

# GLENN COUNTY Planning & Community Development Services Agency

225 North Tehama Street  
Willows, CA 95988  
530.934.6540  
[www.countyofglenn.net](http://www.countyofglenn.net)



Mardy Thomas, Director

## REQUEST FOR REVIEW/PRE-CONSULTATION

### COUNTY DEPARTMENTS/DISTRICTS

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

### STATE AGENCIES

- ☒ KI Central Valley Flood Protection Board
- ☒ KI Central Valley Regional Water Quality Control Board (RWQCB)
- ☒ KI State Water Resources Control Board – Division of Drinking Water
- ☒ KI Department of Alcoholic Beverage Control (ABC)
- ☒ X Department of Conservation, Division of Land Resource Protection
- ☒ Department of Conservation, Office of Mine Reclamation (OMR)
- ☒ KI Department of Conservation, Division of Oil, Gas, and Geothermal Resources
- ☒ KI Department of Fish and Wildlife
- ☒ Department of Food and Agriculture
- ☒ California Air Resource Board (CARB)
- ☒ California Environmental Protection Agency (CalEPA)
- ☒ Department of Public Health
- ☒ Department of Toxic Substances Control (DTSC)
- ☒ KI Department of Transportation (Caltrans)
- ☒ KI Department of Water Resources (DWR)
- ☒ Office of the State Fire Marshall
- ☒ California Department of Resource Recycling and Recovery (CalRecycle)
- ☒ KI California Department of Water Resources: Division of Safety of Dams

### FEDERAL AGENCIES

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

### OTHER

- ☒ KI Orland-Artois Water District
- ☒ California Water Service Co. (Chico)
- ☒ Sacramento River National Wildlife Refuge
- ☒ City of Willows
- ☒ Comcast Cable (Chico Office)
- ☒ Community Services District:
- ☒ KI Pacific Gas and Electric Company (PG&E)
- ☒ KI Fire Protection District: Artois
- ☒ KI Glenn County Resource Conservation District
- ☐ School District: Willows
- ☒ KI Northeast Center of the California Historical Resources Information System
- ☒ KI Grindstone Rancheria of Wintun-Wailaki
- ☒ KI Paskenta Band of Nomlaki Indians
- ☒ KI Mechoopda Indian Tribe of Chico Rancheria
- ☒ KI Colusa Indian Community Council Cachi Dehe Band of Wintun Indians

DATE: December 7, 2022

PROJECT: **Conditional Use Permit 2022-002,  
Stillwater Ranch, Wedding and Retreat Facility**

PLANNER: Brandon Jennings, Assistant Planner;  
[bjennings@countyofglenn.net](mailto:bjennings@countyofglenn.net)



APPLICANT: Forrest and Melissa Jinks  
3595 County Road D  
Orland, CA. 95963  
Phone Number: 707-888-4473  
Email: Forrestlee77@gmail.com

LANDOWNER: The Forrest and Melissa Jinks Trust  
3595 County Road D  
Orland, CA. 95963  
Phone Number: 707-888-4473  
Email: Forrestlee77@gmail.com

PROPOSAL:

**Conditional Use Permit 2022-002, Stillwater Ranch, Wedding and Retreat Facility**

Stillwater Ranch has applied for Conditional Use Permit 2022-002 to operate a combination wedding and retreat facility for up to 500 guests, with the existing agricultural use. The proposed size of the wedding/community meeting barn is 7,200 sq. ft.; additionally, the attached kitchen is 2,400 sq. ft., including laundry facilities. The peak traffic flow, due to the anticipated 20 to 30 weddings per year, is estimated to occur on Saturdays between 3:00 p.m. and 10:00 p.m. Fourteen (14 ft by 16 ft.) sleeping cabins are included for bridal parties and overnight stay by retreat users. Multiple outdoor ceremony areas are included. Electric car charges will be provided for event guests. Proposed facility limits could include; wedding music to limited to 105 decibels and ending by 10:30 p.m. parking to 122 spaces, and existing diesel pumps to be replaced by electric pumps.

Note: The project description is abridged from the submitted application; the application documentation includes additional project information. A Pre-Application Review regarding the preliminary proposal occurred during August 2022. This updated request for review is being sent because the applicant has included additional information, made some plan revisions, and has applied to proceed with the Conditional Use Permit 2022-002 application.

LOCATION: The project is located at 3595 County Road D, on the west side of County Road D, west of County Road F, south of County Road 25, east of County Road C, and north of County Road 28, in the unincorporated area of Glenn County, California.

ZONING: "AE-40" Exclusive Agriculture  
GENERAL PLAN: "Intensive Agriculture"

APN: 024-210-022 (59.67 ± acres)

FLOOD ZONES: Flood Zone "X" according to Flood Insurance Rate Map (FIRM) No. 06021C0375D, 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 **Monday, December 19, 2022**, it is assumed that there are no specific comments to be included in the initial analysis of the project. Comments submitted by e-mail are welcomed. Thank you for considering this matter.

**AGENCY COMMENTS:**

Please consider the following:

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



Date Submitted: 11/17/22

**GLENN COUNTY  
PLANNING AND COMMUNITY  
DEVELOPMENT SERVICES AGENCY**

255 Tehama Street  
Willows, CA 95988  
(530) 934-6540

[planning@countyofglenn.net](mailto:planning@countyofglenn.net)

**APPLICATION FOR CONDITIONAL USE PERMIT**

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

1. Applicant(s):

Name: Forrest and Melissa Jinks

Address: 3595 Co Rd D, Orland

Phone: 707/888-4473

E-Mail forrestiee77@gmail.com

2. Property Owner(s):

Name: The Forrest and Melissa Jinks Trust

Address: 3595 Co Rd D, Orland

Phone: 707/888-4473

E-Mail forrestiee77@gmail.com

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

Name: Wes Gilbert, W Gilbert Engineering

Address: 140 Yellowstone Dr, Suite 110, Chico CA 95973

Phone: 530/588-9934

E-Mail wes@wgilbertengineering.com

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

Name: Wes Gilbert

Mailing Address: 140 Yellowstone Dr, Suite 110, Chico CA 95973



5. Existing Use of Property: Agricultural and residence
6. Request or Proposal:  
Wedding and retreat facility in adjunct with existing agricultural use. See  
attached project narrative for additional information.
7. Address and Location of Project: 3595 CO Rd P, Orland
8. Current Assessor's Parcel Number(s): 024-210-022-9
9. Existing Zoning (<http://gis.gcppwa.net/zoning/>): ae-40
10. Provide any additional information that may be helpful in evaluating your proposal. *Example - number of employees, hours of operation, number of truck deliveries/loadings per day:*  
See attached Project Narrative
11. Setback Dimensions (Distance from property line to proposed structure):  
North: >30' ft. South: >200' ft.  
East: >200' ft. West: >200' ft.  
Other Setback/s:  ft.
12. Provide the following information:  
Size of Assessor Parcel:  sq.ft. 59.67 acres +/- acres  
Mean height of structure:  ft. Peak height of structure:  ft.  
Dimensions of proposed including overhangs: see attached ft. x  ft.  
Total Square Footage (Existing): 0 sq.ft.  
Total Square Footage (Proposed): ~9,600 sq.ft.



**DECLARATION UNDER PENALTY OF PERJURY**

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

(Additional sheets may be necessary)

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

Applicant(s):

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

 /s' 

Print: Forrest Jinks/Melissa Jinks

Date: 11/14/22

Address: 3595 Co Rd D, 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: Forrest Jinks/Melissa Jinks

Date: 11/14/22

Address: 3595 Co Rd D, Orland CA 95963



Project \_\_\_\_\_

Date Submitted: 11/15/22

**GLENN COUNTY  
PLANNING AND COMMUNITY  
DEVELOPMENT SERVICES AGENCY**

225 Tehama Street

Willows, CA 95988

(530) 934-6540

[planning@countyofglenn.net](mailto:planning@countyofglenn.net)

**ENVIRONMENTAL INFORMATION FORM**

To be completed by applicant or engineer

Use extra sheets if necessary

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

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

**I. GENERAL INFORMATION:**

1. Applicant(s):

Name: Forrest Jinks

Address: 3595 Co Rd D, Orland CA 95963

Phone: 707/888-4473 E-Mail finks@altusequity.com

2. Property Owner(s):

Name: The Forrest and Melissa Jinks Living Trust

Address: 3595 Co Rd D, Orland CA 95963

Phone: 707/888-4473 E-Mail finks@altusequity.com

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

Name: Wes Gilbert, W.G. Civil Engineering Inc

Address: 140 Yellowstone Dr, Suite 100, Chico CA 95973

Phone: 530/588-9934 E-Mail wes@wailbertengineering.com



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

Name: WES Gilbert

Mailing Address: 140 Yellowstone Dr, Suite 100, CA 95973

5. Existing Use of Property: Agriculture

6. Request or Proposal:

As an adjunct to the existing agriculture, use, a limited, use wedding and retreat buildings, See project commentary for additional details.

7. Address and Location of Project: 3595 CO Rd 22 (on and)

8. Current Assessor's Parcel Number(s): 024-210-022-9

9. Existing Zoning (<http://gis.qcppwa.net/zoning/>): ae-40

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

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

Conditional Use Permit as needed for an adjunct use with the agricultural zoning,

12. List and describe any other related permit(s) and other public approvals required for this project, including those required by city, regional, state, and federal agencies:

After approval, building permits will be required.

13. List any special studies been prepared for the project site that are related to the proposed project including, but not limited to traffic, biology, wetlands delineation, archaeology, etc?

None..



## II. ENVIRONMENTAL SETTING:

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

~~Please see site photos submitted. ~30 acres is in row olives. Another 15 acres is a farm pond. There is ~1 acre of drainage inlets and outlets to the pond located on the opposite side of the pond from the intended use. The remaining acreage includes a shop, a small residence, driveways and equipment parking. The proposed use will cover ~1 acre within that remaining currently not farmed 14 acres. There will be no impact to the existing farming operations. See attached photos.~~

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: ~~Almonds. One dwelling on 60 acres. Dwelling is ~1000 feet from proposed use.~~

East: ~~Roadway then almonds~~

North: ~~South- Almonds~~

Northwest: ~~The afore mentioned olives and then almonds~~

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

~~Normal agricultural operations including a substantial number of diesel well pumps.~~



### III. SPECIFIC ITEMS OF IMPACT:

#### 1. Drainage:

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

~~Runoff from the project site will mostly drain into the existing pond.~~

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

~~No. The existing drainage patterns on adjacent properties and on-site will not change. No improvements are proposed around the perimeter of the project site. See included letter to Don Rust~~

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

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

~~None that will be impacted by proposed use.~~

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

~~No. For clarity, the proposed use does not intrude upon, nor impact, the existing farm pond.~~

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

#### 2. Water Supply:

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

~~Existing well. Water usage will be minimal in comparison to the surrounding uses and any potential replacement uses~~

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

~~No~~



3. Liquid Waste Disposal:

- (a) Will liquid waste disposal be provided by private on-site septic system or publicsewer? \_\_\_\_\_

Private septic To be designed in conjunction with Environmental-Health  
\_\_\_\_\_  
\_\_\_\_\_

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

This has not yet been determined as it is contingent upon CUP approval.  
Applicant understands requirements and will comply with such during the  
building permit process.  
\_\_\_\_\_  
\_\_\_\_\_

- (c) Will any special or unique sewage wastes be generated by this project other than normally associated with resident or employee restrooms?

Industrial, chemical, manufacturing, animal wastes? (Please describe)  
44  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

- (d) Should waste be generated by the proposed project other than that normally associated with a single family residence, Waste Discharge Requirements may be required by the Regional Water Quality Control Board.

44  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

4. Solid Waste Collection:

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

Private carrier  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_



5. Source of Energy:

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

Electricity provided by PG&E in conjunction with a solar system.

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

No

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

N/A

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

N/A

6. Fire Protection:

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

To be determined by code for building permit approval. There are no current hydrants so any required hydrants will be private

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

To be determined by code for building permit approval



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

1. Number and sizes of existing and proposed structures:  
Initial phase - 7200 sq ft barn plus 2400 commercial kitchen (attached to barn),  
and bathroom facilities as necessary  
A later phase: Up to 14 cabins at 256 sq ft each with restrooms but no kitchens
2. Square footage  
(structures) ~14,650 S.F.; -5000 plus addition to existing house 3 P  
(New) (Existing)
3. Percentage of lot coverage: <1%
4. Amount of off-street parking provided: 122
5. Will the project be constructed in phases? If so, please describe each phase briefly:  
The wedding barn, including the kitchen area, and possibly the kitchen, plus at least one  
set of bathrooms will be the first phase. To include underground utilities for second phase.  
Second phase will be the kitchen build out (if not built in phase 1) and the sleeping cabins.
6. If residential, include the number of units, schedule of unit sizes, range of sale prices or rents, and type of household size expected:  
N/A
7. If commercial, indicate type, estimated employment per shift, days and hours of operation, estimated number of daily customers/visitors on site at peak time, and loading facilities:  
This will be dependent on wedding size and what facilities are used (i.e. kitchen).  
Anticipate no more than 25 weddings and 15 retreat events, so no more than 40 days a  
year. Max wedding attendees is 500. Average wedding size is 167. Retreat size is  
anticipated to be no more than 30.
8. If industrial, indicate type, estimated employment per shift, and loading facilities:  
N/A



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

JMZA  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

JSIZA  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

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

Grading and trenching as part of construction. Water to be used for dust control  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

Wedding music Limited to 105 decibels and will be indoors, (for comparison, diesel motors create -100 decibels)  
\_\_\_\_\_  
\_\_\_\_\_

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

Nona other than general vehicle emissions. Plan is to include electric car charging stations and solar energy production to offset emissions. Goals—a carbon neutral project (including farming operations).  
\_\_\_\_\_  
\_\_\_\_\_



## 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:

11/17/18

For:

Ferret Jinks applicant / Melissa Jinks applicant

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.



Date: November 14, 2022

RE: 3595 Co Rd D, conditional use permit submission

Dear Planning Department and 3595 Rd D Neighbors,

Melissa and I are excited to submit the attached conditional use permit application and want to use this cover letter to introduce ourselves as the applicant, but more importantly, as the family that will be moving onto and living full time at the subject property once the rebuild of the existing decrepit house is complete, and the home is livable. I work for a real estate company and Melissa is a nurse. We have three elementary aged children ages 10, 8, and 5. I grew up on a farm but moved away around the time I was entering high school. My parents had to sell the farm due to health issues my dad was experiencing. Since completing college, I have been trying to get back onto "the farm", which as we know is difficult due to land prices. Having some experience with animals and farming, the kids are excited to be able to live on a farm and have their animals on site. We have co-owned property and spent a considerable amount of time in Glenn County for the past 9 years, but due to the ownership structure of the property, were never able to make it our residence. The wedding business for which we are applying will be a home business of sorts, with us living in close proximity to where the weddings will be held.

There was some great feedback from the neighbors during the preapplication process. We reached out to everyone that took the time to respond and were able to connect with several. Based on the feedback received we made changes to this application versus the original application, which we hope both eases concerns, and appropriately communicates how important it is for us to be good neighbors and an active part of the local community.

