

GLENN COUNTY
Planning & Community Development Services Agency

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



Donald Rust, Director

Michael & Kristine Anthony
6329 County Road 7
Orland, CA 95963

RE: Administrative Permit 2021-008, Anthony, Manufactured Home
APN: 044-150-015

October 12, 2021

To Whom It May Concern,

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

On October 11, 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 (or email) 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 Assessor's Office
Glenn County Building Inspector
Glenn County Environmental Health
Glenn County Public Works

GLENN COUNTY
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Donald Rust, Director

STAFF REPORT

DATE: October 11, 2021

TO: Donald Rust, Director

FROM: Sylinda Villado, PSE Assistant Planner

RE: **Administrative Permit 2021-008, Anthony, Manufactured Home**
"AE-20" Exclusive Agriculture Zone

Attachments:

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

1 PROJECT SUMMARY

The applicant has applied to place a secondary dwelling of a 1,378 square foot manufactured home on Assessor Parcel Number (APN) 044-150-015.

The site is located at 6329 County Road 7, northwest of the city of Orland, on the south-west side of County Road 7, north of County Road 9, west of Interstate 5, and east of County Road FF, in the unincorporated area of Glenn County. A new address of 6325 County Road 7, has been established for the second residence.

The 26.14-acre property is zoned "AE-20" Exclusive Agricultural and is designated "General Agriculture" in the Glenn County General Plan. An Administrative Permit for a secondary dwelling is required per Glenn County Code §15.330.050 (B).

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 proposal is consistent with the surrounding land uses in this area. The site's zoning of Exclusive Agriculture allows for a second residence with an approved Administrative Permit.

The existing residence, with a proposed second residence, is consistent with the zoning of Exclusive Agriculture. 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 proposed second residence 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 Agricultural, 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 agriculture. The proposal will not adversely affect surrounding uses in the area and will not adversely affect the General Plan.

2.2.1 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 structures shall not exceed the 35 ft. maximum height requirement for the Exclusive Agricultural Zone. §15.330.060 (A). The proposed structure has a mean height of 14 feet; Maximum Height Requirement will be met.

Minimum Yard Requirements (Glenn County Code §15.330.080):

The proposals front, side, and rear yards exceed 30 feet; therefore, the minimum yard requirements for the Exclusive Agricultural 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 will 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 §15.580.050):

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. 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 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 2021-008, Anthony, Manufactured Home

“AE-20” Exclusive Agriculture

APN: 044-150-015

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: _____

Michael Anthony, Applicant/Landowner

Signed: _____ Date: _____

Kristine Anthony, Landowner

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: SELF

Address: _____

Phone: _____ E-Mail _____

2. Property Owner(s):

Name: MICHAEL ANTHONY

Address: 6329 COUNTY RD 7, ORLANDO CA 95963

Phone: 530-774-4840 E-Mail dmadrigo11@gmail.com

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

Name: _____

Address: _____

Phone: _____ 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: SECOND DWELLING PLANNING PERMIT
7. Address and Location of Project: 6329 COUNTY RD 7
8. Current Assessor's Parcel Number(s): 044-150-015-000
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: 210 ft. South: 510 ft.
East: 740 ft. West: 610 ft.
Other Setback/s: _____ ft.
12. Provide the following information:
Size of Assessor Parcel: _____ sq.ft. 28 acres
Mean height of structure: 14 ft. Peak height of structure: _____ ft.
Dimensions of proposed including overhangs: _____ ft. x _____ ft.
Total Square Footage (Proposed): 1378 sq.ft.
Roof Overhang Length: 2 FT Exterior Stud Size: 6"
Siding Material: VYNIL SIDING Roof Material: SHINGLES
13. Total Residence Currently on Property: 1
14. Mobile Home: Yes No
Model Year 2003 Model Number QG285663
Manufacture LIBERTY

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: Mike Anthony Kristine G. Anthony

Print: Mike Anthony KRISTINE G. ANTHONY

Date: 09-24-2021

Address: 6329 County Rd 7, 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: Mike Anthony Kristine G. Anthony

Print: Mike Anthony KRISTINE G. ANTHONY

Date: 09-24-2021

Address: 6329 COUNTY RD 7, ORLAND CA 95963

CLOS ENCLOSED

2017-1891

Prepared By:
Timios Title, A California Corporation
134 E. Walker St.
Orland, CA 95963
No: 133449

Recorded at the request of:
TIMIOS TITLE COMPANY

05/04/2017 03:10 PM
Fee: \$23.00 Pgs: 4

OFFICIAL RECORDS
Charles M. Meriam, Clerk-Recorder
Glenn County, CA

After Recording Return And
Mail Tax Statements To:
MICHAEL ANTHONY
KRISTINE ANTHONY

SPACE ABOVE THIS LINE FOR RECORDER'S USE A.P.N. NO. STATED BELOW

GRANT DEED

The undersigned grantor(s) declare(s):

