

GLENN COUNTY
Planning & Community Development Services Agency

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



Donald Rust, Director

Terry & Janet Giesbrecht
806 Main St
Artois, CA 95913

RE: Administrative Permit 2021-006, Giesbrecht, New Single-Family Residence
APN: 020-104-003.

August 31, 2021

To Whom It May Concern,

The application for an Administrative Permit for a New Single-Family residence in the "CC" (Community Commercial) zoning district is an allowed use under the Glenn County Code.

On August 12, 2021, 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 where indicated and 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,

Sylinda Villado
PSE, Assistant Planner
svillado@countyofglenn.net

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

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Donald Rust, Director

STAFF REPORT

DATE: August 12, 2021

TO: Donald Rust, Director

FROM: Sylinda Villado, PSE Assistant Planner

RE: **Administrative Permit 2021-006, Giesbrecht, New Single-Family Residence**
"CC" Community Commercial District

Attachments:

1. Compliance Requirement
2. Application Materials
3. Site Plan

1 PROJECT SUMMARY

The applicant has applied to build a new 704 square foot single family residence on Assessor Parcel Number 020-104-003. The project is proposed, is a new single family residence for employee housing and tool storage.

The site is located within the community of Artois at the northwest corner of 5th Street and County Road 99W (Front Street), south of 4th street east of Main Street in the unincorporated area of Glenn County, California. An address of 480 County Road 99W, Artois, CA 95913 has been issued for the new residence.

The 0.220-acre (9,583 Square Feet) property is zoned "CC" Community Commercial and is designated "Community Commercial" in the Glenn County General Plan. An Administrative Permit for Residence is required per Glenn County Code §15.400.040 (A). The proposed residence has overall dimensions of approximately 16 feet by 44 feet (~704 Square Feet), with a peak height of approximately 14 feet.

1.1 RECOMMENDATIONS

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

Staff also recommends that the Director approve the Administrative Permit with the standards as presented in the Staff Report and the compliance requirements as attached.

2 ANALYSIS

The proposed residence is consistent with the surrounding land use in this area. Surrounding land use in the area is R-1 (Single-Family Residential) and CC (Community Commercial). The site's zoning of Community Commercial allows for one residence with an approved Administrative Permit. Parcels in this area of Glenn County are served by municipal water (Artois Community Water) and individual sewage disposal systems.

Glenn County Code §15.400.040(A): Allows one residential dwelling unit per parcel of land used and occupied exclusively by the proprietor who owns and operates the business on the site, or by an employee who is employed specifically as a caretaker or watchman for the business on the site is permitted with an approved Administrative Permit.

2.1 ENVIRONMENTAL DETERMINATION

The proposed residence is not anticipated to introduce potentially significant impacts to the environment.

New Construction or Conversion of Small Structures are Categorically Exempt from environmental review pursuant to Article 18 (Categorical Exemptions), Section 15303, "New Construction or Conversion of Small Structures" of the Guidelines of the California Environmental Quality Act (CEQA).

Article 18 (Categorical Exemptions) 15303, "New Construction or Conversion of Small Structures" (a). One single-family residence or a second dwelling unit in a residential zone. In urban areas, up to three single-family residences may be constructed or converted under this exemption.

Therefore, this project is Categorically Exempt from environmental review pursuant to Section 15303, "New Construction or Conversion of Small Structures", of the Guidelines of the California Environmental Quality Act.

2.2 GENERAL PLAN AND ZONING CONSISTENCY

The site is designated "Community Commercial" in the Glenn County General Plan and is zoned "CC" (Community Commercial). The project is consistent with surrounding land use because the area consists of residential uses as well as commercial uses. The proposal will not adversely affect surrounding uses in the area and will not adversely affect the General Plan.

2.2.1 COMMUNITY COMMERCIAL DISTRICT (Glenn County Code Chapter 15.400):

Uses Permitted with an Administrative Permit (Glenn County Code §15.400.040):

The proposed residence is a permitted use with an approved Administrative Permit under Glenn County Code §15.400.040 (A). *An administrative permit for one (1) residential dwelling unit per parcel of land used and occupied exclusively by the proprietor who owns and operates the business on the site, or by an employee who is employed specifically as a caretaker or watchman for the business on the site.* The residence will be utilized by an employee of the business; therefore, this requirement will be met.

Minimum Yard Requirements (Glenn County Code §15.400.090):

There are no minimum yard requirements in a Community Commercial district. Therefore, the minimum yard requirements for the Community Commercial District will be met. §15.400.090.

Maximum Building Height (Glenn County Code §15.400.100):

The peak height of the proposed structure shall not exceed the 35 ft. maximum height requirement for the Community Commercial District. §15.400.100 (A). The proposed structure has a peak height of approximately 14 feet; Maximum Height Requirement 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 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. Building department requirements will ensure that the installed home was made post-1979.*
 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 a minimum of 2 inch by 6-inch studs.*
- B. *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 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 proposed residence is not a travel trailer; therefore, not applicable.*
 5. *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.*
- B. *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. the proposed is not a mobile home; therefore, not applicable.*

2.2.3 RIGHT TO FARM (Title 15 Unified Development Code, Chapter 15.580):

Agricultural Statement of Acknowledgment (Glenn County Code §15.590.050):

Glenn County Code 15.580.050 requires an Agriculture Statement of Acknowledgement to be recorded prior to issuance of Building Permit. The following Compliance requirement has been added based on this requirement.