The original feedback from the neighbors fell into four basic buckets:

1. Interference with farming activities: Purely from a philosophical perspective I can state we are in 100% agreement with the neighbors about their ability to continue to farm as they have been doing. For one, and just like most Glenn County residents, we are big believers in property rights. Two, this is an Ag zoning, and the property has a primary Ag use. We are fully supportive of any property continuing the Ag use, whether it is close to our property or not, though our particular secondary use benefits from the surrounding Ag uses. It would be bad for proposed use to not have Ag, and we want and support Ag. But this isn't just words, California is a right to farm state and as part of this approval we will be signing documents that are filed with the County clearly stating that there will be no disruption from our use on any of the surrounding farms.
2. Noise: This is a relatively easy one to address. Wedding music creates somewhere around 95 – 105 decibels of noise. Diesel motors create approximately 100 decibels of noise. Other than our own residence on the property, there are diesel motors much closer to any surrounding residence than where the weddings will be held. These existing diesel pumps run hundreds of nights a year, running all night, versus an estimated maximum of 25 weddings a year for a couple hours. Additionally, there will be no music allowed beyond 10:30 at night which is something we are including in this application at the request of area neighbors. Finally, we are replacing two diesel pumps with electric pumps. Not only does this improve the air quality, it



will reduce the noise produced by this property by more than 100 times any noise that will be added by the weddings. It should be noted that other than our own residence, the closest residence to the proposed facility is over 900 feet away with all other residences located considerably further way.

3. Water usage: The area where the facility is planned, should it not be built, will be planted in the same manner as the surrounding farms. No approvals are needed for such planting. Almonds use 4 acre of water per year per acre, or over 8 acre-feet per year applied to the area in question. The facility, assuming a max usage of 25 weddings per year, will use far less than one acre-foot of water, a massive reduction versus planting. In fewer words, the proposed use helps the water situation, it doesn't hurt it. Secondly, some comments seemed to imply we were building a lake. As you are aware, the farm pond on the property has been in existence for many years and this application does not change anything in regard to this pond.
4. Traffic: We certainly understand these concerns, but with a better understanding of the requested permit and limits we are placing on ourselves, we believe the impact will be far smaller than anticipated. An average single house in the US creates 10 vehicle trips per day. The average wedding is 167 attendees with an average vehicle occupancy in excess of 3 people per vehicle. That calculates to 56 cars per wedding on average. Multiplying it by the maximum number of expected weddings, and taking into account both arrival and departure, it calculates to less than 8 average daily vehicle trips for the year, or less traffic created than a single new home. Additionally, using google maps as a guide, the traffic will be split between three different routes approaching and leaving the property, further decreasing the traffic impact. Further, to help ease concerns, we have reduced the parking in this application versus the preapplication by 70 parking spaces.

Melissa and I spent considerable effort in locating a property that could work as a home, as producing agriculture, and as facility as has been proposed. We preferred for it to be in Glenn County because it is where we want to raise our children. This property further fit the profile of what we searched for because of the surrounding orchards, and how few neighbors there are. Other than our own house, the closest dwelling is almost 1000 feet away. The next closest dwelling is well over a quarter mile away, with no other dwellings within 2000 feet, and only four total dwellings within a mile (all measured the way the crow flies).

We respectfully request that the application be reviewed in full. We are happy to answer any questions which arise due to said review. My email address is [forrestlee77@gmail.com](mailto:forrestlee77@gmail.com) and Melissa's email address is [iinksmelissa08@gmail.com](mailto:iinksmelissa08@gmail.com). I am also available on my cell phone at 707/888-4473.

In all Sincerity,

A handwritten signature in blue ink, appearing to read "Forrest Jinks", with a stylized flourish at the end.

Forrest Jinks (and Melissa)



# Stillwater Ranch

## Wedding Facility and Retreat

### Premise for business plan:

1. Agriculture, especially in California, needs advocacy. Glenn County also needs advocacy. Few people realize the natural wonders or the amount of food that is produced in Glenn County.
  - a. Education is a great way to grow support, but...
  - b. People generally aren't interested in taking the time to be educated so passive education in many cases is more effective, and...
  - c. People are interested in food, so education can take place through food and food preparation
2. Many Californians have been priced out of Napa and Sonoma County wine countries but still want a special wedding experience.
3. With a move to remote working small companies need affordable options to get their teams together a few times a year. In this setting there should be an opportunity for less passive education via cooking and farming classes.
  - a. Companies want the "get away" to be unique and enjoyable
  - b. Companies still need a high-quality experience (lodging, food, meeting facility)
  - c. Companies like to include a team activity in their meetings such as the afore mentioned cooking and farming classes.

### Solution:

Provide a combination wedding and retreat (focused on business) facility that is integrated into a sustainable farming operation. The sustainability of the farming will reduce barriers to education for attendees (city dwellers) who might otherwise be very idealistic (and possibly unrealistic) about the way things *should* be. As opposed to active communication this education will take passively through farm to table on-site food preparation and printed and posted material. For retreat events, the events could/would include in field education through group cooking classes. Carbon neutrality is a target, but has not yet been determined to be achievable (tractor diesel needs to be offset).

### Facilities:

1. Meeting/Wedding facility. Most likely a "barn" design
  - a. Plus misc. required facilities as part of wedding facility. Electric car charges, bathroom facilities, etc.
2. Commercial kitchen, built into wedding/meeting facility
3. Renewable energy production – most likely solar due to unpredictability of wind
4. Sleeping Cabins for wedding party to stay before/after wedding and for retreat attendees. With bathrooms, no cooking capability.
5. Choice of three different outdoor ceremony areas.



## 6. Restrooms

### Overview

The primary focus is the wedding and meeting facility. Size is a consideration for weddings but would not be a concern for retreats due to other constraints (see below). Based on research the average wedding size is around 167 guests<sup>1</sup>, but with guest lists varying dramatically. This request is for up to 500 guests, understanding that rarely will an event include that many guest, but also realizing when these large weddings do occur there are few facilities available, providing a strong competitive advantage for a facility with such capacity. The proposed size of the wedding/meeting barn is 7200 sq ft, an amount needed to seat 500 guests at round tables plus have room for some restrooms and serving food. Additionally, the attached kitchen is submitted at 2400 square feet. This will include laundry facilities for linens, etc. As proposed, this facility will also be able to house community meetings.

Traffic is naturally a consideration. No broad statistics could be found, but using anecdotal evidence from conversations with other existing facilities, twenty to thirty weddings per year is a reasonable assumption and because we will also be living at the property it is unlikely we will have more than 25 events per year. Statistics on attendees per vehicle are not available but we can back into the number using parking restrictions as outlined by some municipalities (Glenn County doesn't define parking requirements for wedding facilities). Parking was defined as 1 space for every 10 guests at the maximum guest size plus 1 parking space for every 100 square feet of assembly area.

- Max wedding size = 500 guests
- Wedding facility size = 7200 square feet
  - **Parking requirements =  $500/10 + 7200/100 = 122$  spaces**
  - 500 guests / 122 spaces = 4 occupants per car.

Using the average wedding size referenced above, and making similarly broad assumptions about other events, but adjusting vehicle occupancy downward from 4 to 3 occupancy per car to be conservative in projections:

- 167 guests/ 3 guests per vehicle \* 24 weddings \* 2 trips (coming/going) = 2,672 vehicle trips per year
- 25 guests/2 guests per vehicle \* 12 retreats \* 2 trips = 300 vehicle trips per year
  - Total estimated vehicle trips = 2,672
  - Average trips per week = 57
  - **Average trips per day = 7.3**

Seven added trips per day shows minimal impact, though it is acknowledged that the true traffic flow will not occur spread out over the week and year. However, the peak traffic flow due to weddings (over 90% of anticipated traffic) will occur between 3:00 and 10:00 pm on Saturdays, a time of minimal agricultural traffic that would otherwise be using the roads. Additionally, according to directions to the property using Google Maps, the traffic created will come into the property from three different routes, further diminishing the impact on any route. Of note, there is currently very little traffic on the roads used to access the property and vehicles would be passenger vehicles, which have a far reduced impact on roads than do heavier farm and industrial equipment.

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<sup>1</sup> Brides America Wedding Study, 2021



Key to both the weddings and retreats is the kitchen, as both a means of food prep and education. However, there are additional benefits to the kitchen for the Glenn County community. We have spoken with 4-H leaders about using the kitchen for cooking courses, and with additional research, discovered it can be difficult for small food producers to rent commercial kitchen space locally. While current regulations allow for small batch production of food items in a domestic kitchen, without access to commercial kitchen space food producers are limited in how much they are able to grow their production. Glenn County is a cornucopia of agricultural production. Having opportunity to turn that agricultural production into craft food production is both a short-term benefit to the food producers, and a longer-term economic benefit to the County at large.

Fourteen small sleeping cabins (14\*16) are included in the submission. These cabins are necessary for bridal parties. Additionally, the overnight stay could be required by retreat uses.

Multiple outdoor ceremony areas are included in the submission. We would like to offer a choice of at least two ceremony location options but anticipate future feedback from clients will provide better guidance as to where any additional locations other than next to the barn facility might be. Bathrooms for each potential location are included in the plan but would not be developed unless it is determined that value is added by having the extra choice in ceremony location.

Not included in the plan is an area for the future installation of solar power production. Renewable energy production is important for us to minimize environmental impact of the facility and the farming. Electric car charges will be provided for event guests in anticipation of California's efforts to eliminate combustion engines in small vehicles. Conversations with PG&E and a panel installer are ongoing to determine which location and ultimate panel count is most cost effective.

From initial conversations with County staff, a key consideration to CUP approval is to minimize the impact or reduction of agricultural activities. With this in mind, the submitted site plan was developed that does not impact the current olive crop. Efforts have been made to extend and incorporate new olive plantings into the landscaping and buffering between buildings.

Water usage is a consideration. Based on highly conservative estimates, the proposed facility will use less than 15% of the water the same area would use if it were instead planted in accordance with the surrounding agricultural uses.

Weddings do cause noise. A google search indicates wedding music runs between 95 – 105 decibels. While this sounds like a lot of noise creation, that noise is inside a building and is comparable to the noise created by a diesel motor (100 decibels). There is currently a well pump and irrigation pond pump that will be replaced with electric pumps (we are actively working with PG&E for the electricity supply). There are dozens of additional diesel pumps in the properties surrounding the subject property, few of them being muted by being inside a building. Those pumps run all night hundreds of nights out of the year, and every residence other than our own residence on the subject property are much, much closer to the diesel pumps than to the wedding building. There are no residences, other the small existing residence on the subject property, within 500 feet of any property line. The closest residence to the proposed facility/use is ~900 ft away to the northeast and there are only four residences within a mile radius.

The proposed use will not impede upon, nor is impacted by, the existing irrigation pond on the property.



**Additional Considerations**

1. Need high power capacity (or not as preferable – battery capacity) for electric well and irrigation pumps instead of diesel, to reduce both air and sound pollution. Conversations are ongoing with PG&E to extend three-phase power to the site. This may also be a benefit to neighboring farms.
2. Venue to be designed to maximize passive heating and cooling to reduce energy use.

**Facility Limits**

Based on feedback received during the preapplication process, the following limitations would self-imposed and become part of the approval. All limitations to be included in the facility rental contract:

1. All events are reported to the County staff. The method of said reporting to be determined by County staff.
2. All wedding music to be terminated no later than 10:30 PM
3. All wedding music to be limited to 105 decibels
4. Existing diesel pumps to be replaced by electric pumps once PG&E provides capacity for a substantial net reduction in noise creation.
5. Parking to be reduced to 122 spaces





**W. GILBERT ENGINEERING**  
Civil Engineering / Land Surveying

140 Yellowstone Drive, Suite 110 • Chico, CA 95973

Phone: (530) 809-1315 • Fax: (530) 588-9030

[www.wgilbertengineering.com](http://www.wgilbertengineering.com)

November 9, 2022

County of Glenn  
Public Works Agency  
777 North Colusa Street  
Willows, CA 95988

Attn: Donald Rust, Director

Subject: Stillwater Ranch - CUP2022-002  
(APN 024-210-022)

Dear Don:

As requested, we performed drainage calculations to evaluate the existing pond and associated drainage facilities on the above-referenced parcel. The pond and associated drainage facilities were evaluated using a 100-year storm and we determined that the pond and pipe outfall structure have the capacity to handle the 100-year storm event without overtopping the pond levee. Additionally, the existing drainage channel from the pond outfall pipe and the box culvert under County Road D have the capacity to pass the flows from the pond without overtopping or backing up.

As a part of the site improvement plans, we will include detailed drainage calculations for the pond and associated facilities. We will also clean out the existing drainage channel and install shoulder backing along the west side of County Road D to stabilize the shoulder and stop erosion.

Let me know if you have any questions or need additional information.

Sincerely,

**W. Gilbert Engineering**

Wesley E. Albert; P.E.  
President, W.G. Civil Engineers, Inc.  
dba W. Gilbert Engineering



2022-2577

Recorded at the request of:  
TIMIOS TITLE COMPANY

06/30/2022 04:13 PM  
Fee: \$1887.00 Pgs: 1

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

**RECORDING REQUESTED BY:**

Timios Title, A California Corporation  
250 W. Sycamore St.  
Willows, CA 95988  
No: 71-00229813

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

FORREST JINKS  
MELISSA JINKS  
P.O. BOX 1063  
MORGAN, UT 84050

SPACE ABOVE THIS LINE FOR RECORDER'S USE

A.P.N. NO. 024-210-022-000

**GRANT DEED**

The undersigned grantor(s) declare(s):

City transfer tax is \$0.00

County Transfer Tax is \$1,870.00

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,  
DEREK MOFFITT AND SANDI MOFFITT, HUSBAND AND WIFE AS JOINT TENANTS

hereby GRANTS to FORREST JINKS AND MELISSA JINKS TRUSTEES OF THE FORREST AND MELISSA JINKS LIVING TRUST DATED APRIL 8<sup>TH</sup>, 2015

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

ALL THAT CERTAIN REAL PROPERTY SITUATE LYING IN THE UNINCORPORATED AREA, COUNTY OF GLENN, STATE OF CALIFORNIA, BEING DESCRIBED AS FOLLOWS:

PARCEL 1 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 JULY 2, 1985 IN BOOK 9 OF PARCEL MAPS, AT PAGE 49.

EXCEPTING THEREFROM AN UNDIVIDED ONE-HALF INTEREST IN ALL OIL, GAS, MINERALS AND OTHER HYDROCARBON SUBSTANCES, ETC. AS SET FORTH IN THE DEED FROM FRANK BARR ET UX TO ORAZIO G. ROSALIA ET UX, RECORDED MAY 26, 1965 IN BOOK 478 OF OFFICIAL RECORDS, AT PAGE 328.

