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

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

Donald Rust, Director

# REQUEST FOR REVIEW

COUNTY DEPARTMENTS/DISTRICTS

- ☒ Glenn County Agricultural Commissioner
- ☒ Glenn County Air Pollution Control District/CUPA
- ☒ Glenn County Assessor
- ☒ Glenn County Building Inspector
- ☒ Glenn County Engineering & Surveying Division
- ☒ Glenn County Environmental Health Department
- ☒ Glenn County Sheriff's Department
- ☐ Glenn County Board of Supervisors
- ☐ Glenn County Resource Conservation District
- ☐ Glenn County Planning Commission
- ☐ Glenn LAFCO

FEDERAL AGENCIES

- ☐ U.S. Army Corps of Engineers
- ☐ U.S. Fish and Wildlife Service
- ☐ U.S. Department of Agriculture
- ☐ U.S. Bureau of Reclamation - Willows

STATE AGENCIES

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

OTHER

- ☒ City of Orland
- ☐ Sacramento River National Wildlife Refuge
- ☒ Orland Unit Water Users' Association
- ☐ Community Services District:
- ☒ Pacific Gas and Electric Company (PG&E)
- ☒ Fire Protection District: Orland
- ☐ Glenn County Resource Conservation District
- ☒ School District: Orland
- ☒ Northeast Center of the California Historical Resources Information System
- ☒ Paskenta Band of Nomlaki Indians
- ☒ Grindstone Rancheria of Wintun-Wailaki
- ☒ Mechoopda Indian Tribe of Chico Rancheria
- ☒ Colusa Indian Community Council Cachi Dehe Band of Wintun Indians
- ☐ Tehama-Colusa Canal Authority
- ☐ UC Cooperative Extension Office

DATE: July 13, 2021

**PROJECT: Tentative Parcel Map 2021-003, Lozano**

PLANNER: Greg Conant, Assistant Planner; gconant@countyofglenn.net

APPLICANT: Mauricio Francisco Lozano
P.O. BOX 426,
Hamilton City, CA 95951

LANDOWNERS: Mauricio Francisco Lozano and Rene Medina
P.O. BOX 426,
Hamilton City, CA 95951

ENGINEER: Thomas E. Harris
908 Sixth street,
Orland, California 95963

**PROJECT:** **Tentative Parcel Map 2021-003, Lozano**

The project consists of a land division to divide one existing parcel (8.00± Acres) into the following:

| | |
|---|---|
| Parcel One: | 4.0± Acres |
| Parcel Two: | 4.0± Acres |

LOCATION: The project site is located south of the City of Orland; on the north side of County Road 20, east of County Road K, south of County Road K and west of County Road KK, in the unincorporated area of Glenn County, California.

EXISTING APN: 047-050-042 (8.00± Acres)

ZONING: "RE-2" Rural Residential Estates Zone
(1.7 Acres, minimum parcel size)

GENERAL PLAN: "Suburban Residential"

FLOOD ZONE: Flood Zone "X" according to Flood Insurance Rate Map (FIRM) No. 06021C0400D, dated August 5, 2010 issued by the Federal Emergency Management Agency (FEMA). Flood Zone "X" (unshaded) consists of areas of minimal risk outside the 1-percent and 0.2-percent annual chance floodplains. No base flood elevations or base flood depths are shown within this zone.

The Glenn County Planning Division is requesting comments on this proposal for determination of completeness, potential constraints, and/or proposed conditions of approval. If comments are not received by **Friday, July 30, 2021,** it is assumed that there are no specific comments to be included in the analysis of the project. Comments submitted by e-mail are acceptable. Thank you for considering this matter.

**AGENCY COMMENTS:**

Please consider the following:

1. Is the information in the application complete enough to analyze impacts and conclude review?

2. Comments may include project-specific code requirements unique to the project. Cite code section and document (i.e. General Plan, Subdivision Map Act, etc.).

3. What are the recommended Conditions of Approval for this project and justification for each Condition? When should each Condition be accomplished (i.e. prior to any construction at the site, prior to recording the parcel map, filing the Final Map, or issuance of a Certificate of Occupancy, etc.)?