Compliance Requirement

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.

2.3 GENERAL PROVISIONS

Flood Zone Designation:

Flood Zone "X" according to Flood Insurance Rate Map (FIRM) No. 06021C0602D, dated August 4, 2010 issued by the Federal Emergency Management Agency (FEMA). Flood Zone "X" (shaded) 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 is required to comply with sewage disposal system regulations prior to issuance of a building permit for the residence.

3 PUBLIC BENEFIT

Housing is desirable because it will increase the housing stock in the County and housing opportunities for families. The proposed residence is consistent with the zoning.

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 affected federal, state, and local agencies.

5 STANDARDS

In accordance with §15.180.020 of the Glenn County Code, it is determined that the proposed residential dwelling meets all applicable Glenn County codes.

COMPLIANCE REQUIREMENTS

Administrative Permit 2021-006, Giesbrecht, New Single-Family Residence

“CC” Community Commercial

APN: 020-104-003

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: _____
Terry Giesbrecht, Landowner/Applicant

Signed: _____ Date: _____
Janet Giesbrecht, Landowner

**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: Terry Giesbrecht
Address: 806 Main st Artois
Phone: 530 624 2280 E-Mail tjg1995@gmail.com

2. Property Owner(s):

Name: Terry Giesbrecht Janet Giesbrecht
Address: P.O. Bx 325 Artois Ca. 95913
Phone: _____ E-Mail _____

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

Name: Terry Giesbrecht
Address: _____
Phone: 624 2280 E-Mail _____

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: Need a small NSF dwelling for
employee + tool storage
7. Address and Location of Project: 5th & Front st
8. Current Assessor's Parcel Number(s): 020 104 003
9. Existing Zoning (<http://gis.gcppwa.net/zoning/>): light Commercial
10. Provide any additional information that may be helpful in evaluating your proposal.
I understand zoning will be changed to
Residential soon for these empty lots.
11. Setback Dimensions (Distance from property line to proposed structure):
North: 6 ft. South: 22 ft.
East: 92 ft. West: 18 ft.
Other Setback/s: _____ ft.
12. Provide the following information:
Size of Assessor Parcel: 12000 sq.ft. .2755 acres
Mean height of structure: _____ ft. Peak height of structure: 14 ft.
Dimensions of proposed including overhangs: 16 ft. x 44 ft.
Total Square Footage (Proposed): 704 sq.ft.
Roof Overhang Length: 24" Exterior Stud Size: 2x6
Siding Material: Cement Roof Material: Comp
13. Total Residence Currently on Property: 0
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: Terry Giesbrecht _____

Date: 8/1/21 _____

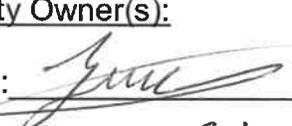
Address: 806 main st. P.O. Bx 325 Artois Ca. 95913 _____

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: Terry Giesbrecht _____ Janet Giesbrecht _____

Date: 8/1/21 _____

Address: Artois _____

RECORDING REQUESTED BY:

After Recording Return And
Mail Tax Statements To:
TERRY GIESBRECHT
JANET GIESBRECHT
P.O. BOX 325
ARTOIS, CA 95913

SPACE ABOVE THIS LINE FOR RECORDER'S USE

APN# 020-104-003-000

GRANT DEED

The undersigned grantor(s) declare(s):

City transfer tax is \$0.00

County Transfer Tax is \$0.00

Monument preservation fee is \$0.00

computed on full value of property conveyed, or

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

Unincorporated area: City of Artois, and

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,
ASHLEY DAHL AND JUSTIN DAHL

hereby GRANTS to TERRY GIESBRECHT AND JANET GIESBRECHT, HUSBAND AND WIFE AS JOINT
TENANTS

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

SEE ATTACHED EXHIBIT 'A' FOR LEGAL DESCRIPTION MADE A PART HEREOF.

THIS DOCUMENT FILED FOR RECORDING BY
TIMIOS TITLE AS AN ACCOMODATION ONLY.
IT HAS NOT BEEN EXAMINED
AS TO ITS EXECUTION OR AS TO
ITS AFFECT UPON THE TITLE.

3/17/2020

Ashley Dahl
ASHLEY DAHL

Justin Dahl
JUSTIN DAHL

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.

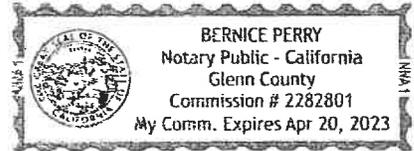
State of CALIFORNIA
County of GLENN

On 3-19, 2020, before me, Bernice Perry, a notary public, personally appeared, ASHLEY DAHL AND JUSTIN DAHL, 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.

