

GLENN COUNTY
Planning & Community Development Services Agency

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



Matthew Howe
245 E. Mill St.
Orland, CA 95963

RE: Administrative Permit 2022-001, Howe, Second Residence
APN: 044-030-021.

March 15, 2022

To Whom It May Concern,

The application for an Administrative Permit for a second residence in the "AE-20" (Exclusive Agricultural) zoning district is an allowed use under Glenn County Code.

On March 15, 2022, the Glenn County Planning & Community Development Services Agency approved the Administrative Permit. Included is a copy of the Compliance Requirements. Please sign the Compliance Requirements as indicated and email or submit to the Glenn County Planning & Community Development Services Agency, 225 North Tehama Street, Willows, CA 95988, prior to issuance of a building permit.

Please note that this is not a building permit. Please contact the Glenn County Building Inspection Division at (530) 934-6546 for information on acquiring a building permit.

Sincerely,

Andy Popper
Senior Planner
apopper@countyofglenn.net

Cc: Glenn County Assessor's Office
Glenn County Building Inspector
Glenn County Environmental Health
Glenn County Public Works

GLENN COUNTY
Planning & Community Development Services Agency

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Willows, CA 95988
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STAFF REPORT

DATE: March 15, 2022

FROM: Andy Popper, Senior Planner

RE: **Administrative Permit 2022-001, Howe, Second Residence**

Attachments:

1. Compliance Requirement(s)
2. Application
3. Site Plan

1 PROJECT SUMMARY

Matthew Howe has applied to place a 7,000± sq. ft. second residence with an attached garage and shop on Assessor Parcel Number 044-030-021.

There is one existing residence on the site; therefore, an Administrative Permit for a Second Residence is required per Glenn County Code §15.330.030.S. The proposed residence has overall dimensions of 100 ft. by 70 ft. with a peak height of approximately 25 ft.

The 15.64± acre property is zoned “AE-20” Exclusive Agriculture (17-acre, minimum parcel size) and is designated “General Agriculture” in the Glenn County General Plan. The project site is located at 4939 County Road 99W (existing residence), north of the City of Orland; on the west side of County Road 99W, south of County Road 3, north of County Road 5, and east of Interstate 5, in the unincorporated area of Glenn County, California. An address of 4929 County Road 99W, Orland has been assigned for the second residence.

1.1 RECOMMENDATIONS

Staff recommends that the Director find that this project qualifies as a statutory exemption within section 15268 of the California Environmental Quality Act.

Staff also recommends that the Director approve the Administrative Permit with the information as presented in the Staff Report and the Compliance Requirements as attached.

2 ANALYSIS

The proposed second residence is consistent with the land use in this area. The site’s zoning of Exclusive Agricultural permits a second residence with an approved Administrative Permit.

The existing residence, with a proposed second residence, is consistent with the zoning of Exclusive Agricultural. This zoning allows for a second residence with an approved Administrative Permit. Parcels in this area of Glenn County are served by individual wells and sewage disposal systems.

2.1 ENVIRONMENTAL DETERMINATION

The second residence as proposed is not anticipated to introduce potentially significant impacts to the environment. California Government Code Section 65852.2 states that applications for second residences shall be considered ministerial without discretionary review. Government Code Section 65852.2(a) (3) states the following:

(3) When a local agency receives its first application on or after July 1, 2003, for a permit pursuant to this subdivision, the application shall be considered ministerially without discretionary review or a hearing, notwithstanding Section 65901 or 65906 or any local ordinance regulating the issuance of variances or special use permits.

Therefore, this project is Statutorily Exempt from environmental review pursuant to Section 15268, “*Ministerial Projects*”, of the Guidelines of the California Environmental Quality Act (CEQA) Article 18 (Statutory Exemptions), §15268(a) & (c) (Ministerial Projects).