TPM_____

**GLENN COUNTY**
**PLANNING AND COMMUNITY DEVELOPMENT SERVICES AGENCY**
**777 North Colusa Street**
**WILLOWS, CA 95988**
**(530) 934-6540**
**FAX (530) 934-6533**
**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: Mauricio Francisco Lozano

   Address: P.O. Box 426 Hamilton City, California 95951

   Phone:(Business) 530-519-2557 (Home) same

   Fax: none E-mail: none

2. Property Owner(s):

   Name: Mauricio Francisco Lozano and Rene Medina

   Address: P.O. Box 426 Hamilton City, California 95951

   Phone:(Business) 530-519-2557 (Home) same

   Fax: none E-mail: none

3. Engineer/Surveyor:

   Name: Thomas E. Harris PLS

   Mailing Address: 908 Sixth Street, Orland California 95963

   Phone:(Business) 530-865-5567 (Home)_____

   Fax: 530-865-5568 E-mail: harrissurveying@sbcglobal.net

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

   Name: Thomas E. Harris

   Mailing Address: 908 Sixth Street, Orland, California 95963

5. Is There a Deed of Trust on the Property? Yes ☐ No ☑

   (If Yes, list the person(s):

   Name: _____

   Mailing Address: _____

6. Request or Proposal:
   Tentative Parcel Map

7. Address and Location of Project: 6544 County Road 20, Orland, Ca. 95963 Road 20 and Road K

8. Current Assessor's Parcel Number(s): A.P.N. 047-050-042

9. Existing Zoning: Zone RE-2
   Zoning Map http://gis.gcppwa.net/zoning/

10. Existing Use of Property: pasture

11. Proposed Use of Property: residential

12. Number of Existing Residential Dwelling Units on each Resultant Parcel:
    No residential Dwellings exist on either parcel

13. Number of Parcels to be Created: Two

14. Size for Each Parcel: Parcel One 4.0 ac. Parcel Two 4.0 ac.

15. Request for Waiver: Yes ☐ No ☑
    (If "Yes", a written request must be submitted when the map is filed).

16. Provide any additional information that may be helpful in evaluating this request:
    This parcel is the "remainder parcel" resulting from Bk.11, PM, Pg. 41 and contains 8.0 acres. By this application, proposes to divide the parcel into two 4.0 acres parcels.

# 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: Mauricio F Lozano Rene Medina

Print: Mauricio Lozano Rene Medina

Date: _____

Address: P.O. Box 426 Hamilton City, California 95951

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: Mauricio F Lozano Rene medina

Print: Mauricio Lozano Rene Medina

Date: _____

Address: P.O. Box 426, Hamilton City, California 95951

Case _____

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# 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: Mauricio Lozano

   Address, City, State, Zip: P.O. Box 426, Hamilton City, California 95951

   Telephone: 530-519-2557 Fax: none

   E-mail: none

2. Name: NA

   Address, City, State, Zip: NA

   Telephone: NA Fax: _____

   E-mail: NA

3. Address and Location of Project:

   6544 County Road 20, Orland Ca. 95963 County Road K and County Road 20, Orland

4. Current Assessor's Parcel Number(s):
   A.P.N. 047-050-042

5. Existing Zoning: RE-2

6. Existing Use: pasture

7. Proposed Use of Site (project for which this form is prepared):

Two parcel partition by 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:

NA

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:

NA

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? None

II. ENVIRONMENTAL SETTING:

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

This site is an irrigated pasture and horse corrals. there is no known scenic, cultural or historical aspects contained on this site. The soil is cortina series having slopes of less than 0.30%.

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

East: Residential

South: Residential and grazing land

West: Residential

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

Noise at this location are characteristic of those sounds that are associated with residential use.