ALSO EXCEPTING THEREFROM AN UNDIVIDED ONE-QUARTER INTEREST IN AND TO ALL OIL, GAS, MINERALS AND OTHER HYDROCARBON SUBSTANCES, TOGETHER WITH THE RIGHT TO REMOVE THE SAME, AS RESERVED IN THE DEED FROM MERLE L. TODD AND ALENE TODD, HIS WIFE TO JAMES A. TUTTLE AND JANICE L. TUTTLE, HIS WIFE, AS COMMUNITY PROPERTY,





DATED OCTOBER 14, 1983 AND RECORDED OCTOBER 24, 1983 IN BOOK 734, OFFICIAL RECORDS, PAGE 200.

More commonly known as: 3595 COUNTY ROAD D, ORLAND, CA 95963-9154

6/27/2022

  
DEREK MOFFITT

  
SANDI MOFFITT

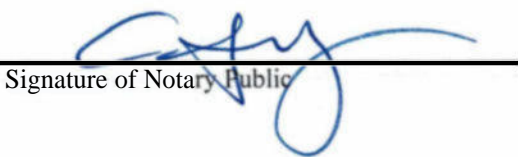
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of CALIFORNIA  
County of GLENN

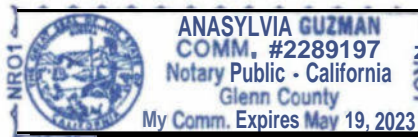
On June 30, 2022, before me, Ana Sylvia Guzman, a notary public, personally appeared, DEREK MOFFITT, SANDI MOFFITT, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the 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)





# TIMIOS

## PRELIMINARY REPORT

**To:**

ATTN: FORREST JINKS

**Title Officer:**

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

**Property Address:**

3595 COUNTY ROAD D  
ORLAND, CA, 95963-9154

**Title No:**

71-00234874

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: Oct 14, 2022 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:

FORREST JINKS AND MELISSA JINKS TRUSTEES OF THE FORREST AND MELISSA JINKS LIVING TRUST DATED APRIL 8TH, 2015



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

1. PROPERTY TAXES AND ANY ASSESSMENTS COLLECTED WITH TAXES, FOR THE FISCAL YEAR 2022-2023.  

1 <sup>ST</sup> INSTALLMENT:	<b>\$4,010.22</b>	DUE 12/10/2022
2 <sup>ND</sup> INSTALLMENT:	<b>\$4,010.22</b>	DUE 04/10/2023
ASSESSMENT NO.:	<b>024-210-022-000</b>	
2. THE LIEN OF SUPPLEMENTAL OR ESCAPED ASSESSMENTS OF PROPERTY TAXES, IF ANY, MADE PURSUANT TO THE PROVISIONS OF PART 0.5, CHAPTER 3.5 OR PART 2, CHAPTER 3, ARTICLES 3 AND 4 RESPECTIVELY (COMMENCING WITH SECTION 75) OF THE REVENUE AND TAXATION CODE OF THE STATE OF CALIFORNIA AS A RESULT OF THE TRANSFER OF TITLE TO THE VESTEE NAMED IN SCHEDULE A; OR AS A RESULT OF CHANGES IN OWNERSHIP OR NEW CONSTRUCTION OCCURRING PRIOR TO THE DATE OF THE POLICY.
3. THE LAND HEREIN DESCRIBED LIES WITHIN THE BOUNDARIES OF THE ORLAND-ARTOIS WATER DISTRICT AND IS SUBJECT TO ALL TAXES, ASSESSMENTS AND OBLIGATIONS THEREOF.  
  
PRESENTLY THE DISTRICT HAS AN INDEBTEDNESS IN FAVOR OF THE UNITED STATES GOVERNMENT (CONTRACT NO. 14-06-200-8382A) OF \$816.92 PER ACRE AS OF DECEMBER 1, 1988 WHICH WILL BE PAID AT THE RATE OF \$20.43 PER ACRE FOR 40 YEARS PAYABLE IN 80 SUCCESSIVE EQUAL SEMIANNUAL INSTALLMENTS BEGINNING FEBRUARY 1, 1993.  
  
NOTE: THE DISTRICT REQUEST THAT ANY BUYER/PURCHASER CONTACT THE DISTRICT IN REGARDS TO THE DISTRIBUTION OF THE WATER, PHONE: 530-865-4304, FAX 530-865-8497
4. RESERVATION CONTAINED IN THE DEED FROM FRANK BARR AND AGNES H. BARR, HIS WIFE TO ORAZIO G. ROSALIA, HIS WIFE, DATED MAY 3, 1965 AND RECORDED MAY 26, 1965 IN BOOK 478 OF OFFICIAL, AT PAGE 328.
5. CONTRACT AND GRANT OF EASEMENT FOR WATER PIPELINES AND APPURTENANCES THERETO AS GRANTED TO THE UNITED STATES OF AMERICA, RECORDED OCTOBER 20, 1980 IN BOOK 674 OF OFFICIAL RECORDS, AT PAGE 465, AND TERMS AND CONDITIONS CONTAINED THEREIN.
6. RESERVATION OF AN UNDIVIDED ONE-QUARTER INTEREST IN AND TO ALL OIL, GAS, MINERALS AND OTHER HYDROCARBON SUBSTANCES, TOGETHER WITH THE RIGHT TO REMOVE THE SAME, AS RESERVED IN THE DEED FROM MERLE L. TODD AND ALENE TODD, HIS WIFE TO JAMES A. TUTTLE AND JANICE L. TUTTLE, HIS WIFE AS COMMUNITY PROPERTY, DATED OCTOBER 14, 1983, RECORDED OCTOBER 24, 1983 IN BOOK 734 OFFICIAL RECORDS, PAGE 200.
7. A 30 FOOT STRIP FOR PUBLIC ROAD AND PUBLIC UTILITY PURPOSES AS SHOWN ON THAT CERTAIN PARCEL MAP FILED FOR RECORD IN THE OFFICE OF THE COUNTY RECORDER, COUNTY OF GLENN, STATE OF CALIFORNIA ON JULY 2, 1985 IN BOOK 9 OF PARCEL MAPS, AT PAGE 49.
8. AGRICULTURAL STATEMENT OF ACKNOWLEDGEMENT EXECUTED BY RALPH C. MORRISON, DATED JULY 13, 1992, RECORDED JULY 13, 1992, GLENN COUNTY RECORDER'S FILE NO. 92-3718.
9. AGRICULTURAL STATEMENT OF ACKNOWLEDGEMENT EXECUTED BY JASON BOUGIE AND SUSAN BOUGIE DATED MAY 8, 2006, RECORDED MAY 10, 2006, GLENN COUNTY RECORDER'S FILE NO. 2006-3379.
10. 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.



11. WITH RESPECT TO THE TRUST REFERRED TO IN THE VESTING:
- A. A CERTIFICATION PURSUANT TO SECTION 18100.5 OF THE CALIFORNIA PROBATE CODE IN A FORM SATISFACTORY TO THE COMPANY.
  - B. COPIES OF THOSE EXCERPTS FROM THE ORIGINAL TRUST DOCUMENTS AND AMENDMENTS THERETO WHICH DESIGNATE THE TRUSTEE AND CONFER UPON THE TRUSTEE THE POWER TO ACT IN THE PENDING TRANSACTION.
  - C. OTHER REQUIREMENTS WHICH THE COMPANY MAY IMPOSE FOLLOWING ITS REVIEW OF THE MATERIAL REQUIRED HEREIN AND OTHER INFORMATION WHICH THE COMPANY MAY REQUIRE.



## NOTICE

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

### NOTES:

- A. THE INSURANCE CONTEMPLATED BY THIS TRANSACTION SHALL BE ISSUED IN FAVOR OF TBD ITS SUCCESSORS AND/OR ITS ASSIGNS IN THE AMOUNT OF \$.00 PURSUANT TO A DEED OF TRUST FROM FORREST JINKS , AND AN OWNER'S POLICY IN THE AMOUNT OF \$.00 PURSUANT TO A DEED EXECUTED BY**
- B. ACCORDING TO THE PUBLIC RECORDS, THERE HAS BEEN NO CONVEYANCE OF THE LAND WITHIN A PERIOD OF TWENTY-FOUR MONTHS PRIOR TO THE DATE OF THIS REPORT, EXCEPT AS FOLLOWS:  
  
A GRANT DEED RECORDED JUNE 30, 2022 AS INSTRUMENT NO. 2022-2577 OF GLENN COUNTY OFFICIAL RECORDS FROM DEREK MOFFITT AND SANDI MOFFITT, HUSBAND AND WIFE AS JOINT TENANTS TO FORREST JINKS AND MELISSA JINKS TRUSTEES OF THE FORREST AND MELISSA JINKS LIVING TRUST DATED APRIL 8<sup>TH</sup>, 2015**
- C. NONE OF THE ITEMS SHOWN IN THIS REPORT WILL CAUSE THE COMPANY TO DECLINE TO ATTACH CLTA ENDORSEMENT FORM 100 TO AN ALTA POLICY, WHEN ISSUED.**
- D. THERE IS LOCATED ON SAID LAND A COMMERCIAL LOT KNOWN AS 3595 COUNTY ROAD D, IN THE UNINCORPORATED AREA, COUNTY OF GLENN, STATE OF CALIFORNIA.**
- E. THE POLICY TO BE ISSUED MAY CONTAIN AN ARBITRATION CLAUSE. WHEN THE AMOUNT OF INSURANCE IS LESS THAN THE CERTAIN DOLLAR AMOUNT SET FORTH IN ANY APPLICABLE ARBITRATION CLAUSE, ALL ARBITRABLE MATTERS SHALL BE ARBITRATED AT THE OPTION OF EITHER THE COMPANY OR THE INSURED AS THE EXCLUSIVE REMEDY OF THE PARTIES. IF YOU DESIRE TO REVIEW THE TERMS OF THE POLICY, INCLUDING ANY ARBITRATION CLAUSE THAT MAY BE INCLUDED, CONTACT THE OFFICE THAT ISSUED THIS COMMITMENT OR REPORT TO OBTAIN A SAMPLE OF THE POLICY JACKET FOR THE POLICY THAT IS TO BE ISSUED IN CONNECTION WITH YOUR TRANSACTION.**



### **LEGAL DESCRIPTION**

ALL THAT CERTAIN REAL PROPERTY SITUATE LYING IN THE UNINCORPORATED AREA, COUNTY OF GLENN, STATE OF CALIFORNIA, BEING DESCRIBED AS FOLLOWS:

PARCEL 1 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 JULY 2, 1985 IN BOOK 9 OF PARCEL MAPS, AT PAGE 49.

EXCEPTING THEREFROM AN UNDIVIDED ONE-HALF INTEREST IN ALL OIL, GAS, MINERALS AND OTHER HYDROCARBON SUBSTANCES, ETC. AS SET FORTH IN THE DEED FROM FRANK BARR ET UX TO ORAZIO G. ROSALIA ET UX, RECORDED MAY 26, 1965 IN BOOK 478 OF OFFICIAL RECORDS, AT PAGE 328.

ALSO EXCEPTING THEREFROM AN UNDIVIDED ONE-QUARTER INTEREST IN AND TO ALL OIL, GAS, MINERALS AND OTHER HYDROCARBON SUBSTANCES, TOGETHER WITH THE RIGHT TO REMOVE THE SAME, AS RESERVED IN THE DEED FROM MERLE L. TODD AND ALENE TODD, HIS WIFE TO JAMES A. TUTTLE AND JANICE L. TUTTLE, HIS WIFE, AS COMMUNITY PROPERTY, DATED OCTOBER 14, 1983 AND RECORDED OCTOBER 24, 1983 IN BOOK 734, OFFICIAL RECORDS, PAGE 200.

APN: 024-210-022-000



**EXHIBIT A**  
**LIST OF PRINTED EXCEPTIONS AND EXCLUSIONS (BY POLICY TYPE)**  
**CLTA/ALTA HOMEOWNER'S POLICY OF TITLE INSURANCE (02-03-10)**  
**EXCLUSIONS**

In addition to the Exceptions in Schedule B, You are not insured against loss, costs, attorneys' fees, and expenses resulting from:

1. Governmental police power, and the existence or violation of those portions of any law or government regulation concerning:
  - (a) building;
  - (b) zoning;
  - (c) land use;
  - (d) improvements on the Land;
  - (e) land division; and
  - (f) environmental protection.This Exclusion does not limit the coverage described in Covered Risk 8.a., 14, 15, 16, 18, 19, 20, 23 or 27.
2. The failure of Your existing structures, or any part of them, to be constructed in accordance with applicable building codes. This Exclusion does not limit the coverage described in Covered Risk 14 or 15.
3. The right to take the Land by condemning it. This Exclusion does not limit the coverage described in Covered Risk 17.
4. Risks:
  - (a) that are created, allowed, or agreed to by You, whether or not they are recorded in the Public Records;
  - (b) that are Known to You at the Policy Date, but not to Us, unless they are recorded in the Public Records at the Policy Date;
  - (c) that result in no loss to You; or
  - (d) that first occur after the Policy Date - this does not limit the coverage described in Covered Risk 7, 8.e., 25, 26, 27 or 28.
5. Failure to pay value for Your Title.
6. Lack of a right:
  - (a) to any land outside the area specifically described and referred to in paragraph 3 of Schedule A; and
  - (b) in streets, alleys, or waterways that touch the Land.This Exclusion does not limit the coverage described in Covered Risk 11 or 21.
7. The transfer of the Title to You is invalid as a preferential transfer or as a fraudulent transfer or conveyance under federal bankruptcy, state insolvency, or similar creditors' rights laws.

**LIMITATIONS ON COVERED RISKS**

Your insurance for the following Covered Risks is limited on the Owner's Coverage Statement as follows: For Covered Risk 16, 18, 19, and 21 Your Deductible Amount and Our Maximum Dollar Limit of Liability shown in Schedule A.

<u>Your Deductible Amount</u>	<u>Our Maximum Dollar Limit of Liability</u>
Covered Risk 16: 1% of Policy Amount or \$2,500.00 (whichever is less)	\$10,000.00
Covered Risk 18: 1% of Policy Amount or \$5,000.00 (whichever is less)	\$25,000.00
Covered Risk 19: 1% of Policy Amount or \$5,000.00 (whichever is less)	\$25,000.00
Covered Risk 21: 1% of Policy Amount or \$2,500.00 (whichever is less)	\$5,000.00

**ALTA RESIDENTIAL TITLE INSURANCE POLICY (6-1-87)**  
**EXCLUSIONS**

In addition to the Exceptions in Schedule B, you are not insured against loss, costs, attorneys' fees, and expenses resulting from:

1. Governmental police power, and the existence or violation of any law or government regulation. This includes building and zoning ordinances and also laws and regulations concerning:
  - (a) and use
  - (b) improvements on the land
  - (c) and division
  - (d) environmental protectionThis exclusion does not apply to violations or the enforcement of these matters which appear in the public records at Policy Date. This exclusion does not limit the zoning coverage described in Items 12 and 13 of Covered Title Risks.
2. The right to take the land by condemning it, unless:
  - (a) a notice of exercising the right appears in the public records on the Policy Date
  - (b) the taking happened prior to the Policy Date and is binding on you if you bought the land without knowing of the taking
3. Title Risks:
  - (a) that are created, allowed, or agreed to by you
  - (b) that are known to you, but not to us, on the Policy Date -- unless they appeared in the public records
  - (c) that result in no loss to you
  - (d) that first affect your title after the Policy Date -- this does not limit the labor and material lien coverage in Item 8 of Covered Title Risks
4. Failure to pay value for your title.
5. Lack of a right:
  - (a) to any land outside the area specifically described and referred to in Item 3 of Schedule A OR
  - (b) in streets, alleys, or waterways that touch your landThis exclusion does not limit the access coverage in Item 5 of Covered Title Risks.