2.2 GENERAL PLAN AND ZONING CONSISTENCY

The site is designated “General Agriculture” in the Glenn County General Plan and is zoned “AE-20” (Exclusive Agriculture, 17-acre minimum parcel size). The project site currently has one residence and the proposed second residence is a permitted use within “AE-20” zoning. The project is consistent with surrounding land use because the area consists of rural residential uses associated with agricultural uses. The proposal is consistent with zoning and the General Plan.

2.2.1 “AE” EXCLUSIVE AGRICULTURAL ZONE (Glenn County Code Chapter 15.330):

Permitted Uses (Glenn County Code §15.330.030):

The proposed second residence is a permitted use under Glenn County Code §15.330.030. S.

Maximum Building Height (Glenn County Code §15.330.060):

The peak height of the proposed structure is 25 ft. and will not exceed the maximum 35 ft. height requirement for the Exclusive Agriculture Zone.

Minimum Yard Requirements (Glenn County Code §15.330.080):

The proposals front, side, and rear yards exceed 30 ft.; therefore, the minimum yard requirements for the Exclusive Agriculture Zone will be met.

2.2.2 MINIMUM RESIDENTIAL CONSTRUCTION STANDARDS (Title 15 Unified Development Code, Chapter 15.590):

Standards (Glenn County Code §15.590.020):

- A. *All single-family dwelling units permitted under the zones established under Chapter 15.300 shall meet the following:*
- 1. All units shall be attached to a permanent foundation, pursuant to Health and Safety Code Section 18551. The proposed residence shall be placed on a permanent foundation system.*
 - 2. An efficiency dwelling unit, as defined in Section 17958.1 of the California Health and Safety Code, shall be allowed provided that it meets all requirements of the building code. The proposed secondary residence is not an efficiency dwelling.*

3. *Mobile homes shall be certified under the National Manufactured Home Construction and Safety Standards Act of 1974 and be at least constructed after 1979. Manufactured homes, as defined in Section 18007 of the California Health and Safety Code shall be allowed provided they meet the requirements of this chapter.*

All mobile homes shall install skirting prior to the final inspection by the building division. The proposed is not a manufactured home; therefore, not applicable.

4. *All units shall be designed so that exterior walls are framed with a minimum of two inch by four-inch (nominal) studs. The walls will be framed with at least 2 by 4-inch studs.*

B. All second dwelling units shall meet the following:

1. *All units shall meet the requirements of paragraph (A) of this subdivision.*
2. *Attached second units shall have their own entrance separate from the primary dwelling. An entrance common area which then provides access to each individual dwelling unit shall be acceptable. The proposed secondary residence is not attached to the primary dwelling; therefore, not applicable.*
3. *The requirements of Chapter 15.610 shall be waived in the event that there is insufficient space to park one vehicle in addition to the parking required for the primary dwelling. The lot size is approximately 15.64± acres, and there is sufficient space for additional parking.*
4. *In accordance with California Government Code Sections 65852.2 (a)(1)(B)(i) and 68582.2(c), no maximum size is imposed on second dwellings provided that it does not exceed lot coverage requirements. The second residence will not exceed lot coverage requirements.*

C. Travel trailers, recreational vehicles, or other similar vehicles capable of travel on public roadways shall not be allowed as a dwelling. The proposed development is a permanent home structure; therefore, this section is not applicable.

Exceptions (Glenn County Code §15.590.050):

- A. *Travel Trailers and mobile homes not meeting the above standards located in mobile home or manufactured housing parks or trailer parks subject to the applicable provisions of the Health and Safety Code of the State of California, or in any public camping ground. The proposal is not a travel trailer; therefore, not applicable.*
- B. *Mobilehomes that meet all of the applicable requirements of section 15.590.020, except for the requirement that the mobile home be 1980 model year or newer, may be permitted in the Agricultural zone, provided that an inspection by the Building Inspector confirms compliance with all other requirements in this Chapter. The proposed is not a mobile home; therefore, not applicable.*

- C. Mobilehomes placed on an individual lot in accordance with applicable laws and ordinances at the time of installation may remain at the existing location. The permitted use of such mobilehome shall run with the land and shall be transferable to subsequent purchasers. If such mobilehome is moved within the county it must be installed in conformance with this chapter. If the home is relocated, permits would be required from the Glenn County Building Division.