III. SPECIFIC ITEMS OF IMPACT:

1. Drainage:

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

NA

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 WELLS

Will the project require the installation or replacement of new water service mains? NA

3. Liquid Waste Disposal:

Will liquid waste disposal be provided by private on-site septic system or public sewer?: PRIVATE ON SITE SEPTIC AND LEACH 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:

THIS SITE IS BEING EVALUATED BY GLENN COUNTY ENVIRONMENTAL HEALTH FOR SOIL SUITABILITY. THE AREA HAS BEEN REVIEWED ON PRIOR APPLICATIONS AND FOUND TO REQUIRE ALTERNATIVE SEWAGE DISPOSAL SYSTEM AND A LIMIT TO THE NUMBER OF SINGLE FAMILY HOMES FOR PARCELS LESS THAN 4.0 ACRES.

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)

NO

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. electric

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:
None

6. Fire Protection:

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

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

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

1. Number and sizes of existing and proposed structures:

NA

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

2. Percentage of lot coverage: NA

3. Amount of off-street parking provided: NA

4. Will the project be constructed in phases? If so, please describe each phase briefly:

NA

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

NA

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:

NA

7. If industrial, indicate type, estimated employment per shift, and loading facilities:

NA

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

NA

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:

NA

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:

NA

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

NA

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:

NA

## 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: 06-05-2021 Signature: Thomas E Harris

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.

# 2021-0909

Recorded at the request of:
TIMIOS TITLE COMPANY

02/26/2021 10:38 AM
Fee: $235.90 Pgs: 2

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

**RECORDING REQUESTED BY:**
Timios Title, A California Corporation
134 E. Walker St.
Orland, CA 95963
No: 71-00201032

**After Recording Return And**
**Mail Tax Statements To:**
MAURICIO FRANCISCO LOZANO, RENE MEDINA
6544 COUNTY ROAD 20
ORLAND, CA 95963-9142

SPACE ABOVE THIS LINE FOR RECORDER'S USE

A.P.N. NO. 047-050-029-000 HOUSE & 1.84 ACRE, 8 ACRE 047-050-042-000

## GRANT DEED

The undersigned grantor(s) declare(s):
City transfer tax is $0.00
County Transfer Tax is $218.90
Monument preservation fee is $0.00
( x) computed on full value of property conveyed, or
( ) computed on full value less value of liens and encumbrances remaining at time of sale.
( x) Unincorporated area: ( ) City of ORLAND, and
(X This document is exempt from GC 27388.1, Building Homes & Jobs Tax as it is subject to the imposition of documentary transfer tax.
( )This document is exempt from GC 27388.1, Building Homes & Jobs Tax as it transfers a residential dwelling to an owner-occupier.

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

RALF F. DINGUS, JR. AND SHAUNA MEGAN DINGUS,AS HUSBAND AND WIFE AS JOINT TENANTS hereby GRANTS to

MAURICIO FRANCISCO LOZANO AND RENE MEDINA , HUSBAND AND WIFE AS JOINT TENANTS

the following described real property in the County of GLENN, State of California:

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

PARCEL 1 AS SHOWN ON THAT CERTAIN PARCEL MAP ON FILE IN THE OFFICE OF THE GLENN COUNTY RECORDER IN BOOK 5 OF PARCEL MAPS AT PAGE 95.

EXCEPTING THEREFROM THE FOLLOWING PARCEL:

BEGINNING AT THE SOUTHWEST CORNER OF SAID PARCEL 1, SAID POINT BEING THE TRUE POINT OF BEGINNING, THENCE ALONG THE WEST LINE OF SAID PARCEL 1 NORTH 00° 26' 55" WEST 302.00 FEET; THENCE EASTERLY PARALLEL WITH THE SOUTH LINE OF SAID PARCEL 1 NORTH 89° 35' 35" EAST 324.50 FEET; THENCE SOUTHERLY PARALLEL WITH THE WEST LINE OF SAID PARCEL 1 SOUTH 00° 26' 55" EAST 302.00 FEET; THENCE WESTERLY ALONG THE SOUTH LINE OF SAID PARCEL 1 SOUTH 89° 35' 35" WEST 324.50 FEET TO THE TRUE POINT OF BEGINNING.

