murdock Avenue, Willows, CA 95988. 530.934.6540 Fax: 530.934.6713

Project Location APN: 047-070-001

The proposed project is located south of County Road "18", north of County Road "20", east side of County Road "M" at 4200 County Road "M", Orland, CA 95963.

Project Description: **Tentative Parcel Map #2007-007**

Tentative Parcel Map #2007-007 to create four parcels and a remainder as follows:

Parcel 1: 2.3+ acres

Parcel 2: 1.8+ acres

Parcel 3: 1.8+ acres

Parcel 4: 10.6+ acres

Remainder: 1.8+ acres

This is to advise that the **Glenn County Planning & Public Works Agency Director** has approved the above-described project on **December 3, 2007**, and has made the following determinations regarding the above-described project:

1. The project will/**will not** have a significant effect on the environment.
2. A Negative Declaration **was** prepared for this project pursuant to the provisions of CEQA.
3. Mitigation Measures were/**were not** made a condition of the approval of the project.
4. A statement of Overriding Considerations was/**was not** adopted for this project.
5. Findings **were**/were not made pursuant to the provisions of CEQA.

This is to certify that the environmental document and record of project approval is available to the General Public at:

**Glenn County Planning & Public Works Agency**  
**125 South Murdock Avenue, Willows, CA 95988**

Daniel A. Obermeyer  
Daniel A. Obermeyer, Director

December 4, 2007  
Date

# MITIGATION MONITORING PROGRAM AND CONDITIONS OF APPROVAL

## Tentative Parcel Map #2007-007

Michael and Vickie Smith

APN: 047-070-001

### Mitigation Measures

1. Mitigation Measure #1 (Cultural Resources):

That if archaeological sites are encountered during excavation of the site, all construction activity shall cease within 3 meters (10 feet) of the exposed cultural materials until a local independent advisor is contacted and a qualified archaeologist surveys the site. Appropriate mitigation measures will be determined by a qualified archeologist and approved by the Glenn County Planning & Public Works Agency Director.

Timing/Implementation: Unearthing of cultural resource

Enforcement/Monitoring: Glenn County Planning & Public Works Agency

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The following statement shall be placed on the recorded map for Parcels 1, 2, 3, and 4: *An alternative sewage disposal system has been designed for this parcel and is on file with the Glenn county health Department. Any changes in the approved alternative sewage disposal system design must be approved in writing by the health officer.*

Timing/Implementation: Recordation of Final Map

Enforcement/Monitoring: Glenn County Planning & Public Works Agency,  
County Surveyor

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The following statement shall be placed on the recorded map:

*These parcels are within the Orland area of concern for perchloroethylene (PCE) contamination. Wells drilled in this area are at risk for PCE contamination and must be constructed in a specific manner that will reduce contamination risks. Wells shall be tested to demonstrate their suitability for human consumption before use. Other*



*information and well construction requirements are available on this matter at the Glenn County Environmental Health Department.*

Timing/Implementation: Recordation of Final Map

Enforcement/Monitoring: Glenn County Planning & Public Works Agency  
Glenn County Environmental Health Department

4. Mitigation Measure #4 (Hydrology and Water Quality):

That the following statement shall be placed on the Final Map:

*To control cumulative impacts to groundwater, no second residences shall be allowed until the area can be adequately served by a piped sewage disposal system or other alternative acceptable to the health officer.*

Timing/Implementation: Recordation of Final Map

Enforcement/Monitoring: Glenn County Planning & Public Works Agency  
Glenn County Environmental Health Department

5. Mitigation Measure #5 (Transportation/Traffic):

Right-of-way lines at the intersection of County Roads "M" and Future County Road "19" together with the Future County Road "19" and Future County Road "M 1/2" intersection shall be rounded with a curve having a radius of 20 feet.