2.3 GENERAL PROVISIONS

Flood Zone Designation:

The area of the proposal is located within Flood Zone "X"; according to Flood Insurance Rate Map (FIRM) No. 06021C0165D, dated August 4, 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.

Environmental Health Regulations:

The applicant will be required to comply with all domestic well and sewage disposal system regulations prior to issuance of a building permit for the second residence.

3 PUBLIC BENEFIT

Housing is desirable because it will increase the housing stock in the County and housing opportunities for families. The proposed second residence is consistent with the "AE-20" zoning. Additionally, the State Legislature has declared that "...second units are a valuable form of housing in California" (Government Code §65852.150).

4 NOTICE TO APPLICANT/AGENT

This Administrative Permit is not a building permit. It is the applicant's responsibility to secure the necessary permits from all pertaining federal, state, and local agencies.

5 STANDARDS

In accordance with §15.175.020 of the Glenn County Code, and with this review, it is determined that the proposed second dwelling meets all applicable Glenn County codes.

COMPLIANCE REQUIREMENTS

Administrative Permit 2022-001, Howe, Second Residence

“AE-20” Exclusive Agriculture

APN: 044-030-021

1. That the project activities shall be confined to those areas as shown on the Site Plan being identified as Exhibit “A” as submitted and on file at the Glenn County Planning & Community Development Services Agency.

2. That this Administrative Permit shall expire if it is not executed within one (1) year from its approval date. Execution of the permit is defined as having had substantial physical construction and/or use of the property in reliance on the permit or application for a building permit has been made.

3. Prior to Issuance of Building Permit (Zone Clearance) the Landowner shall submit a copy of a recorded (by Glenn County Recorder’s office) Agriculture Statement of Acknowledgement.

Acknowledgment:

I hereby declare that I have read the foregoing conditions, that they are in fact the conditions that were imposed upon the granting of this permit, and that I agree to abide fully by said conditions. Additionally, I have read the staff report and I am aware of codified county, state, and/or federal standards and regulation that shall be met with the granting of this permit.

Signed: _____ Date: _____
Matthew Howe, Landowner/Applicant

Date Submitted: _____

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

APPLICATION FOR ADMINISTRATIVE PERMIT - RESIDENTIAL

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

1. Applicant(s):

Name: Matthew Howe

Address: 245 E. Mill St. Orland CA.

Phone: (916) 834-5098 E-Mail mhowe530@gmail.com

2. Property Owner(s):

Name: Matthew Howe

Address: 245 E. Mill St. Orland CA

Phone: (916) 834-5098 E-Mail mhowe530@gmail.com

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

Name: Stephen Johnson

Address: 1525 Citrus Ave Chico, CA

Phone: (530) 570-0071 E-Mail sajohnson1007@gmail.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: _____

Mailing Address: _____

5. Existing Use of Property: _____

6. Request or Proposal: Building a 3 bedroom home with attached garage / shop and storage.
7. Address and Location of Project: 4939 Co. Rd. 99 Orland, CA.
8. Current Assessor's Parcel Number(s): 044-030-021
9. Existing Zoning (<http://gis.gcppwa.net/zoning/>): AE-20
10. Provide any additional information that may be helpful in evaluating your proposal.