City transfer tax is \$

County Transfer Tax is \$0.00 RT CODE # 11911

Monument preservation fee is \$

(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

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

DAVID B. ANTHONY, TRUSTEE OF THE ANTHONY FAMILY TRUST DATED APRIL 21, 2009
hereby GRANTS to

MICHAEL ANTHONY AND KRISTINE ANTHONY, HUSBAND AND WIFE AS JOINT TENANTS

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

SEE EXHIBIT 'A' ATTACHED HERETO AND MADE A PART HEREOF

More commonly known as: Multiple Parcels in Orland, Orland California 95963



5/1/2017

THE ANTHONY FAMLY TRUST DATED APRIL 21, 2009

David B. Anthony
DAVID B ANTHONY, Trustee

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.

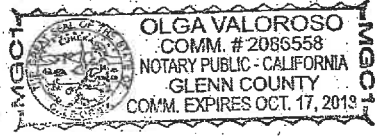
State of CALIFORNIA
County of GLENN

On May 2ND, 20 17, before me, Olga Valoroso, a notary public, personally appeared **DAVID B ANTHONY** 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.

Olga Valoroso
Signature of Notary Public



(Notary Seal)

EXHIBIT "A"

LEGAL DESCRIPTION

PARCEL ONE:

PARCELS 1 AND 2 AS THE SAME ARE SHOWN ON PARCEL MAP NO. 2007-02, FILED FOR RECORD IN THE OFFICE OF THE COUNTY RECORDER OF THE COUNTY OF GLENN, STATE OF CALIFORNIA, ON SEPTEMBER 29, 2008 IN BOOK 13 OF PARCEL MAPS AT PAGE 53.

EXCEPTING THEREFROM ALL OIL, GAS AND MINERALS AND OTHER HYDROCARBON SUBSTANCES AS RESERVED IN THE DEED FROM BANK OF AMERICA NATIONAL TRUST AND SAVINGS ASSOCIATION TO WM. T. J. OWENS, ETUX, DATED APRIL 7, 1942 AND RECORDED MAY 6, 1942 IN BOOK 149 OF OFFICIAL RECORDS AT PAGE 113.

APNS: 044-150-015-9 AND 044-150-016-9

PARCEL TWO:

BEING THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER AND THE WEST HALF OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 22 NORTH, RANGE 3 WEST, M.D.M. AND THE SOUTH ONE-HALF OF LOT 16 AS SAID LOT IS SHOWN ON THAT CERTAIN MAP ENTITLED "MAP OF CALUMET TRACT" AND ON FILE AT THE OFFICE OF THE RECORDER OF SAID COUNTY OF GLENN IN BOOK 1 OF MAPS AND SURVEYS AT PAGE 69.

EXCEPTING THEREFROM FOR THEIR JOINT LIVES, A LIFE ESTATE IN AND TO ALL OIL, GAS, MINERALS AND OTHER HYDROCARBON ON SUBSTANCES LYING BELOW A DEPTH OF 500 FEET FROM THE SURFACE THEREOF, WITHOUT HOWEVER, THE RIGHT TO ENTER UPON SAID SURFACE FOR THE PURPOSE OF EXTRACTING THE SAME, AS RESERVED BY LOUISE J. RISLEY AND FLORA E. KEEN, IN THAT DEED RECORDED DECEMBER 27, 1990 AS GLENN COUNTY RECORDER'S INSTRUMENT NO. 90-6464.

NOTICE OF VOLUNTARY MERGER RECORDED AUGUST 20, 2004 AS GLENN COUNTY RECORDER'S INSTRUMENT NO. 2004-5301.

APN: 044-150-001-9; 044-150-002-9 & 044-090-019-9

PARCEL TWO A:

TOGETHER WITH AN EASEMENT FOR ROAD PURPOSES AND FOR PUBLIC UTILITY PURPOSES OVER A STRIP OF LAND 50.00 FEET IN WIDTH IN LOT 102, AS SAID LOT IS SHOWN ON THE MAP OF "ORLAND LAND COMPANY, MURDOCK SUBDIVISION", FILED IN THE OFFICE OF THE RECORDER OF SAID GLENN COUNTY, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 102; THENCE ALONG THE NORTH LINE OF SAID LOT, SOUTH 89° 58' WEST, 1131.60 FEET; THENCE SOUTH 39° 13' WEST, 447.49 FEET TO THE CENTERLINE OF AN EXISTING ROAD EASEMENT; THENCE ALONG SAID CENTERLINE, SOUTH 36° 13' EAST, 51.62 FEET; THENCE NORTH 39° 13' EAST, 436.61 FEET TO A POINT 50.00 FEET SOUTH OF THE NORTH LINE OF SAID LOT 102; THENCE PARALLEL WITH THE NORTH LINE, NORTH 89° 58' EAST, 1108.46 FEET TO THE EAST LINE OF SAID LOT; THENCE ALONG SAID EAST LINE, NORTH 0° 42' WEST, 50.00 FEET TO THE POINT OF BEGINNING.