ALSO EXCEPTING THEREFROM PARCELS 1, 2, 3 AND 4 AS SHOWN OR DESIGNATED ON THAT CERTAIN PARCEL MAP FILED FOR RECORD IN THE OFFICE OF THE COUNTY RECORDER OF THE COUNTY OF GLENN, STATE OF CALIFORNIA, ON AUGUST 4, 1994 IN BOOK 11 OF PARCEL MAPS, AT PAGE 41.

More commonly known as: 6544 COUNTY ROAD 20, ORLAND, CA 95963-9142

2/24/2021

Shauna Megan Dingus
SHAUNA MEGAN DINGUS

Ralf F. Dingus, Jr.
by Shauna Megan Dingus attorney in fact
RALF F. DINGUS, JR., BY SHAUNA MEGAN DINGUS ATTORNEY IN FACT

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

State of CA
County of GLENN

Mayra Fuentes Fuentes, Notary Public

On 2/25, 20 21, before me, _____, a notary public, personally appeared, SHAUNA MEGAN DINGUS, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature of Notary Public

(Notary Seal)

MAYRA FUENTES FUENTES
Notary Public - California
Glenn County
Commission # 2286109
My Comm. Expires Apr 23, 2023

DocID: 719

# TIMIOS

# PRELIMINARY REPORT

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

**Title Officer:**
TITLE OFFICER: DEBBIE FALTESEK
TIMIOS TITLE
750 MAIN STREET
RED BLUFF, CA 96080
PHONE NO.: 530-988-5532
EMAIL: dfaltesek@timios.com

ESCROW NO: 71-00209208

**Property Address:**
6544 COUNTY ROAD 20
ORLAND, CA, 95963-9142

**Title No:**
71-00209207

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 2006**
**ALTA LOAN POLICY 2006**
Issued by: FIRST AMERICAN TITLE INSURANCE COMPANY

Dated as of: May 02, 2021 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:

MAURICIO FRANCISCO LOZANO AND RENE MEDINA, 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. PROPERTY TAXES, INCLUDING ANY ASSESSMENTS COLLECTED WITH TAXES, TO BE LEVIED FOR THE FISCAL YEAR 2021-2022 THAT ARE A LIEN NOT YET DUE.

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

3. 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

4. BUILDING SETBACK LINES AS SHOWN ON THAT CERTAIN PARCEL MAP ON FILE WITH THE COUNTY RECORDER IN BOOK 5 OF PARCEL MAPS, PAGE 95.

5. AN EASEMENT OF THE SOUTH AND WEST 30 FEET OF PARCEL 1 PER PARCEL MAP RECORDED IN BOOK 5 OF PARCEL MAPS AT PAGE 95 FOR ROAD IN FAVOR OF THE COUNTY OF GLENN AS SHOWN UPON AND DEDICATED BY SAID MAP.

6. OFFERS OF DEDICATION AS SHOWN ON THE MAP 11 OF PARCEL MAPS, AT PAGE 41.

7. COUNTY ROAD IMPROVEMENTS AGREEMENT BY AND BETWEEN THE COUNTY OF GLENN AND RANDALL GREGORY W. KARAMATICH, RECORDED JULY 27, 1994 AS INSTRUMENT NO. 94-4379.

8. THERE APPEARS TO BE NO DEED OF TRUST/MORTGAGE(S) FOUND OF RECORD ON SAID PROPERTY. IF YOU HAVE ANY INFORMATION THAT STATES OTHERWISE, PLEASE CONTACT YOUR CLOSING OFFICER IMMEDIATELY. WE WILL REQUIRE AN AFFIDAVIT OF DEBTS AND LIENS TO BE EXECUTED BY THE PARTIES LISTED ON SCHEDULE "A" OF THIS COMMITMENT

9. RIGHTS AND CLAIMS OF PARTIES IN POSSESSION.

10. WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT THE MATTERS ARE SHOWN BY THE PUBLIC RECORDS.

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

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

12. ANY CLAIM THAT THE TITLE IS SUBJECT TO A TRUST OR LIEN CREATED UNDER THE PERISHABLE AGRICULTURAL COMMODITIES ACT (7 U.S.C. 499A, ETSEQ), THE PACKERS AND STOCKYARDS ACT (7 U.S.C. 181, ETSEQ) OR UNDER SIMILAR FEDERAL OR STATE LAWS.