11. Setback Dimensions (Distance from property line to proposed structure):
North: 197 ft. South: 136' 7" ft.
East: 520' 6" ft. West: _____ ft.
Other Setback/s: _____ ft.
12. Provide the following information:
Size of Assessor Parcel: 653400 sq.ft. _____ 15 acres
Mean height of structure: 17' 6" ft. Peak height of structure: 25 ft.
Dimensions of proposed including overhangs: 100 ft. x 70 ft.
Total Square Footage (Proposed): 2 7000 sq.ft.
Roof Overhang Length: 24" Exterior Stud Size: 2x6.
Siding Material: board & bat. Roof Material: metal.
13. Total Residence Currently on Property: 2101
14. Mobile Home: Yes No
Model Year _____ Model Number _____
Manufacture _____

DECLARATION UNDER PENALTY OF PERJURY

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

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

Applicant(s):

Signed: 

Print: Matthew Howe

Date: 2/28/22

Address: 245 E Mill St. Orland, CA.

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: Matthew Howe.

Date: 2/28/22.

Address: 245 E. Mill St. Orland, CA.

2021-2905

Recorded at the request of:
TIMIOS TITLE COMPANY

06/24/2021 02:44 PM
Fee \$510.90 Pgs: 2

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

RECORDING REQUESTED BY:
Timios Title, A California Corporation
134 E. Walker St.
Orland, CA 95963
No: 71-00207535

After Recording Return And
Mail Tax Statements To:
MATTHEW J. HOWE
4939 COUNTY ROAD 99W
ORLAND, CA 95963-9295

SPACE ABOVE THIS LINE FOR RECORDER'S USE

A.P.N. NO. 044-030-021-000

GRANT DEED

The undersigned grantor(s) declare(s):

City transfer tax is \$0.00

County Transfer Tax is \$493.90

Monument preservation fee is \$0.00

(x) computed on full value of property conveyed, or

() computed on full value less value of liens and encumbrances remaining at time of sale.

(x) Unincorporated area: () City of ORLAND, and

(x) This document is exempt from GC 27388.1, Building Homes & Jobs Tax as it is subject to the imposition of documentary transfer tax.

() This document is exempt from GC 27388.1, Building Homes & Jobs Tax as it transfers a residential dwelling to an owner-occupier.

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,
RAYMOND J. CAVIER, JR. A SINGLE MAN, AND NATALIE C. HILL, A MARRIED WOMAN, AS HER
SOLE AND SEPARATE PROPERTY, AS TENANTS IN COMMON
hereby GRANTS to

MATTHEW J. HOWE, AN UNMARRIED MAN

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

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

THE SOUTH HALF OF LOT 68 AND ALL OF LOT 69 OF THE LEMON HOME COLONY TRACT, AS SAID LOTS ARE LAID DOWN AND DELINEATED UPON THAT CERTAIN MAP ENTITLED "REVISED MAP OF THE LEMON HOME COLONY AND TOWN OF MALTON BEING SUBDIVISION NO. 20 OF THE ORLAND IRRIGATION DISTRICT, SECTIONS 3, 4 AND 5 IN TOWNSHIP 22 NORTH, RANGE 3 WEST", FILED IN THE OFFICE OF THE COUNTY RECORDER OF GLENN COUNTY, STATE OF CALIFORNIA, ON OCTOBER 24, 1916 IN BOOK 4 OF MAPS, AT PAGE 11.

EXCEPTING THEREFROM PARCEL 1 AS THE SAME IS SHOWN OR DESIGNATED ON THE PARCEL MAP FILED FOR RECORD IN THE OFFICE OF THE COUNTY RECORDER OF THE COUNTY OF GLENN, STATE OF CALIFORNIA, ON DECEMBER 13, 1979 IN BOOK 7 OF PARCEL MAPS AT PAGE 66, THE SAME BEING A PORTION OF LOT 69 AND A PORTION OF LOT 68 OF THE LEMON HOME COLONY.



More commonly known as: 4939 COUNTY ROAD 99W, ORLAND, CA 95963-9295

6/16/2021

Natalie E.C. Hill
NATALIE E.C. HILL

Raymond J. Cavier Jr.
RAYMOND J. CAVIER JR.