Timing/Implementation: Recordation of Final Map

Enforcement/Monitoring: Glenn County Planning & Public Works Agency

**Conditions of Approval**

1. That 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.

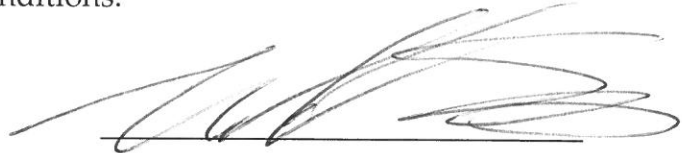
2. That prior to the filing of the Parcel Map with the County Surveyor for recording, the subdivider shall file a properly executed Tax Collector's Certificate with the County Recorder. A copy of this executed Certificate shall be included with the Parcel Map at the time the map is submitted to the County Surveyor for recording. In lieu of the above mentioned requirements the subdivider may choose to have the County Tax Collector execute a Tax Collector's Certificate placed on the face of the Parcel Map. The Certificate shall be executed by the Tax Collector prior to submitting the Parcel Map to the County Surveyor for recording. The Tax Collector's Certificate shall conform to Section 20.08.11 of the Board of Supervisors Book of Administrative Policies and Procedures.
3. That the applicant shall construct the east half of County Road "M" along the frontage of Parcel Two to County Standard RS-4 and/or RS-8 prior to recording the Parcel Map.
4. That the applicant shall construct that portion of Future County Road "19" from County road "M" to the easterly boundary of Parcel 3 to County Standard RS-4 and RS-5 or an approved temporary cul-de-sac alternative prior to recording the Parcel Map.
5. That the right-of-way for County Road "M" shall be a minimum thirty (30) foot strip of land adjoining the centerline within the boundary of the Parcel Map. The applicant shall submit acceptable evidence of existing dedication or shall provide dedication on the Parcel Map or by separate instrument to be recorded prior to the recording of the Parcel Map. The recording information for the dedication shall be shown on the face of the Parcel Map.
6. That the right-of-way for Future County Road "19" from County Road "M" to Future County Road "M ½" shall be a minimum sixty (60) foot strip of land within the boundary of the parcel map. The applicant shall provide irrevocable dedication on the Parcel Map or by separate instrument to be recorded prior to the recording of the Parcel Map. The recording information for the dedication shall be shown on the face of the Parcel Map.

7. That the applicant shall provide a map showing the building area, leachfield and well locations and well setbacks for each proposed parcel to the Glenn County Environmental Health Department prior to recording the Parcel Map. A replacement area shall be designated for the sewage disposal system on the Remainder parcel.

I hereby declare that I have read the foregoing conditions, that they are in fact the conditions that were imposed upon the granting of Tentative Parcel Map #2007-007, and that I agree to abide fully by said conditions.

DATED:

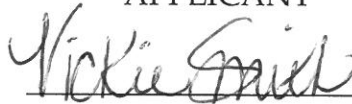
11/28/07



APPLICANT

DATED:

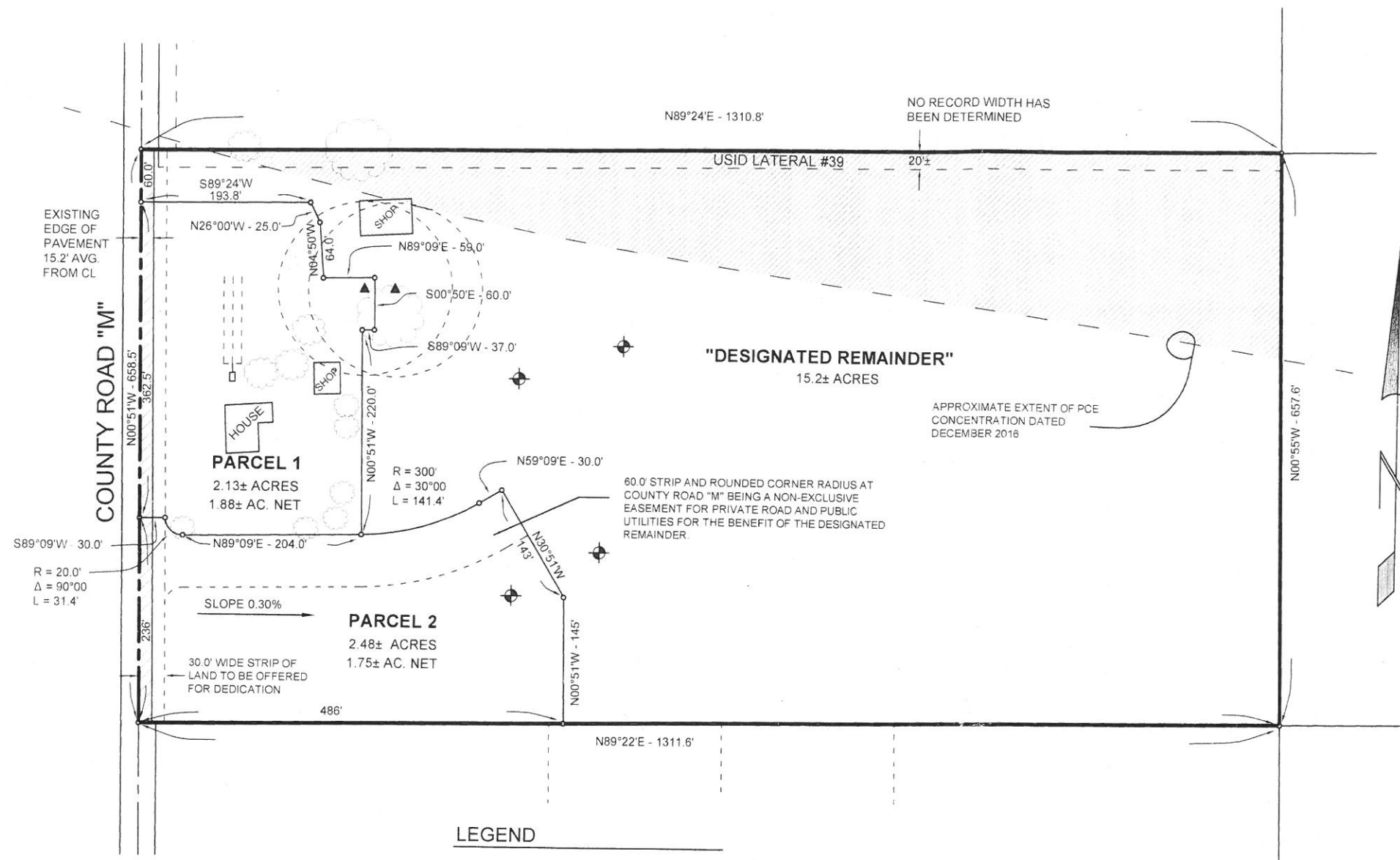
11/28/07



APPLICANT

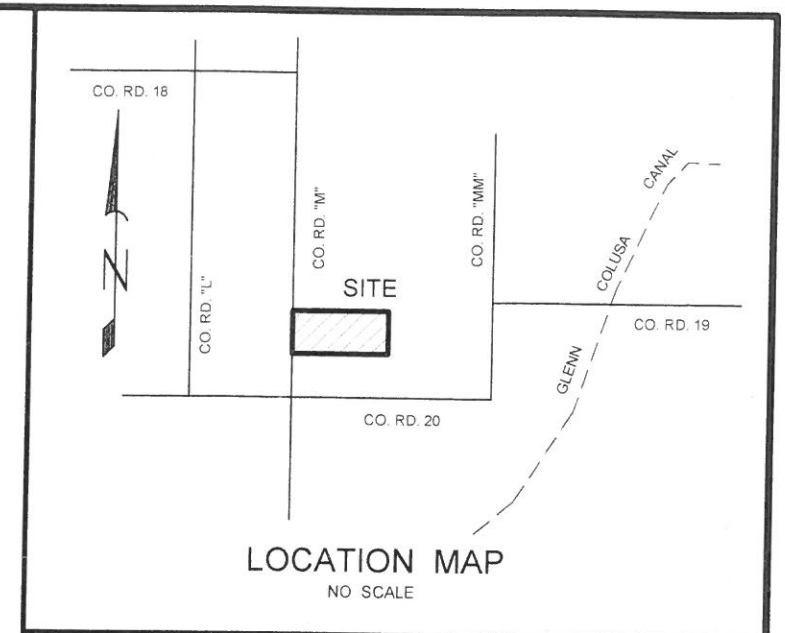






#### LEGEND

- ▲ WELL LOCATION
- SEPTIC AND LEACH SYSTEM
- ⊙ SOILS PROFILE LOCATION DATED 2007
- ☼ TREE / TREE GROUP  
SEE ATTACHED FOR TREE AREA DETAIL



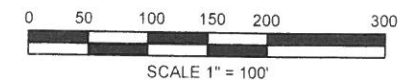
#### OWNER'S CONSENT

LISTED BELOW ARE THE OWNERS OF THE REAL PROPERTY AS SHOWN HEREON AND BY THEIR SIGNATURES ON THE APPLICATION, CONSENTS TO THE PREPARATION OF THIS PROPOSED SUBDIVISION AND TENTATIVE PARCEL MAP AS SHOWN.

MICHAEL SMITH and VICKIE SMITH,  
Huband and Wife as Joint Tenants

ZONE RE-2

FLOOD ZONE "X"



06/08/17

#### TENTATIVE PARCEL MAP

BEING THE N 1/2 OF THE SW 1/4 OF SECTION 26, T 22 N, R 3 W, MDM, SITUATE IN THE COUNTY OF GLENN, STATE OF CALIFORNIA.

FEBURARY 2017

FOR

SCALE 1" = 100'

MICHAEL SMITH and VICKIE SMITH,  
Huband and Wife as Joint Tenants

OFFICIAL RECORDS DOCUMENT 2001-2700

PREPARED BY

*Charles E. Harris, Jr.*

CHARLES E. HARRIS, JR.  
LAND SURVEYOR

908 SIXTH STREET, ORLAND, CA. 95963

3145-17  
REVISED 05-18-17

REDUCED COPY