**2006 ALTA LOAN POLICY (06-17-06)**  
**EXCLUSIONS FROM COVERAGE**

The following matters are expressly excluded from the coverage of this policy, and the Company will not pay loss or damage, costs, attorneys' fees, or expenses that arise by reason of:

1. (a) Any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to
  - (i) the occupancy, use, or enjoyment of the Land;
  - (ii) the character, dimensions, or location of any improvement erected on the Land;
  - (iii) the subdivision of land; or
  - (iv) environmental protection;or the effect of any violation of these laws, ordinances, or governmental regulations. This Exclusion 1(a) does not modify or limit the coverage provided under Covered Risk 5.
- (b) Any governmental police power. This Exclusion 1(b) does not modify or limit the coverage provided under Covered Risk 6.
2. Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8.
3. Defects, liens, encumbrances, adverse claims, or other matters
  - (a) created, suffered, assumed, or agreed to by the Insured Claimant;
  - (b) not Known to the Company, not recorded in the Public Records at Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
  - (c) resulting in no loss or damage to the Insured Claimant;
  - (d) attaching or created subsequent to Date of Policy (however, this does not modify or limit the coverage provided under Covered Risk 11, 13, or 14); or
  - (e) resulting in loss or damage that would not have been sustained if the Insured Claimant had paid value for the Insured Mortgage.
4. Unenforceability of the lien of the Insured Mortgage because of the inability or failure of an Insured to comply with applicable doing-business laws of the state where the Land is situated.
5. Invalidity or unenforceability in whole or in part of the lien of the Insured Mortgage that arises out of the transaction evidenced by the Insured Mortgage and is based upon usury or any consumer credit protection or truth-in-lending law.
6. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that the transaction creating the lien of the Insured Mortgage, is
  - (a) a fraudulent conveyance or fraudulent transfer, or
  - (b) a preferential transfer for any reason not stated in Covered Risk 13(b) of this policy.
7. Any lien on the Title for real estate taxes or assessments imposed by governmental authority and created or attaching between Date of Policy and the date of recording of the Insured Mortgage in the Public Records. This Exclusion does not modify or limit the coverage provided under Covered Risk 11(b).

The above policy form may be issued to afford either Standard Coverage or Extended Coverage. In addition to the above Exclusions from Coverage, the Exceptions from Coverage in a Standard Coverage policy will also include the following Exceptions from Coverage:

**EXCEPTIONS FROM COVERAGE**

This policy does not insure against loss or damage (and the Company will not pay costs, attorneys' fees or expenses) that arise by reason of:

1. (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
2. Any facts, rights, interests, or claims that are not shown by the Public Records but that could be ascertained by an inspection of the Land or that may be asserted by persons in possession of the Land.
3. Easements, liens or encumbrances, or claims thereof, not shown by the Public Records.
4. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records.
5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b), or (c) are shown by the Public Records.
6. Any lien or right to a lien for services, labor or material not shown by the public records.

**2006 ALTA OWNER'S POLICY (06-17-06)**  
**EXCLUSIONS FROM COVERAGE**

The following matters are expressly excluded from the coverage of this policy, and the Company will not pay loss or damage, costs, attorneys' fees, or expenses that arise by reason of:

1. (a) Any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to
  - (i) the occupancy, use, or enjoyment of the Land;
  - (ii) the character, dimensions, or location of any improvement erected on the Land;
  - (iii) the subdivision of land; or
  - (iv) environmental protection;or the effect of any violation of these laws, ordinances, or governmental regulations. This Exclusion 1(a) does not modify or limit the coverage provided under Covered Risk 5.
- (b) Any governmental police power. This Exclusion 1(b) does not modify or limit the coverage provided under Covered Risk 6.
2. Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8.
3. Defects, liens, encumbrances, adverse claims, or other matters



- (a) created, suffered, assumed, or agreed to by the Insured Claimant;
  - (b) not Known to the Company, not recorded in the Public Records at Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
  - (c) resulting in no loss or damage to the Insured Claimant;
  - (d) attaching or created subsequent to Date of Policy (however, this does not modify or limit the coverage provided under Covered Risk 9 or 10); or
  - (e) in loss or damage that would not have been sustained if the Insured Claimant had paid value for the Title.
4. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that the transaction vesting the Title as shown in Schedule A, is
- (a) a fraudulent conveyance or fraudulent transfer, or
  - (b) a preferential transfer for any reason not stated in Covered Risk 9 of this policy.
5. Any lien on the Title for real estate taxes or assessments imposed by governmental authority and created or attaching between Date of Policy and the date of recording of the deed or other instrument of transfer in the Public Records that vests Title as shown in Schedule A.

The above policy form may be issued to afford either Standard Coverage or Extended Coverage. In addition to the above Exclusions from Coverage, the Exceptions from Coverage in a Standard Coverage policy will also include the following Exceptions from Coverage:

#### **EXCEPTIONS FROM COVERAGE**

This policy does not insure against loss or damage (and the Company will not pay costs, attorneys' fees or expenses) that arise by reason of:

- 1. (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
- 2. Any facts, rights, interests, or claims that are not shown by the Public Records but that could be ascertained by an inspection of the Land or that may be asserted by persons in possession of the Land.
- 3. Easements, liens or encumbrances, or claims thereof, not shown by the Public Records.
- 4. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records.
- 5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b), or (c) are shown by the Public Records.
- 6. Any lien or right to a lien for services, labor or material not shown by the public records.

#### **ALTA EXPANDED COVERAGE RESIDENTIAL LOAN POLICY (07-26-10) EXCLUSIONS FROM COVERAGE**

The following matters are expressly excluded from the coverage of this policy, and the Company will not pay loss or damage, costs, attorneys' fees, or expenses that arise by reason of:

- 1. (a) Any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to
  - (i) the occupancy, use, or enjoyment of the Land;
  - (ii) the character, dimensions, or location of any improvement erected on the Land;
  - (iii) the subdivision of land; or
  - (iv) environmental protection;
 or the effect of any violation of these laws, ordinances, or governmental regulations. This Exclusion 1(a) does not modify or limit the coverage provided under Covered Risk 5, 6, 13(c), 13(d), 14 or 16.
  - (b) Any governmental police power. This Exclusion 1(b) does not modify or limit the coverage provided under Covered Risk 5, 6, 13(c), 13(d), 14 or 16.
- 2. Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8.
- 3. Defects, liens, encumbrances, adverse claims, or other matters
  - (a) created, suffered, assumed, or agreed to by the Insured Claimant;
  - (b) not Known to the Company, not recorded in the Public Records at Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
  - (c) resulting in no loss or damage to the Insured Claimant;
  - (d) attaching or created subsequent to Date of Policy (however, this does not modify or limit the coverage provided under Covered Risk 11, 16, 17, 18, 19, 20, 21, 22, 23, 24, 27 or 28); or
  - (e) resulting in loss or damage that would not have been sustained if the Insured Claimant had paid value for the Insured Mortgage.
- 4. Unenforceability of the lien of the Insured Mortgage because of the inability or failure of an Insured to comply with applicable doing-business laws of the state where the Land is situated.
- 5. Invalidity or unenforceability in whole or in part of the lien of the Insured Mortgage that arises out of the transaction evidenced by the Insured Mortgage and is based upon usury or any consumer credit protection or truth-in-lending law. This Exclusion does not modify or limit the coverage provided in Covered Risk 26.
- 6. Any claim of invalidity, unenforceability or lack of priority of the lien of the Insured Mortgage as to Advances or modifications made after the Insured has Knowledge that the vestee shown in Schedule A is no longer the owner of the estate or interest covered by this policy. This Exclusion does not modify or limit the coverage provided in Covered Risk 11.
- 7. Any lien on the Title for real estate taxes or assessments imposed by governmental authority and created or attaching subsequent to Date of Policy. This Exclusion does not modify or limit the coverage provided in Covered Risk 11(b) or 25.
- 8. The failure of the residential structure, or any portion of it, to have been constructed before, on or after Date of Policy in accordance with applicable building codes. This Exclusion does not modify or limit the coverage provided in Covered Risk 5 or 6.



9. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that the transaction creating the lien of the Insured Mortgage, is
  - (a) a fraudulent conveyance or fraudulent transfer, or
  - (b) a preferential transfer for any reason not stated in Covered Risk 27(b) of this policy.

**CALIFORNIA LAND TITLE ASSOCIATION STANDARD COVERAGE POLICY – 1990**  
**SCHEDULE B**

**EXCEPTIONS FROM COVERAGE**

This policy does not insure against loss or damage (and the Company will not pay costs, attorneys' fees or expenses) which arise by reason of:

1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records. Proceedings by a public agency which may result in taxes or assessments, or notice of such proceedings, whether or not shown by the records of such agency or by the public records.
2. Any facts, rights, interest, or claims which are not shown by the public records but which could be ascertained by an inspection of the land or which may be asserted by persons in possession thereof.
3. Easements, liens or encumbrances, or claims thereof, which are not shown by the public records.
4. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other facts which a correct survey would disclose, and which are not shown by the public records.
5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b), or (c) are shown by the public records.
6. Any lien or right to a lien for services, labor or material not shown by the public records.

**EXCLUSIONS FROM COVERAGE**

The following matters are expressly excluded from the coverage of this policy and the Company will not pay loss or damage, costs, attorneys' fees or expenses which arise by reason of:

1.
  - (a) Any law, ordinance or governmental regulation (including but not limited to building and zoning laws, ordinances, or regulations) restricting, regulating, prohibiting or relating to (i) the occupancy, use, or enjoyment of the land; (ii) the character, dimensions or location of any improvement now or hereafter erected on the land; (iii) a separation in ownership or change in the dimensions or area of the land or any parcel of which the land is or was a part; or (iv) environmental protection, or the effect of any violation of these laws, ordinances or governmental regulations, except to the extent that a notice of the enforcement thereof or a notice of a defect, lien or encumbrance resulting from a violation or alleged violation affecting the land has been recorded in the public records at Date of Policy.
  - (b) Any governmental police power not excluded by (a) above, except to the extent that a notice of the exercise thereof or a notice of a defect, lien or encumbrance resulting from a violation or alleged violation affecting the land has been recorded in the public records at Date of Policy.
2. Rights of eminent domain unless notice of the exercise thereof has been recorded in the public records at Date of Policy, but not excluding from coverage any taking which has occurred prior to Date of Policy which would be binding on the rights of a purchaser for value without knowledge.
3. Defects, liens, encumbrances, adverse claims or other matters:
  - (a) whether or not recorded in public records at Date of Policy, but created, suffered, assumed or agreed to by the insured claimant;
  - (b) not known to the Company, not recorded in public records at Date of Policy, but known to the insured claimant and not disclosed in writing to the Company by the insured claimant prior to the date the insured claimant became an insured under this policy;
  - (c) resulting in no loss or damage to the insured claimant;
  - (d) attaching or created subsequent to Date of Policy; or
  - (e) resulting in loss or damage which would not have been sustained if the insured claimant had paid value for the insured mortgage or for the estate or interest insured by this policy.
4. Unenforceability of the lien of the insured mortgage because of the inability or failure of the insured at Date of Policy, or the inability or failure of any subsequent owner of the indebtedness, to comply with applicable "doing business" laws of the state in which the land is situated.
5. Invalidity or unenforceability of the lien of the insured mortgage, or claim thereof, which arises out of the transaction evidenced by the insured mortgage and is based upon usury or any consumer credit protection or truth in lending law.
6. Any claim which arises out of the transaction vesting in the insured the estate or interest insured by their policy or the transaction creating the interest of the insured lender, by reason of the operation of federal bankruptcy, state of insolvency or similar creditors' rights laws.



## PRIVACY INFORMATION

### We Are Committed to Safeguarding Customer Information

In order to better serve your needs now and in the future, we may ask you to provide us with certain information. We understand that you may be concerned about what we will do with such information. We agree that you have right to know how we will utilize the personal information you provide to us. Therefore, together with our subsidiaries we have adopted this Privacy Policy to govern the use and handling of your personal information.

### Applicability

This Privacy Policy governs our use of the information that you provide to us. It does not govern the manner in which we may use information we have obtained from any other sources, such as information obtained from a public record or from another person or entity. First American has also adopted broader guidelines that govern our use of personal information regardless of its source. First American calls these guidelines its Fair Information Values.

### Types of Information

Depending upon which of our services you are utilizing, the types of nonpublic personal information that we may collect include:

- Information we receive from you on applications, forms and in other communications to us, whether in writing, in person, by telephone or any other means;
- Information about your transactions with us, our affiliated companies, or others; and
- Information we receive from a consumer reporting agency.

### Use of Information

We request information from you for our own legitimate business purposes and not for the benefit of any nonaffiliated party. Therefore, we will not release your information to nonaffiliated parties except: (1) as necessary for us to provide the product or service you have requested of us; or (2) as permitted by law. We may, however, store such information indefinitely, including the period after which any customer relationship has ceased. Such information may be used for any internal purpose, such as quality control efforts or customer analysis. We may also provide all of the types of nonpublic personal information listed above to one or more of our affiliated companies. Such affiliated companies include financial service providers, such as title insurers, property and casualty insurers, and trust and investment advisory companies, or companies involved in real estate services, such as appraisal companies, home warranty companies and escrow companies. Furthermore, we may also provide all the information we collect, as described above, to companies that perform marketing services on our behalf, on behalf of our affiliated companies or to other financial institutions with whom we or our affiliated companies have joint marketing agreements.

### Former Customers

Even if you are no longer our customer, our Privacy Policy will continue to apply to you.

### Confidentiality and Security

We will use our best efforts to ensure that no unauthorized parties have access to any of our information. We restrict access to nonpublic personal information about you to those individuals and entities who need to know that information to provide products or services to you. We will use our best efforts to train and oversee our employees and agents to ensure that your information will be handled responsibly and in accordance with this Privacy Policy and First American's Fair Information Values. We currently maintain physical, electronic, and procedural safeguards that comply with federal regulations to guard your nonpublic personal information.

Information Obtained Through Our Web Site

### Business Relationships

First American Financial Corporation's site and its affiliates' sites may contain links to other Web sites. While we try to link only to sites that share our high standards and respect for privacy, we are not responsible for the content or the privacy practices employed by other sites.

### Cookies

Some of First American's Web site may make use of "cookie" technology to measure site activity and to customize information to your personal tastes. A cookie is an element of data that a Web site can send to your browser, which may then store the cookie on your hard drive.