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

State of CA
County of GLENN

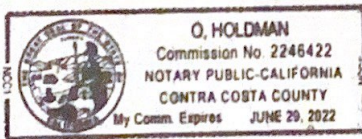
On June 17, 20 21, before me, O. Holdman, a notary public, personally appeared, NATALIE E.C. HILL, RAYMOND J CAVIER JR, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed 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.

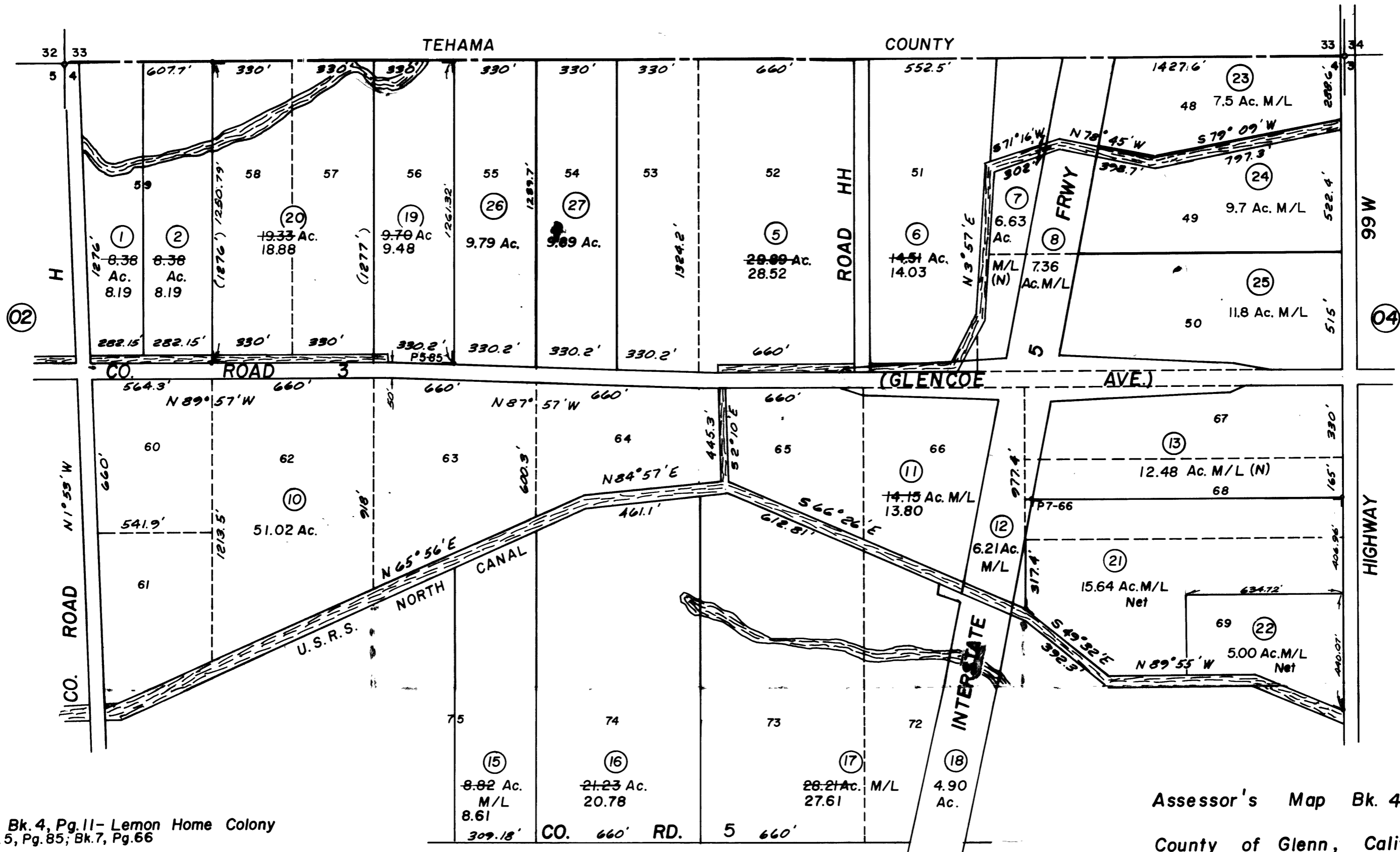
WITNESS my hand and official seal.