PARCEL THREE:

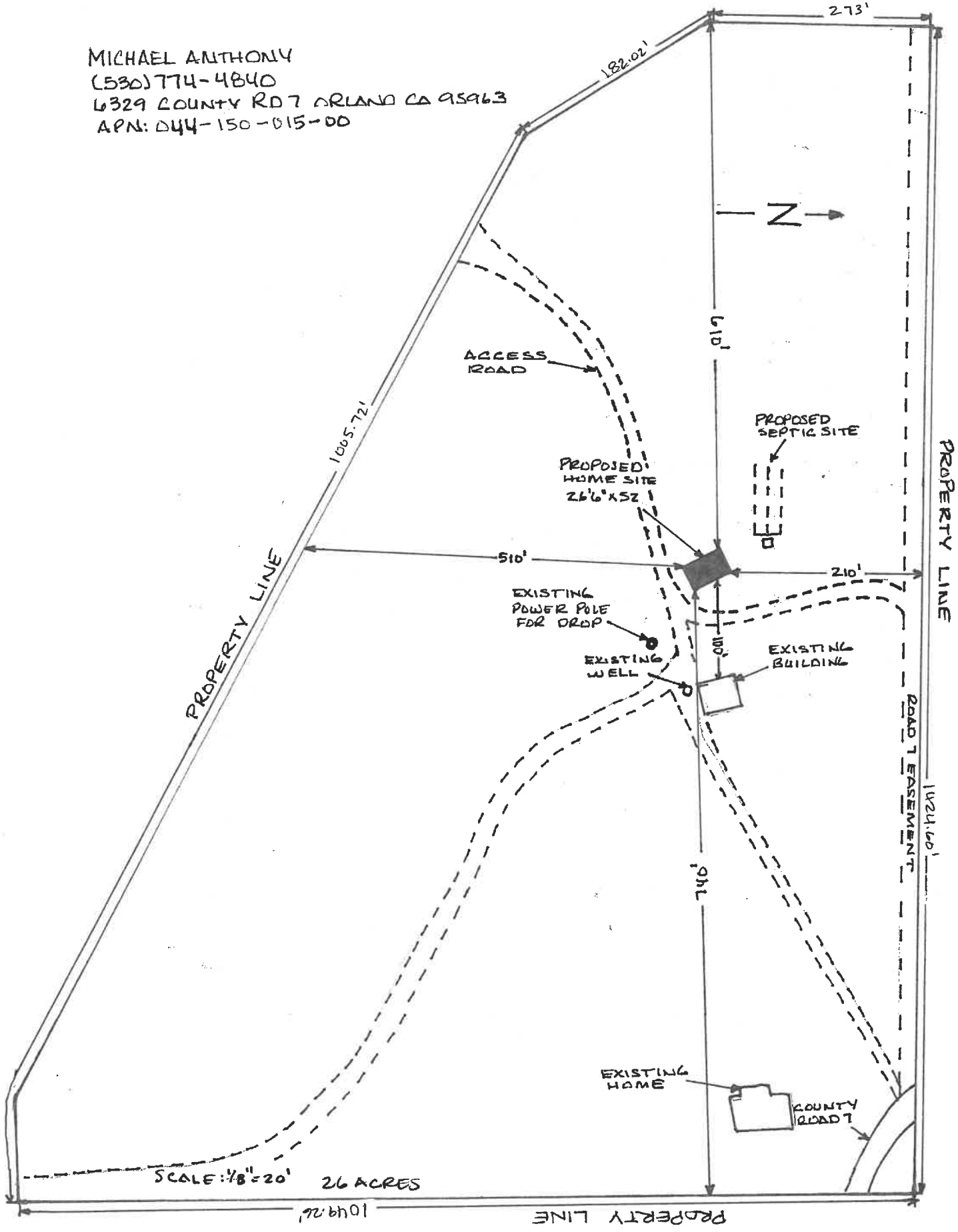
THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 6, TOWNSHIP 22
NORTH, RANGE 3 WEST, M.D.B.&M.

EXCEPTING THEREFROM ALL OIL, GAS AND MINERALS AND OTHER HYDROCARBON
SUBSTANCES AS RESERVED IN THE DEED FROM BANK OF AMERICA NATIONAL TRUST AND
SAVINGS ASSOCIATION TO WM. T. J. OWENS, ETUX, DATED APRIL 7, 1942 AND
RECORDED MAY 6, 1942 IN BOOK 149 OF OFFICIAL RECORDS AT PAGE 113.

APN: 044-080-013-9



MICHAEL ANTHONY
 (530) 774-4840
 6329 COUNTY RD 7 ARLAND CA 95963
 APN: 044-150-015-00



SCALE: 1/8" = 20' 26 ACRES