Bernice Perry
Signature of Notary Public



(Notary Seal)

Exhibit "A"

Real Property Description

A.P. No. 020-10-4-003-0

Unimproved lot located in town of Artois, described in Book 603 page 200 of the Official Records of Glenn County as:

Lot 4 in Block 4 of Rixville, according to the map thereof filed in the office of the County of Colusa, State of California, on July 11, 1877 in Book F of Patents, at page 470, Colusa County Records.

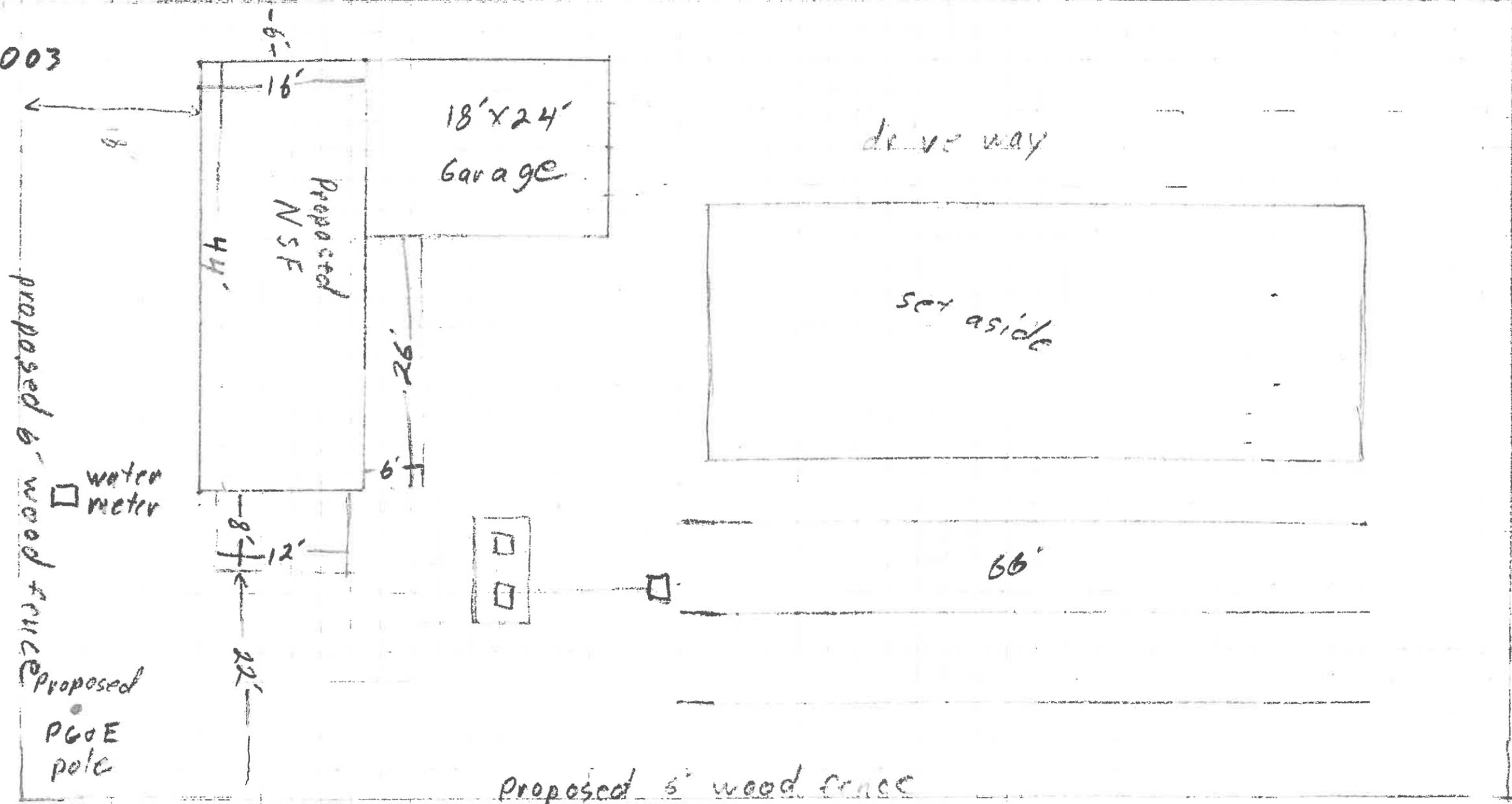


Terry Giesbrecht
 P.O. Bx 325
 Arto's Co. 95913
 530 624 2280

54th & Front St.

120'

APN 020 104 003



Front Street

80'

Alley

proposed 6' wood fence

water meter

Proposed PG&E pole

18'x24' Garage

drive way

set aside

66'

Proposed 5' wood fence

Scale ~~1/4" = 3'~~ NTS. 1/4" = 3' Lot size 12000 sq ft

5th Street

fire hydrant