O. Holdman
Signature of Notary Public

(Notary Seal)



POR. LEMON HOME COLONY &
 POR. SEC. 4, T.22 N., R.3W., M.D.B.&M.



M. & S. Bk. 4, Pg. 11 - Lemon Home Colony
 P.M. Bk. 5, Pg. 85; Bk. 7, Pg. 66

Assessor's Map Bk. 44 - Pg. 03

County of Glenn, Calif.

NOTE - Assessor's Block Numbers Shown in Ellipses
 Assessor's Parcel Numbers Shown in Circles

1974

ARCH E1
30'x42'

WHILE EVERY ATTEMPT HAS BEEN MADE IN THE PREPARATION OF THIS PLAN TO AVOID MISTAKES, THE MAKER CANNOT GUARANTEE AGAINST HUMAN ERROR.

BUILDING CONTRACTOR, HOME OWNER, TO REVIEW AND VERIFY ALL DIMENSIONS, SPECS, AND CONNECTIONS BEFORE CONSTRUCTION BEGINS.

DRAFTING BY:
STEPHEN JOHNSON
BUILDING DESIGN

1530 S 1000 AVENUE
CAGUIO, CALIFORNIA 95926
SJOHNSON1007@GMAIL.COM



THESE PLANS HAVE BEEN REVIEWED ONLY FOR COMPLIANCE WITH ATTACHED STRUCTURAL CALCULATIONS. THE ENGINEER'S STAMP ON THIS PLAN IS VALID ONLY WITH A LETTER SIGNED BY THIS ENGINEER FOR EACH UNIQUE BUILD.