## NOTICE

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

**NOTES:**

A. **THE 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.**

B. **TAXES FOR PRORATION PURPOSES FOR THE FISCAL YEAR 2020-2021**

| | |
|---|---|
| **FIRST INSTALLMENT:** | **$422.91 MARKED PAID** |
| **SECOND INSTALLMENT:** | **$422.91 MARKED PAID** |
| **TAX RATE AREA:** | **079021** |
| **ASSESSMENT NO.:** | **047-050-042-000** |

## LEGAL DESCRIPTION

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

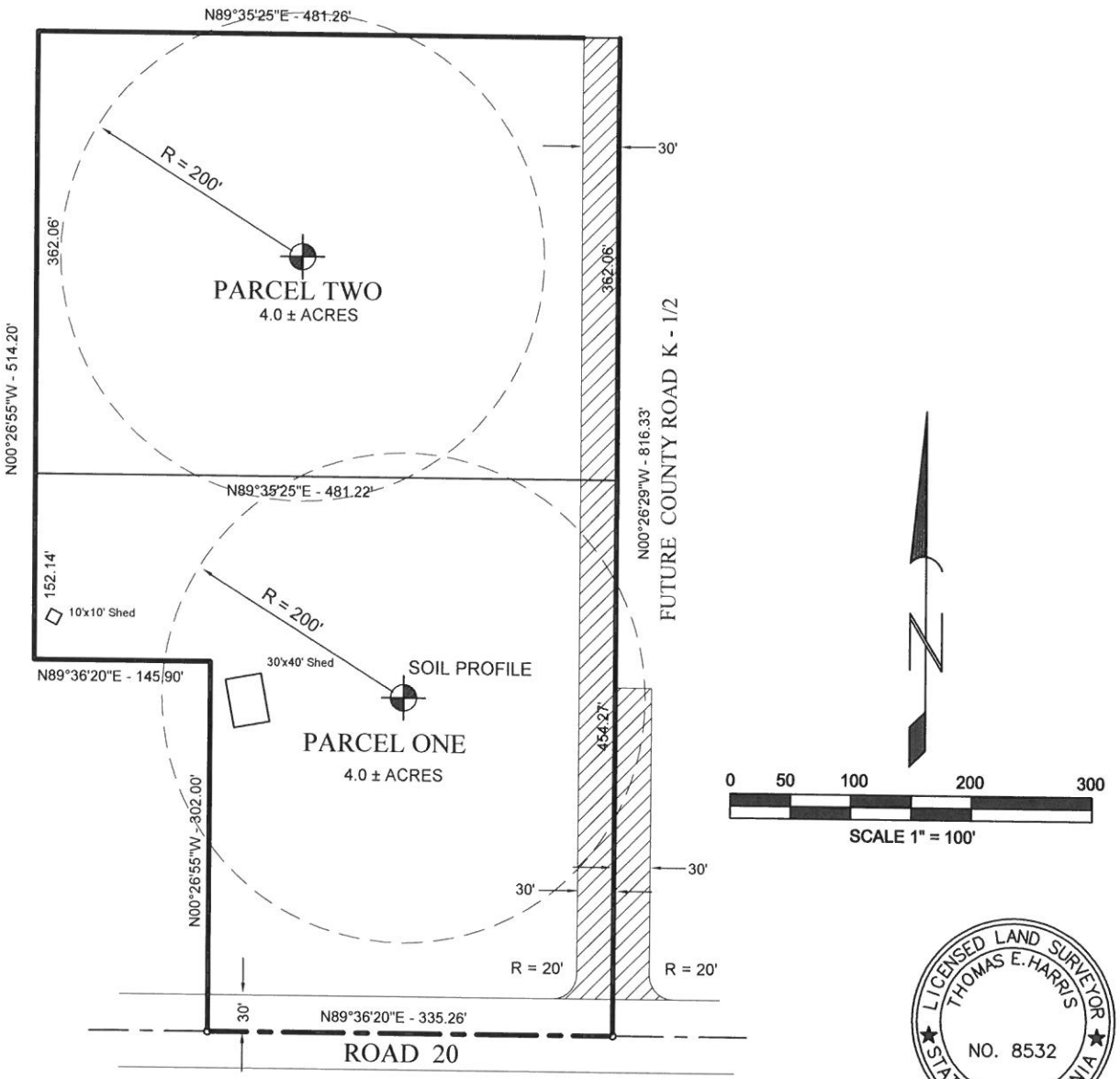
PARCEL 1 AS SHOWN ON THAT CERTAIN PARCEL MAP ON FILE IN THE OFFICE OF THE GLENN COUNTY RECORDER IN BOOK 5 OF PARCEL MAPS AT PAGE 95.