FirstAm.com uses stored cookies. The goal of this technology is to better serve you when visiting our site, save you time when you are here and to provide you with a more meaningful and productive Web site experience.

### Fair Information Values

**Fairness** We consider consumer expectations about their privacy in all our businesses. We only offer products and services that assure a favorable balance between consumer benefits and consumer privacy.

**Public Record** We believe that an open public record creates significant value for society, enhances consumer choice and creates consumer opportunity. We actively support an open public record and emphasize its importance and contribution to our economy.

**Use** We believe we should behave responsibly when we use information about a consumer in our business. We will obey the laws governing the collection, use and dissemination of data.

**Accuracy** We will take reasonable steps to help assure the accuracy of the data we collect, use and disseminate. Where possible, we will take reasonable steps to correct inaccurate information. When, as with the public record, we cannot correct inaccurate information, we will take all reasonable steps to assist consumers in identifying the source of the erroneous data so that the consumer can secure the required corrections.

**Education** We endeavor to educate the users of our products and services, our employees and others in our industry about the importance of consumer privacy. We will instruct our employees on our fair information values and on the responsible collection and use of data. We will encourage others in our industry to collect and use information in a responsible manner.

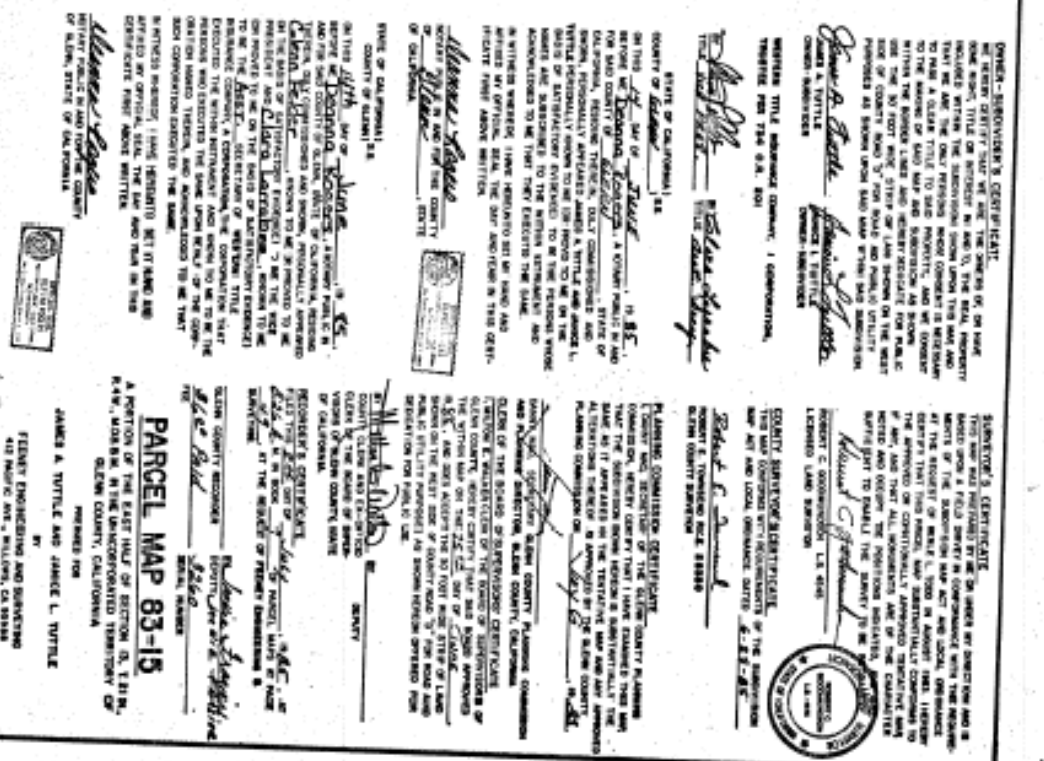
**Security** We will maintain appropriate facilities and systems to protect against unauthorized access to and corruption of the data we maintain.



## MAP

























# STILLWATER RANCH

ORLAND, CA

## ABBREVIATIONS

AB	Anchor Bolt	KB	King Post
ABV	Above	KSF	Kips Per Square Foot
ADJ	Adjacent, Adjustable	KSI	Kips Per Square Inch
ALT	Alternate	LB (S)	Pound (s)
APPROX	Approximate	LL	Linear (l) Foot
ARCH	Architect (ural)	LWT	Lightweight
AVG	Average	MAS	Masonry
BLDG	Building	MB	Maximum
BLK(C)	Block (ing)	MB	Machine Bolt
BN	Beam	MF	Moment Frame
BN	Boundary Nailing	MFR	Manufacture (r)
BOI	Bottom	MIN	Minimum, Minute (s)
BRG	Bearing	(N)	Not Applicable
BTWN	Between	(N/A)	Not Applicable
BW	Both Ways	NAT	Natural, National
CANT	Can't	NAT (L)	Not To Scale
CL	Center	OC	On Center (s)
CL	Complete Joint	OD	Outside Diameter
CJP	Center Joint	OMRF	Ordinary Moment
CL	Center Line	OMRF	Ordinary Moment
CLG	Clear (ance)	OP	Opposite
CLR	Clear (ance)	OSB	Oriented Strand Board
CMU	Concrete Masonry Unit	PAR	Parallel
COL	Column	PCF	Pounds Per Cubic Foot
COM	Common	PER	Perforate (d), (tion)
CONC	Concrete	PERF	Perforate (d), (tion)
CONN	Connect (ion)	PERIM	Perimeter
CONST	Construction	PERP	Perpendicular
CONT	Continuous, Continue, Container	PL	Plate, Property Line
CTR	Center	PLF	Pounds Per Linear Foot
CU	Cubic	PLY (WD)	Plywood
D	Double	PROJ	Project
DBL	Double	PROP	Property
DEG	Degree	PROB	Pounds Per Square Foot
DEMO	Demolish, Demolition	PSI	Pounds Per Square Inch
DEP	Depressed	PT	Pressure Treated, Point
DIA (M)	Diameter	R (AD)	Radius
DIST	Distance	REBAR	Reinforcing Bar (s)
DJ	Deck Joist	REC (D)	Receivable (d)
DL	Dead Load	REC	Rectangular
DWG	Drawing	REF	Reference
(E)	Existing	REINF	Reinforce (d)
EL	Elevation (grade)	REQ (D)	Require (d), (ment)
ELEV	Elevation, Elevation	RET	Retain (d), (ment)
EQ	Equal	REV	Revision (s), Revised
EW	Each Way	RJ	Roof Joist (s)
EXP	Expand, Expansion	RR	Roof Rafter (s)
EXT	Exterior	SM	Similar
FDN	Foundation	SMRF	Special Moment
FF	Finished Floor	SMRF	Resisting Frame
FJ	Floor Joist (s)	SPEC (S)	Specification (s)
FLR(G)	Floor (ing)	STD (S)	Standard (s)
FOC	Face Of Concrete	STR (UCT)	Structural, Structure
FOM	Face Of Masonry	SW	Shearwall
FOS	Face Of Studs	SYM	Symmetry (cal), Symbol
FT	Foot, Feet	T&B	Top And Bottom
FTG	Footing	T&G	Tongue And Groove
GA	Gage, Gauge	TEMP	Temporary, Tempered
GALV	Galvanized	TH (K)	Thick, Thickness
GC	General Contractor	THRU	Through
GLB	Glue Laminated Beam	TOB	Top Of Beam
GYP	Gypsum	TOC	Top Of Concrete
HDR	Header	TOG	Top Of Grade
HOR (IZ)	Horizontal	TOP	Top Of Plate
IN	Inch (es)	TOS	Top Of Slab
INT	Interior	TOW	Top Of Wall
INV (D)	Invert (ed)	TYP	Typical
JST	Joist	UNO	Unless Noted Otherwise
K	Kip (1000 Pounds)	VERT	Vertical
KLF	Kips Per Linear Foot	VIF	Verify In Field
		W	Width, Wide, Water
		W/	With
		W/	Wide Flange
		W/N	Without
		W/O	Without
		WT	Weight
		WWF	Welded Wire Fabric
		YD	Yard
		Ø	At
			Angle
			Delta
			Number / Pound
			Per
			Plus Or Minus

## SHEET INDEX

### CIVIL

G-001 - COVER SHEET

ES-101 - EXISTING SITE SURVEY

ES-102 - ENLARGED EXISTING SITE SURVEY

ES-103 - ENLARGED EXISTING SITE SURVEY

CS-101 - PROPOSED OVERALL SITE PLAN

CS-102 - PROPOSED SITE PLAN WEDDING VENUE

## GENERAL NOTES:

- ALL MATERIAL, WORKMANSHIP, TOOLS AND EQUIPMENT SHALL MEET OR EXCEED LOCAL BUILDING DEPARTMENT, CITY, COUNTY, STATE, AND FEDERAL REQUIREMENTS. THIS INCLUDES THE APPLICABLE SECTIONS OF THE INTERNATIONAL BUILDING CODE, AND ALL OTHER APPLICABLE CODES, ORDINANCES, REGULATIONS RULES AND LAWS.
- PURSUANT TO THE REQUIREMENTS OF THE 2019 CBC, SECTION 106.1 AND CALIFORNIA LAW, THE CALIFORNIA REGISTERED ARCHITECT, ENGINEER, RESIDENTIAL DESIGNER, INCENSED CONTRACTOR OR OWNER/BUILDER IS SOLELY RESPONSIBLE FOR HAVING A THOROUGH KNOWLEDGE OF ALL GOVERNING CODES AND PRACTICES AND SHALL PROVIDE COMPLETE, ACCURATE, AND DETAILED DOCUMENTS WHOSE CONTENT CONFORMS TO ALL GOVERNING CODES, REGULATIONS, AND ORDINANCES.
- FIGURES AND NOTES SHALL HAVE PRECEDENCE OVER SCALED MEASUREMENTS AND DETAILS OVER GENERAL DRAWINGS
- DO NOT SCALE DRAWINGS IN FIELD, USE DIMENSIONS AS CALLED FOR.
- ALL WORK SHALL BE CONSTRUCTED IN ACCORDANCE WITH ALL STATE AND LOCAL BUILDING CODES AND ORDINANCES CURRENTLY IN FORCE
- IF ANY ERRORS OMISSIONS OR DISCREPANCIES ARE NOTED ON THE PLANS, SUBCONTRACTORS AND SUPPLIERS AFFECTED SHALL NOTIFY THE OWNER IN WRITING OF ANY ERRORS OR OMISSION PRIOR TO CONSTRUCTION OF AREA IN QUESTION. FAILURE TO COMPLY WITH THE ABOVE SHALL RESULT IN SUBCONTRACTOR/SUPPLIER BEING HELD RESPONSIBLE.
- IT IS THE INTENT OF THESE DRAWINGS TO PROVIDE THE GENERAL CONTRACTOR OR OWNER BUILDER WITH THE OVERALL SCOPE OF THE REQUIREMENTS. FIELD VERIFICATION SHALL BE REQUIRED OF ALL TRADES TO DETERMINE THE EXTEND OF ACTUAL REQUIREMENTS.
- ALL EQUIPMENT, FIXTURES, FINISH MATERIALS AND COLORS, INTERIOR AND EXTERIOR, SHALL BE APPROVED BY THE OWNER.
- THERE IS NO PUBLIC SEWER WITHIN 3000' OF THIS PARCEL.
- VERIFICATION OF SEPTIC SYSTEM REVIEW AND APPROVAL BY THE LOCAL HEALTH DEPARTMENT REQUIRED PRIOR TO ISSUANCE OF BUILDING PERMIT.
- ALL UTILITIES, INCLUDING POWER, TO BE UNDERGROUND.

### SITE UTILITIES

CE-101 - SITE ELECTRICAL DISTRIBUTION

## PROJECT INFORMATION

### PROJECT DESCRIPTION

DEVELOPMENT OF COMMERCIAL WEDDING VENUE

WITH NEW FACILITIES INCLUDING;

- WEDDING BARN VENUE
- COMMERCIAL KITCHEN
- MEN & WOMEN RESTROOMS
- CEREMONY AREAS (GRASS)
- GUEST ACCOMMODATION CABINS
- ELECTRICAL UPGRADES
- WATER & SEWER UPGRADES

### APPLICABLE CODES

2019 CALIFORNIA BUILDING CODE

2019 CALIFORNIA ELECTRICAL CODE

2019 CALIFORNIA MECHANICAL CODE

2019 CALIFORNIA PLUMBING CODE

2019 CALIFORNIA ENERGY CODE

2019 CALIFORNIA FIRE CODE

2017 NFPA 70 NATIONAL ELECTRIC CODE (NEC)

### DESIGNER/OWNER

FORREST & MELISSA JINKS

6065 COUNTY ROAD 22

ORLAND, CA

95963

707-888-4473

### ENGINEER OF RECORD (CIVIL)

W. GILBERT ENGINEERING

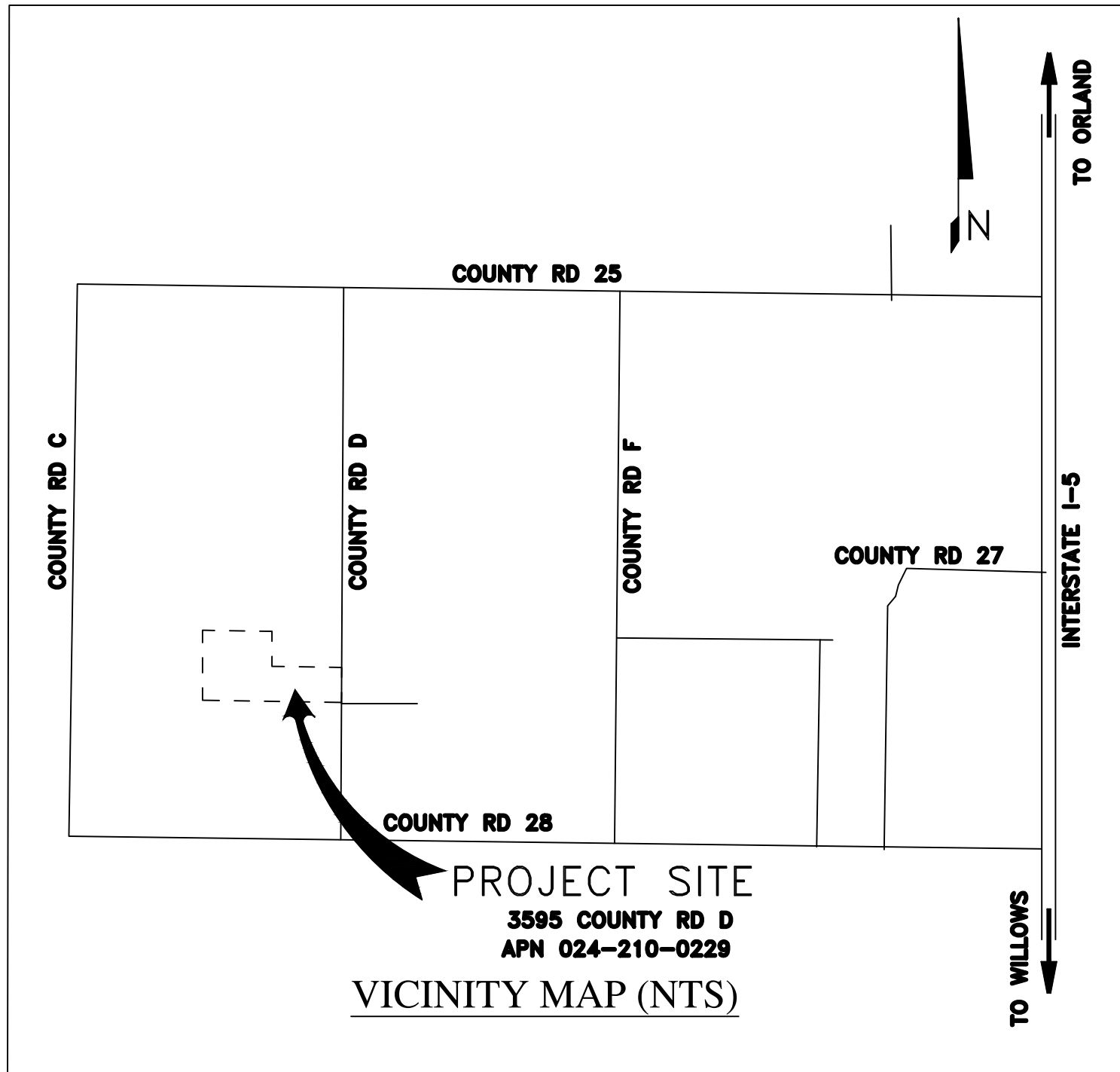
WESLEY E. GILBERT, PE #31689

140 YELLOWSTONE DRIVE, STE 100

CHICO, CA

95973

(530) 809-1315



CLIENT:

FORREST & MELISSA JINKS  
6065 COUNTY RD 22 9479  
ORLAND, CA  
95963  
(707) 888-4473

STILLWATER RANCH

3595 COUNTY ROAD D  
ORLAND, CA 95963

APN 024-21-0229

ENGINEER OF RECORD:

REVISION:

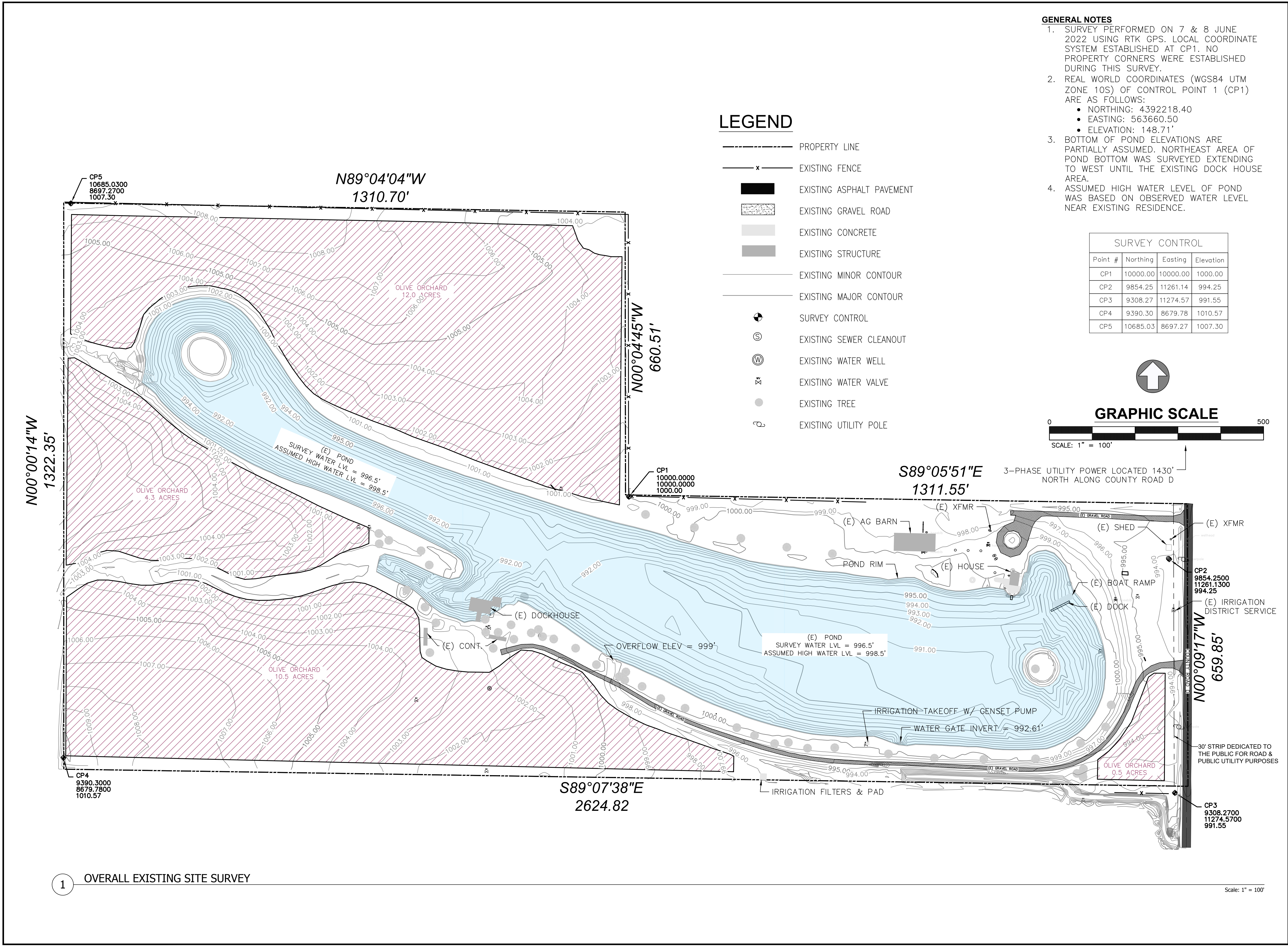


COVER

SHEET:

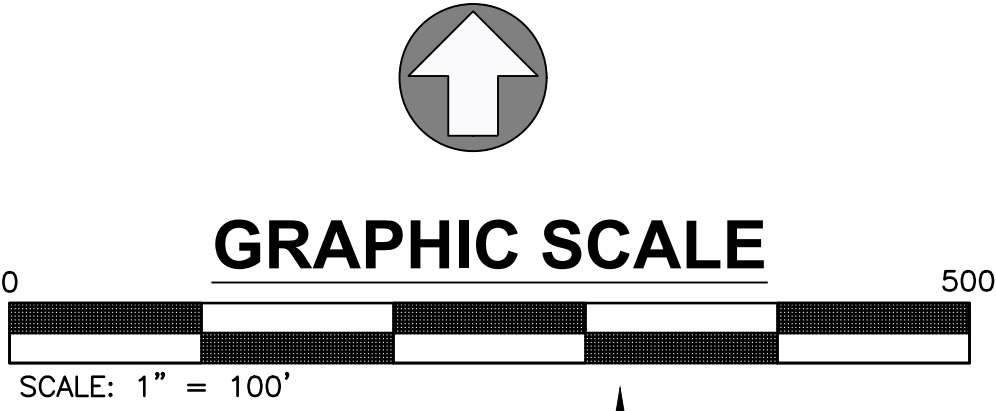
G-001





- GENERAL NOTES**
1. SURVEY PERFORMED ON 7 & 8 JUNE 2022 USING RTK GPS. LOCAL COORDINATE SYSTEM ESTABLISHED AT CP1. NO PROPERTY CORNERS WERE ESTABLISHED DURING THIS SURVEY.
  2. REAL WORLD COORDINATES (WGS84 UTM ZONE 10S) OF CONTROL POINT 1 (CP1) ARE AS FOLLOWS:
    - NORTHING: 4392218.40
    - EASTING: 563660.50
    - ELEVATION: 148.71'
  3. BOTTOM OF POND ELEVATIONS ARE PARTIALLY ASSUMED. NORTHEAST AREA OF POND BOTTOM WAS SURVEYED EXTENDING TO WEST UNTIL THE EXISTING DOCK HOUSE AREA.
  4. ASSUMED HIGH WATER LEVEL OF POND WAS BASED ON OBSERVED WATER LEVEL NEAR EXISTING RESIDENCE.

SURVEY CONTROL			
Point #	Northing	Easting	Elevation
CP1	10000.00	10000.00	1000.00
CP2	9854.25	11261.14	994.25
CP3	9308.27	11274.57	991.55
CP4	9390.30	8679.78	1010.57
CP5	10685.03	8697.27	1007.30



CLIENT:  
FORREST & MELISSA JINKS  
6065 COUNTY RD 22 9479  
ORLAND, CA  
95963

”ORLAND”  
3595 COUNTY ROAD D  
ORLAND, CA 95963

ENGINEER OF RECORD:

REVISION:

▲ CRoad Bndry update



OVERALL EXISTING  
SITE SURVEY

SHEET:

ES-101



1322.35'

N89°04'04"W  
1310.70'

MATCH LINE  
(SEE SHEET ES-103)  
N00°04'45"W  
660.51'

S89°07'38"E

MATCH LINE  
(SEE SHEET ES-103)

CP5  
10685.0300  
8697.2700  
1007.30

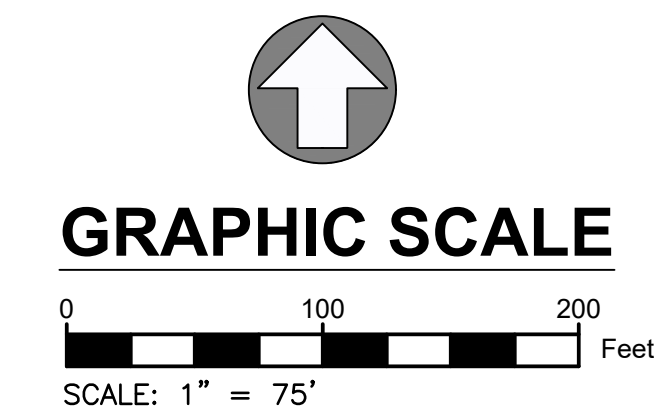
CP4  
9390.3000  
8679.7800  
1010.57

CP1  
10000.0000  
10000.0000  
1000.00

- GENERAL NOTES**
1. SURVEY PERFORMED ON 7 & 8 JUNE 2022 USING RTK GPS. LOCAL COORDINATE SYSTEM ESTABLISHED AT CP1. NO PROPERTY CORNERS WERE ESTABLISHED DURING THIS SURVEY.
  2. REAL WORLD COORDINATES (WGS84 UTM ZONE 10S) OF CONTROL POINT 1 (CP1) ARE AS FOLLOWS:
    - NORTHING: 4392218.40
    - EASTING: 563660.50
    - ELEVATION: 148.71'
  3. BOTTOM OF POND ELEVATIONS ARE PARTIALLY ASSUMED. NORTHEAST AREA OF POND BOTTOM WAS SURVEYED EXTENDING TO WEST UNTIL THE EXISTING DOCK HOUSE AREA.
  4. ASSUMED HIGH WATER LEVEL OF POND WAS BASED ON OBSERVED WATER LEVEL NEAR EXISTING RESIDENCE.

**LEGEND**

- PROPERTY LINE
- x - EXISTING FENCE
- EXISTING ASPHALT PAVEMENT
- ▨ EXISTING GRAVEL ROAD
- EXISTING CONCRETE
- EXISTING STRUCTURE
- EXISTING MINOR CONTOUR
- EXISTING MAJOR CONTOUR
- ⊕ SURVEY CONTROL
- ⊙ EXISTING SEWER CLEANOUT
- ⊕ EXISTING WATER WELL
- ⊕ EXISTING WATER VALVE
- EXISTING TREE
- ⊕ EXISTING UTILITY POLE



CLIENT:  
**FORREST & MELISSA JINKS**  
6065 COUNTY RD 22 9479  
ORLAND, CA  
95963

”ORLAND”  
3595 COUNTY ROAD D  
ORLAND, CA 95963

ENGINEER OF RECORD:

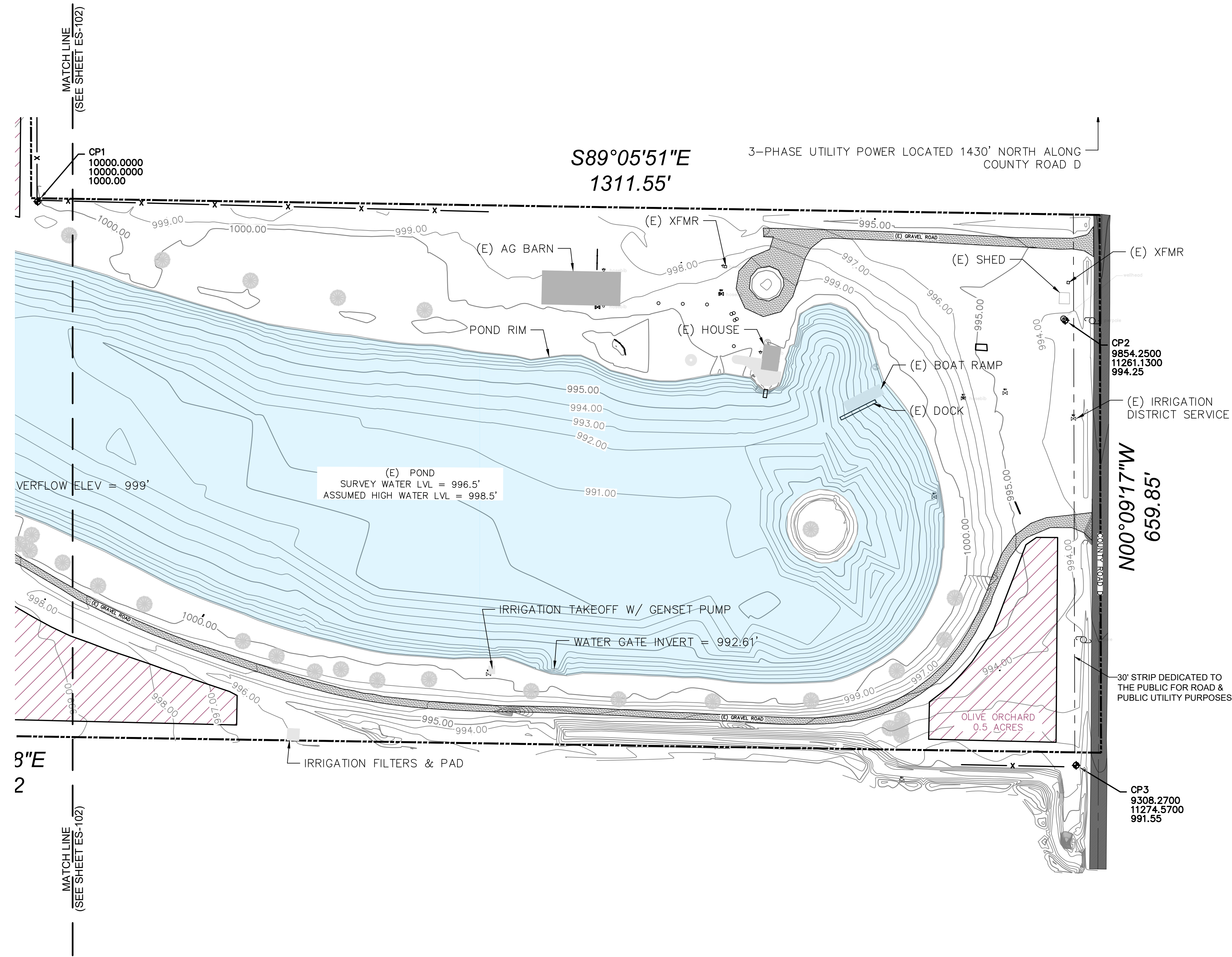
REVISION:

▲	CRoad Bndry update
▲	
▲	
▲	
▲	

EXISTING SITE SURVEY  
WEST AREA

SHEET:  
**ES-102**





1 EXISTING SITE SURVEY - EAST AREA

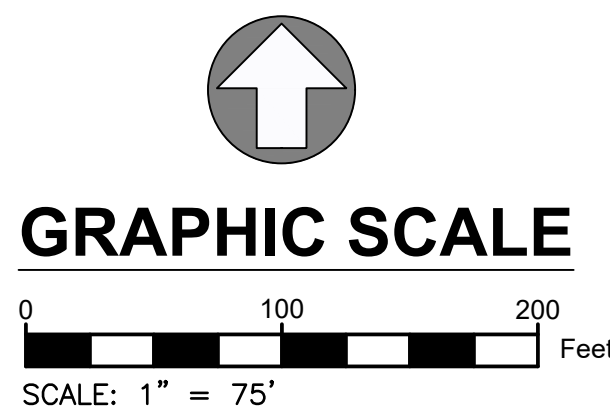
Scale: 1" = 75'

GENERAL NOTES

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  - ELEVATION: 148.71'
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4. ASSUMED HIGH WATER LEVEL OF POND WAS BASED ON OBSERVED WATER LEVEL NEAR EXISTING RESIDENCE.