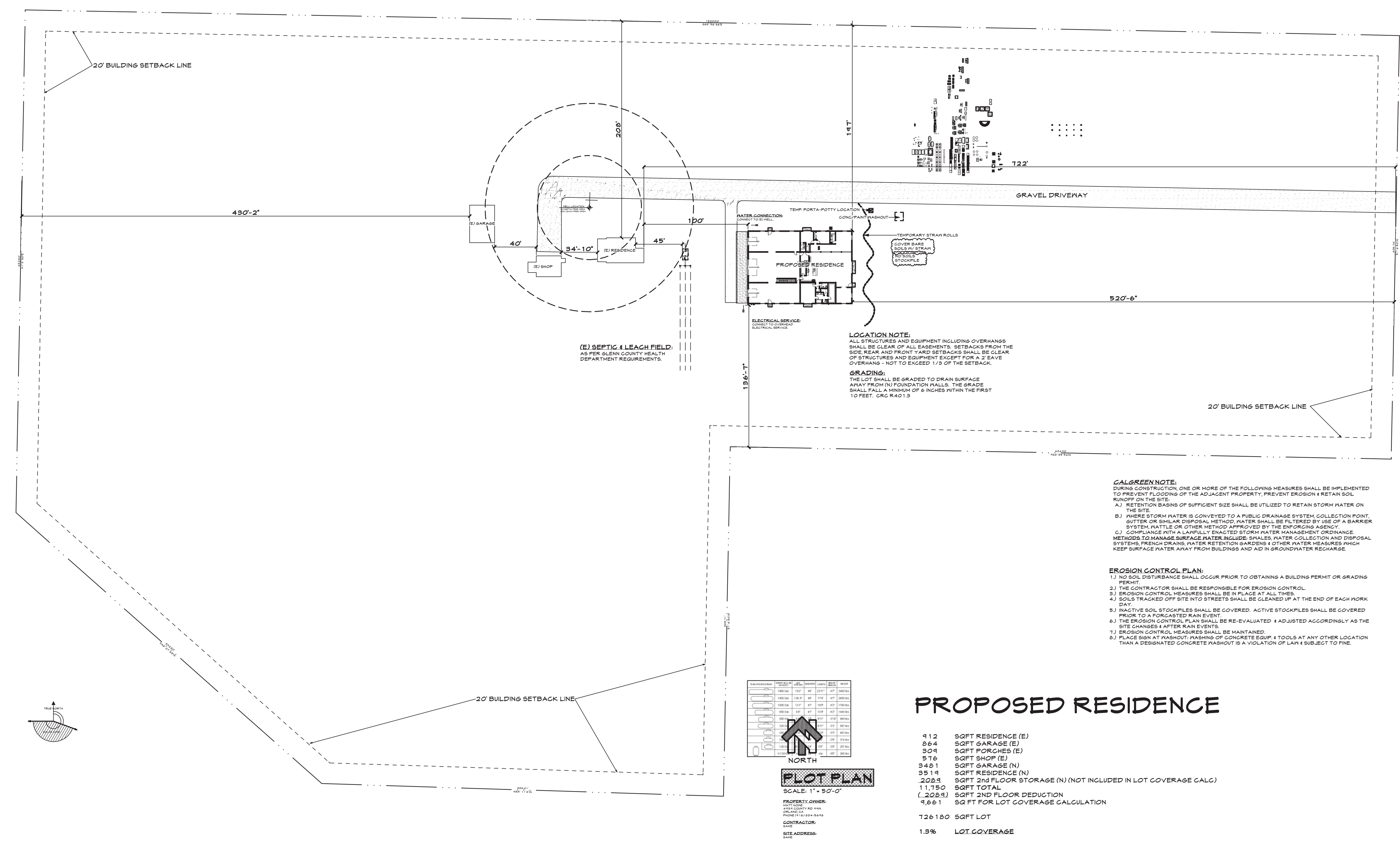
A THREE BEDROOM RESIDENCE FOR:
MATT HOWE
4939 COUNTY RD 99, ORLAND, CALIFORNIA 95968
ASSESSORS PARCEL # 044-030-021

FLAT PLAN
ASSESSORS MAP
LOCATION MAP

LIVABLE: 'NEW'
3514 SQFT (N) 1ST
GARAGE: 'NEW'
3401 SQFT (N)
STORAGE: 'NEW'
2084 SQFT (N) 2ND
LIVABLE: 'EXISTING'
412 SQFT (E)
GARAGE:
864 SQFT (E)
SHOP:
576 SQFT (E)
COVERED
PATIO:
123 SQFT FRONT (E)
108 SQFT REAR (E)
231 SQFT TOTAL