EXCEPTING THEREFROM THE FOLLOWING PARCEL:

BEGINNING AT THE SOUTHWEST CORNER OF SAID PARCEL 1, SAID POINT BEING THE TRUE POINT OF BEGINNING, THENCE ALONG THE WEST LINE OF SAID PARCEL 1 NORTH 00° 26' 55" WEST 302.00 FEET; THENCE EASTERLY PARALLEL WITH THE SOUTH LINE OF SAID PARCEL 1 NORTH 89° 35' 35" EAST 324.50 FEET; THENCE SOUTHERLY PARALLEL WITH THE WEST LINE OF SAID PARCEL 1 SOUTH 00° 26' 55" EAST 302.00 FEET; THENCE WESTERLY ALONG THE SOUTH LINE OF SAID PARCEL 1 SOUTH 89° 35' 35" WEST 324.50 FEET TO THE TRUE POINT OF BEGINNING.

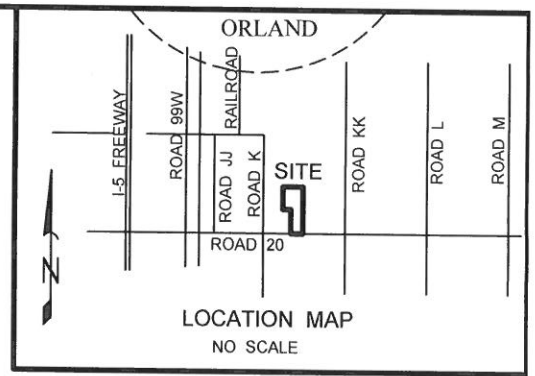
ALSO EXCEPTING THEREFROM PARCELS 1, 2, 3 AND 4 AS SHOWN OR DESIGNATED ON THAT CERTAIN PARCEL MAP FILED FOR RECORD IN THE OFFICE OF THE COUNTY RECORDER OF THE COUNTY OF GLENN, STATE OF CALIFORNIA, ON AUGUST 4, 1994 IN BOOK 11 OF PARCEL MAPS, AT PAGE 41.

APN: 047-050-042-000










## OWNER'S CONSENT

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

MAURICIO LOZANO and RENE MEDINA
P.O. Box 426
Hamilton City, California 95951

ZONE RE-2

FLOOD ZONE "X"

APN 047-050-042

# TENTATIVE PARCEL MAP

BEING A PORTION OF PARCEL ONE AS SHOWN ON BOOK 5, PARCEL MAPS, PAGE 95, ALSO A PORTION OF LOT 11 AS SHOWN ON BOOK 1, MAPS AND SURVEYS, PAGE 186 IN SECTION 27, T.22 N. R.3 W., M.D.M.; SITUATE IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF GLENN, STATE OF CALIFORNIA.

MAY 2021

SCALE 1" = 100'

FOR
MAURICIO LOZANO and RENE MEDINA
OFFICIAL RECORDS DOCUMENT NO.

LICENSED LAND SURVEYOR
THOMAS E. HARRIS
NO. 8532
STATE OF CALIFORNIA

06-05-2021

THOMAS E. HARRIS
LAND SURVEYOR No. 8532
908 6TH STREET, ORLAND, CA. 95963

21-026