LEGEND

- PROPERTY LINE
- x--- EXISTING FENCE
- █ EXISTING ASPHALT PAVEMENT
- ▨ EXISTING GRAVEL ROAD
- ▤ EXISTING CONCRETE
- ▧ EXISTING STRUCTURE
- EXISTING MINOR CONTOUR
- EXISTING MAJOR CONTOUR
- ⊙ SURVEY CONTROL
- ⊕ EXISTING SEWER CLEANOUT
- ⊗ EXISTING WATER WELL
- ⊕ EXISTING WATER VALVE
- EXISTING TREE
- ⊕ EXISTING UTILITY POLE



CLIENT:

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95963

”ORLAND”

3595 COUNTY ROAD D  
ORLAND, CA 95963

ENGINEER OF RECORD:

REVISION:

△	CRoad Bndry update
△	
△	
△	
△	

EXISTING SITE SURVEY  
EAST AREA

SHEET:

ES-103



LEGEND

- NEW BUILDING
- NEW DRIVEWAY
- RELOCATED EXISTING BUILDING
- EXISTING BUILDING
- CEREMONY AREA (GRASS?)
- PROPERTY SETBACK

PROPOSED BUILDINGS					
#	BUILDING	DESCRIPTION	CONSTRUCTION TYPE	AREA (SQ.FT)	WIDTH (FT)
1	WEDDING BARN	EVENT DINING WITH ATTACHED COMMERCIAL KITCHEN	TIMBER FRAMED?	7200	72
2	KITCHEN	ATTACHED TO WEDDING BARN VENUE	?	2400	30
3	CEREMONY #1 MEN'S R/R	RESTROOMS	?	1500	30
4	CEREMONY #1 WOMEN'S R/R	RESTROOMS	?	1500	30
5	CABIN'S 1-14	OVERNIGHT ACCOMMODATION & VENUE GUEST PREP	WOOD FRAMED	256	16
6	TENT (NOT SHWN)	OUTDOOR SHADE COVER	TEMPORARY POLE TENT	3600	60
7	CEREMONY #2 & 3 MEN'S R/R	RESTROOMS	?	450	18
8	CEREMONY #2 & 3 WOMEN'S R/R	RESTROOMS	?	450	18
9	AG SHOP (EXISTING BLDG)	EXISTING AG SHOP	PRE-ENGINEERED METAL BUILDING	3840	40

- GENERAL NOTES
1.

SURVEY PERFORMED ON 7 & 8 JUNE 2022 USING RTK GPS. LOCAL COORDINATE SYSTEM ESTABLISHED AT CP1. NO PROPERTY CORNERS WERE ESTABLISHED DURING THIS SURVEY.
2.

REAL WORLD COORDINATES (WGS84 UTM ZONE 10S) OF CONTROL POINT 1 (CP1) ARE AS FOLLOWS:

·

NORTHING: 4392218.40

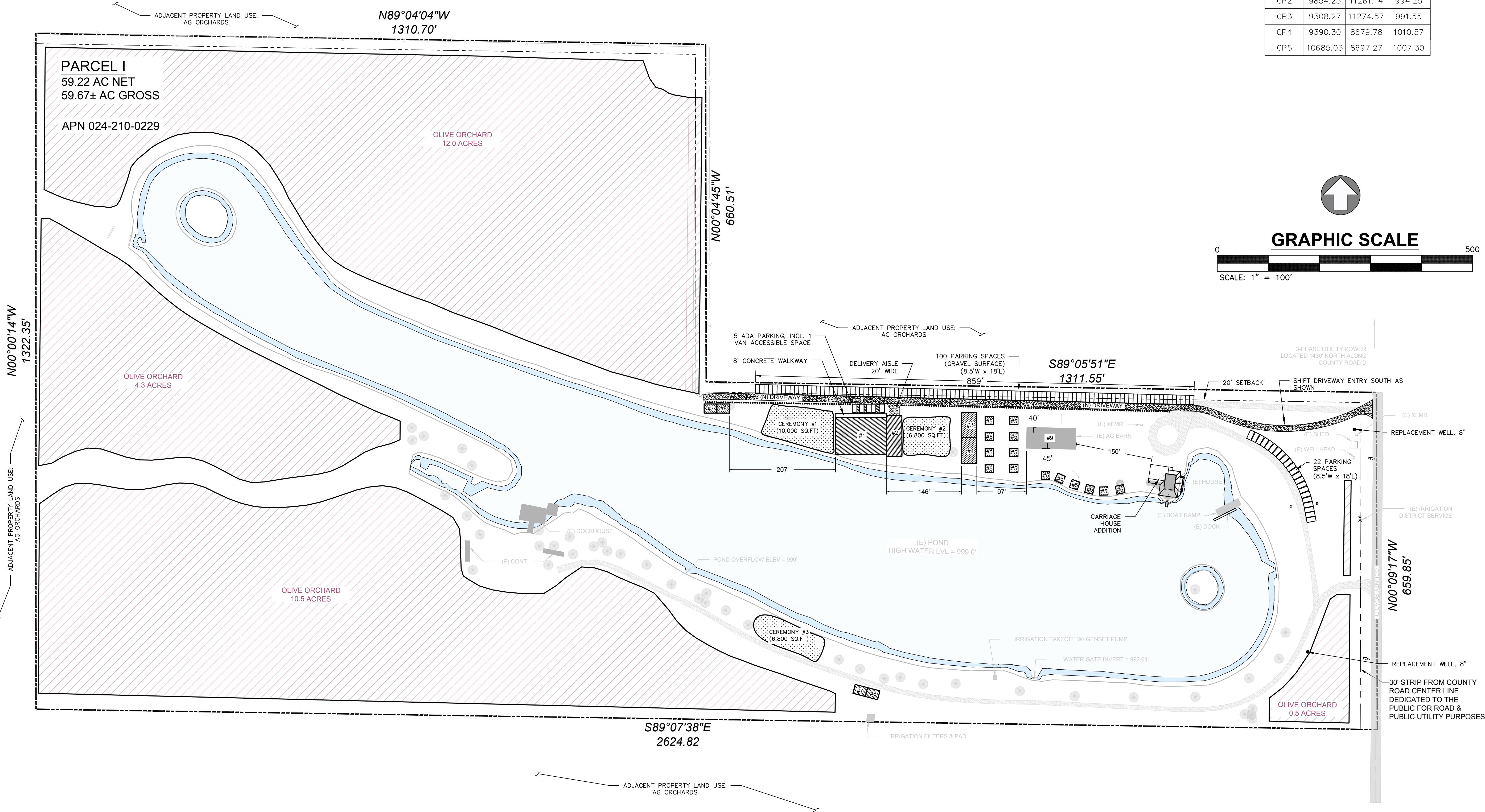
·

EASTING: 563660.50

·

ELEVATION: 148.71'

SURVEY CONTROL			
Point #	Northing	Easting	Elevation
CP1	10000.00	10000.00	1000.00
CP2	9854.25	11261.14	994.25
CP3	9308.27	11274.57	991.55
CP4	9390.30	8679.78	1010.57
CP5	10685.03	8697.27	1007.30



CLIENT:

FORREST & MELISSA JINKS  
6065 COUNTY RD 22 9479  
ORLAND, CA  
95963  
(707) 888-4473

STILLWATER RANCH

3595 COUNTY ROAD D  
ORLAND, CA 95963

APN 024-21-0229

ENGINEER OF RECORD:

REVISION:

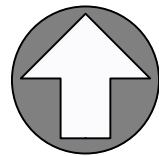
PROPOSED SITE PLAN  
OVERALL

SHEET:

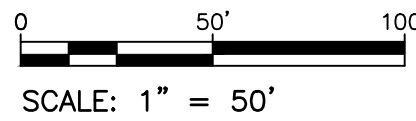
CS-101



SURVEY CONTROL			
Point #	Northing	Easting	Elevation
CP1	10000.00	10000.00	1000.00
CP2	9854.25	11261.14	994.25
CP3	9308.27	11274.57	991.55
CP4	9390.30	8679.78	1010.57
CP5	10685.03	8697.27	1007.30



GRAPHIC SCALE



LEGEND

- NEW BUILDING
- NEW DRIVEWAY
- RELOCATED EXISTING BUILDING
- EXISTING BUILDING
- CEREMONY AREA (GRASS?)
- PROPERTY SETBACK

PROPOSED BUILDINGS						
#	BUILDING	DESCRIPTION	CONSTRUCTION TYPE	AREA (SQ.FT)	WIDTH (FT)	LENGTH (FT)
1	WEDDING BARN	EVENT DINING WITH ATTACHED COMMERCIAL KITCHEN	TIMBER FRAMED?	7200	72	100
2	KITCHEN	ATTACHED TO WEDDING BARN VENUE	?	2400	30	80
3	CEREMONY #1 MEN'S R/R	RESTROOMS	?	1500	30	50
4	CEREMONY #1 WOMEN'S R/R	RESTROOMS	?	1500	30	50
5	CABIN'S 1-14	OVERNIGHT ACCOMMODATION & VENUE GUEST PREP	WOOD FRAMED	256	16	16
6	TENT (NOT SHWN)	OUTDOOR SHADE COVER	TEMPORARY POLE TENT	3600	60	60
7	CEREMONY #2 & 3 MEN'S R/R	RESTROOMS	?	450	18	25
8	CEREMONY #2 & 3 WOMEN'S R/R	RESTROOMS	?	450	18	25
9	AG SHOP (EXISTING BLDG)	EXISTING AG SHOP	PRE-ENGINEERED METAL BUILDING	3840	40	96

GENERAL NOTES

- SURVEY PERFORMED ON 7 & 8 JUNE 2022 USING RTK GPS. LOCAL COORDINATE SYSTEM ESTABLISHED AT CP1. NO PROPERTY CORNERS WERE ESTABLISHED DURING THIS SURVEY.
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  - EASTING: 563660.50
  - ELEVATION: 148.71'

CLIENT:  
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95963  
(707) 888-4473

STILLWATER RANCH

3595 COUNTY ROAD D  
ORLAND, CA 95963

APN 024-21-0229

ENGINEER OF RECORD:

REVISION:

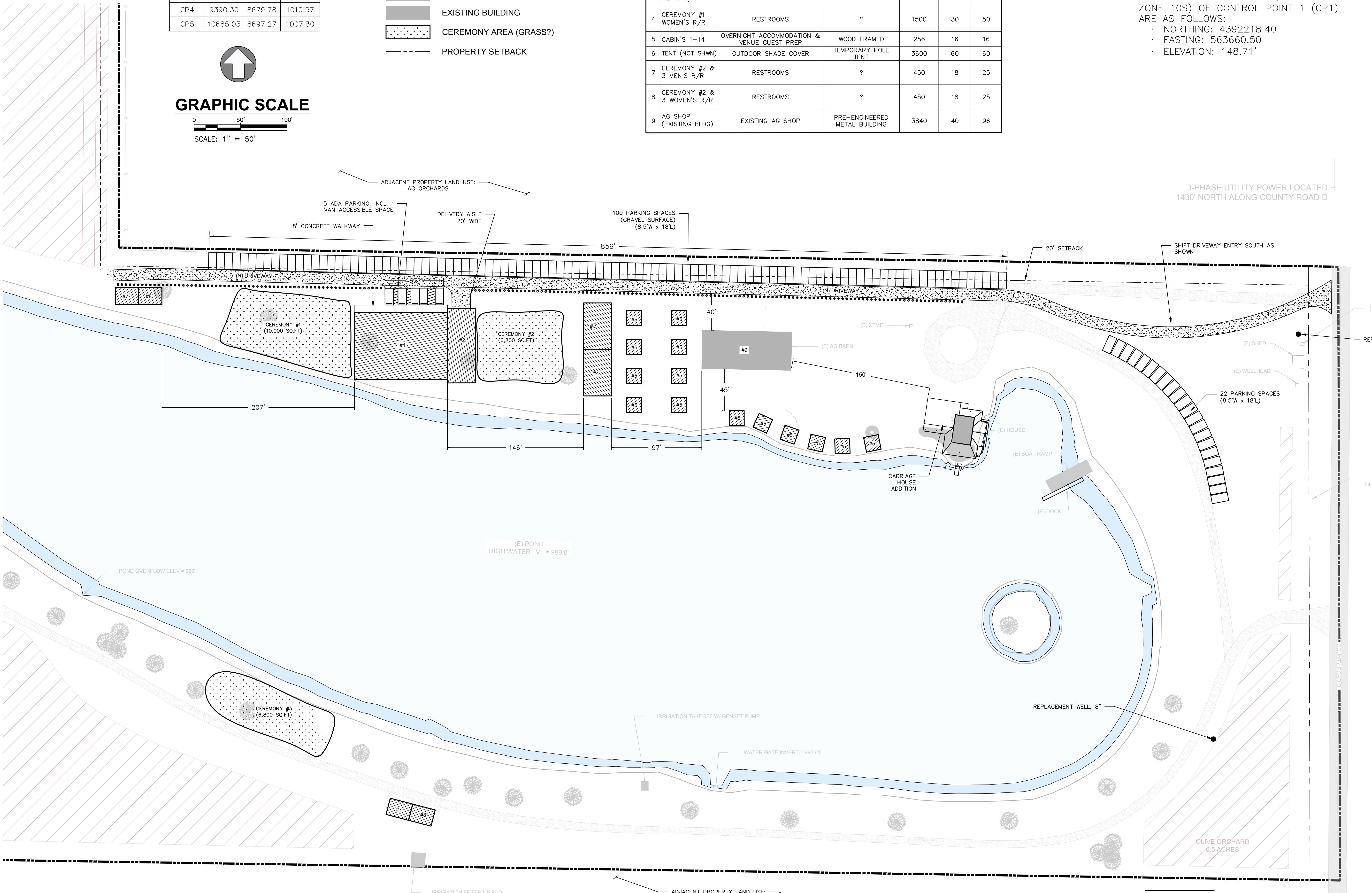


PROPOSED SITE PLAN  
WEDDING VENUE AREA

SHEET:

CS-102

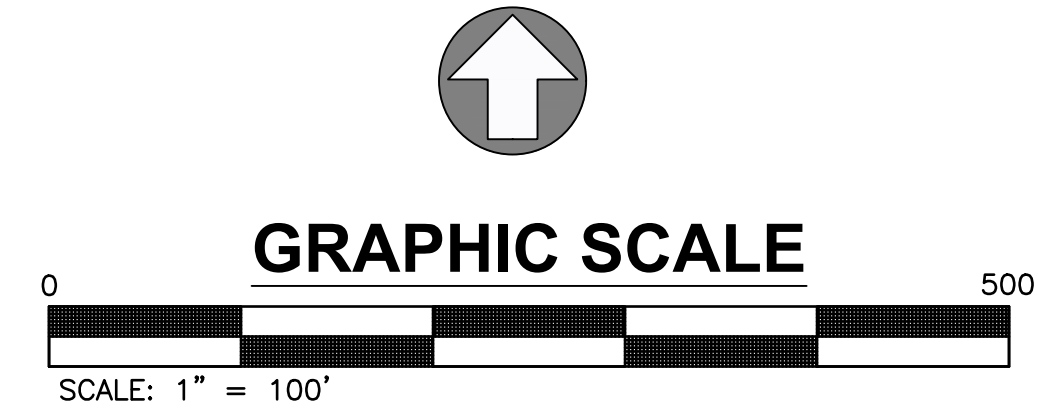
DATE: Monday, October 17, 2022 7:21:26 PM



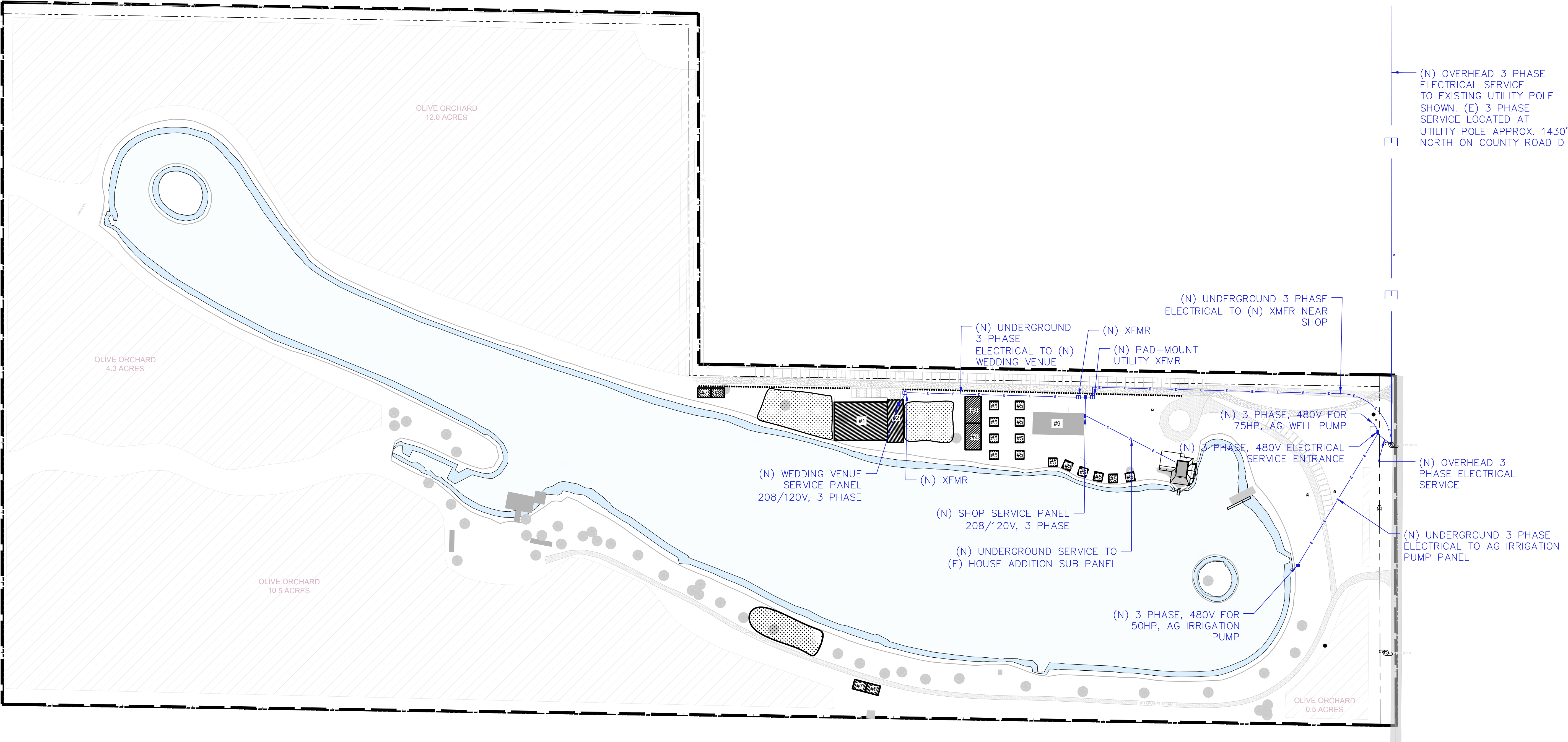
1 PROPOSED SITE LAYOUT - WEDDING VENUE AREA

Scale: 1" = 50'





PROPOSED BUILDINGS						
#	BUILDING	DESCRIPTION	CONSTRUCTION TYPE	AREA (SQ.FT)	WIDTH (FT)	LENGTH (FT)
1	WEDDING BARN	EVENT DINING WITH ATTACHED COMMERCIAL KITCHEN	TIMBER FRAMED?	7200	72	100
2	KITCHEN	ATTACHED TO WEDDING BARN VENUE	?	2400	30	80
3	CEREMONY #1 MEN'S R/R	RESTROOMS	?	1500	30	50
4	CEREMONY #1 WOMEN'S R/R	RESTROOMS	?	1500	30	50
5	CABIN'S 1-14	OVERNIGHT ACCOMMODATION & VENUE GUEST PREP	WOOD FRAMED	256	16	16
6	TENT (NOT SHWN)	OUTDOOR SHADE COVER	TEMPORARY POLE TENT	3600	60	60
7	CEREMONY #2 & 3 MEN'S R/R	RESTROOMS	?	450	18	25
8	CEREMONY #2 & 3 WOMEN'S R/R	RESTROOMS	?	450	18	25
9	AG SHOP (EXISTING BLDG)	EXISTING AG SHOP	PRE-ENGINEERED METAL BUILDING	3840	40	96



CLIENT:  
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ORLAND, CA  
95963

STILLWATER RANCH  
  
3595 COUNTY ROAD D  
ORLAND, CA 95963  
  
APN 024-21 -0229

ENGINEER OF RECORD:

REVISION:

PROPOSED  
ELECTRICAL DISTRIBUTION  
OPTION #3

SHEET:  
  
CE-101

1

SITE ELECTRICAL DISTRIBUTION - OVERALL

Scale: 1" = 100'

DATE: Monday, October 17, 2022 7:21:59 PM



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

225 North Tehama Street  
Willows, CA 95988  
530.934.6540  
[www.countyofglenn.net](http://www.countyofglenn.net)



Mardy Thomas, Director

CSU Chico Research Foundation:  
Northeast Information Center  
123 West 6<sup>th</sup> Street, Suite 100  
Chico, CA 95928

December 7, 2022

RE: Record Search  
Conditional Use Permit 2022-002

To Whom It May Concern:

The Glenn County Planning & Community Development Services Agency is submitting a project for a record search for potential archaeological resources located in the project area. The information for this project is attached. Please provide your written comments by **Monday December 19, 2020**, for the Staff Report.

Enclosed is check# 116 for \$75.00 to cover the cost associated with this request.

Thank you,

Brandon Jennings  
Assistant Planner  
[Bjennings@countyofglenn.net](mailto:Bjennings@countyofglenn.net)

Enclosures



## **PROJECT**

### **Conditional Use Permit 2020-003**

Forrest and Melissa Jinks have applied for a Conditional Use Permit to operate a combination wedding and retreat facility for up to 500 guests, with the existing agricultural use. The proposed size of the wedding/community meeting barn is 7,200 sq. ft.; additionally, the attached kitchen is 2,400 sq. ft., including laundry facilities. The peak traffic flow, due to the anticipated 20 to 30 weddings per year, is estimated to occur on Saturdays between 3:00 p.m. and 10:00 p.m. Fourteen (14 ft by 16 ft.) sleeping cabins are included for bridal parties and overnight stay by retreat users. Multiple outdoor ceremony areas are included. Electric car charges will be provided for event guests. Proposed facility limits could include; wedding music to limited to 105 decibels and ending by 10:30 p.m. parking to 122 spaces, and existing diesel pumps to be replaced by electric pumps.

The site (APN: 024-210-022) is zoned "AE-40" (Exclusive Agriculture) and is designated Intensive Agriculture in the Glenn County General Plan. Spectator events and other similar uses are Permitted within the AE-40 zoning district only if a conditional use permit has first been secured Glenn County Code §15.33.040. T.

Additional project information/documentation has been included. Please refer to the attached application and plot plan.

APPLICANT:       Forrest and Melissa Jinks  
                      3595 County Road D  
                      Orland, CA. 95963  
                      Phone Number: 707-888-4473  
                      Email: Forrestlee77@gmail.com

LANDOWNER:     The Forrest and Melissa Jinks Trust  
                      3595 County Road D  
                      Orland, CA. 95963  
                      Phone Number: 707-888-4473  
                      Email: Forrestlee77@gmail.com

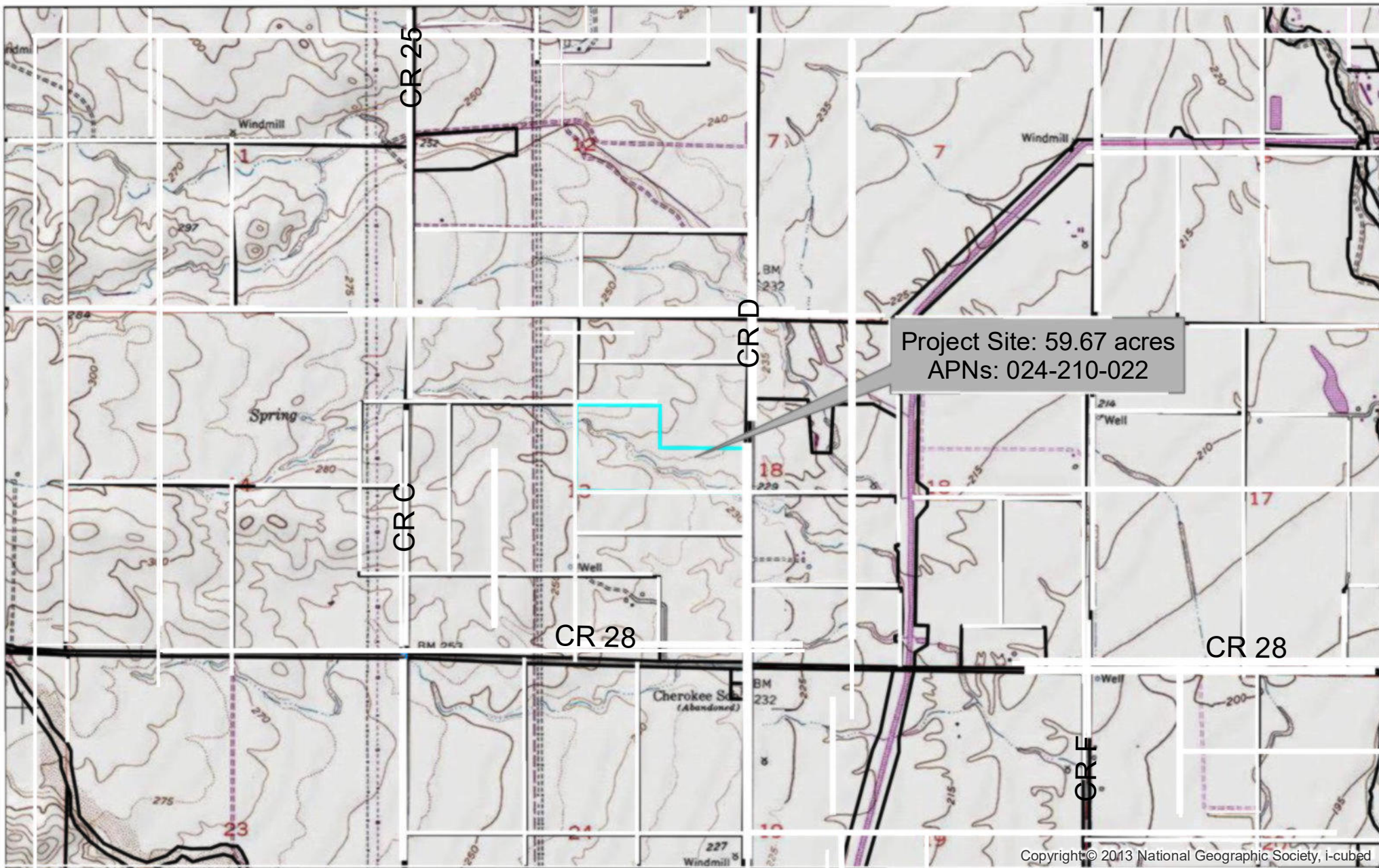
Assessor's Parcel Numbers: 024-210-022 (59.67± acres)

Portion of Section 13, Township 21 North, Range 4 West, M.D.B. & M. in the unincorporated area of Glenn County, California.

USGS 7.5' Quadrangle Map: Fruto NE, CA

Project Planner: Brandon Jennings, Assistant Planner





## CUP2022-002, Stillwater Ranch, Wedding and Retreat Facility

USGS 7.5 Minute Quadrangle Map: Fruto NE, CA  
Section 13, T21N, R4W, M.D.B. & M.



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Glenn County Planning & Community  
Development Services Agency