DATE:
11/25/2021
SCALE:
SHOWN
3519
2 STORY

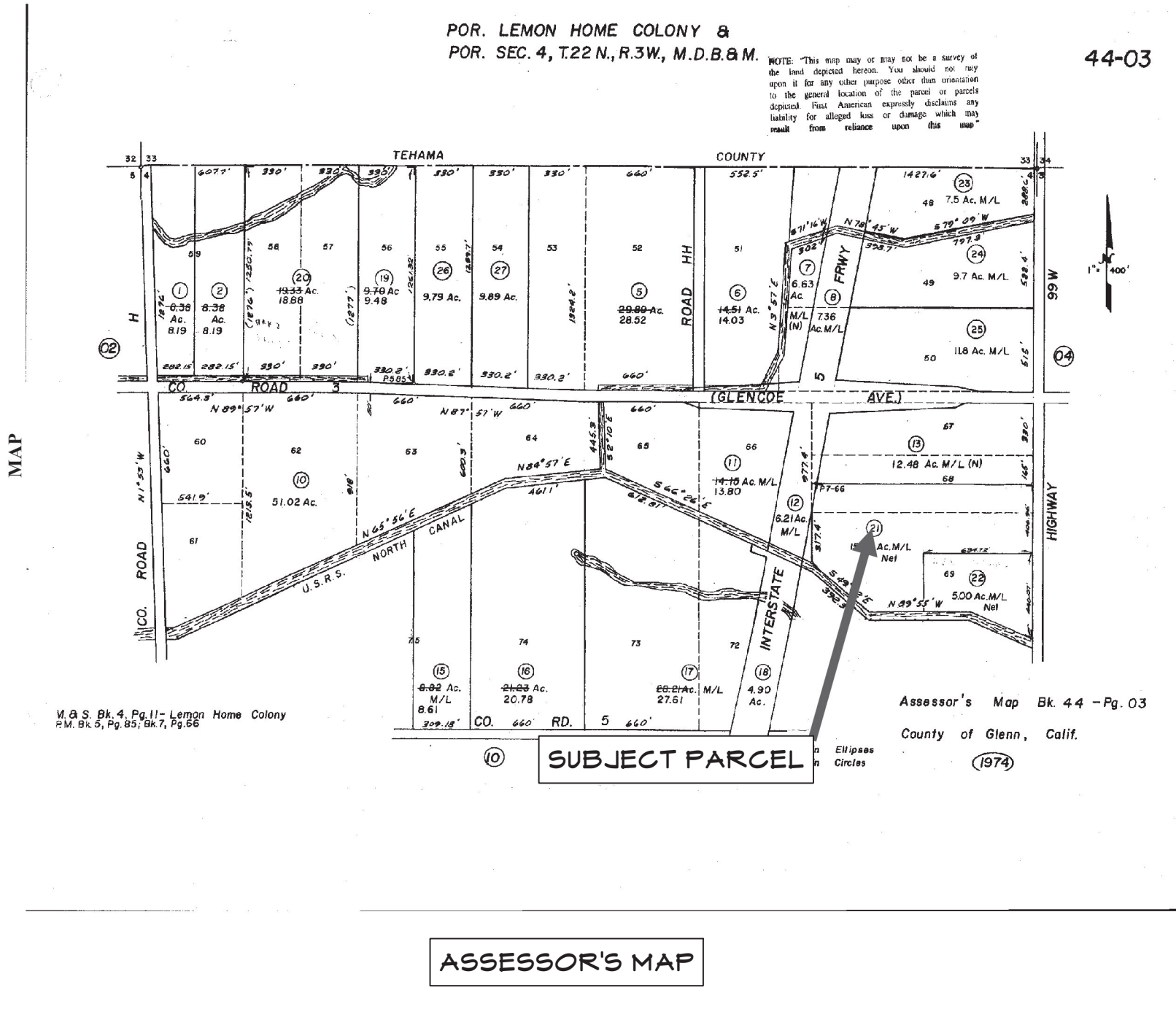
SHEET
08
© COPYRIGHT 2020



FLAT PLAN

SCALE: 1" = 50'-0"

NO.	DESCRIPTION	AREA (SQ FT)	PERCENT
1	SOFT RESIDENCE (E)	412	1.3%
2	SOFT GARAGE (E)	864	2.7%
3	SOFT PORCHES (E)	304	0.9%
4	SOFT SHOP (E)	576	1.7%
5	SOFT GARAGE (N)	3401	10.3%
6	SOFT RESIDENCE (N)	3514	10.6%
7	SOFT 2ND FLOOR STORAGE (N) (NOT INCLUDED IN LOT COVERAGE CALC)	2084	6.3%
8	SOFT TOTAL	11190	33.8%
9	SOFT 2ND FLOOR DEDUCTION	(2084)	(6.3%)
10	SOFT TOTAL	9106	27.5%
11	SOFT LOT	126180	379.5%
12	LOT COVERAGE	1.9%	



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