

GLENN COUNTY
Planning & Community Development Services Agency

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



Mardy Thomas, Director

Alejandro Medrano
6900 Lincoln Blvd
Oroville, CA 95966
Phone: (530) 282-3637
Email: medrano95-alex@gmail.com

RE: Administrative Permit 2023-005, Second Residence
APN: 044-180-026

July 20, 2023

To Whom It May Concern,

The application for an Administrative Permit to install a 1,620 sq. ft. second residence in the "AE-20" (Exclusive Agricultural) zoning district is an allowed use under Glenn County Code.

On July 20, 2023, 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,

Marie Amaro
Assistant Planner
mamaro@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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Mardy Thomas, Director

STAFF REPORT

DATE: July 20, 2023

FROM: Marie Amaro, Assistant Planner

RE: **Administrative Permit 2023-005, Mojica, Second Residence**

Attachments:

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

1 PROJECT SUMMARY

Alejandro Medrano (applicant) and Alejandro Mojica (landowner) have applied to place a 1,620 ± sq. ft. second residence on Assessor Parcel Number: 044-180-026.

There is one existing residence on the site; therefore, an Administrative Permit for a Second Residence is required per Glenn County Code §15.33.030.S. The proposed residence has overall dimensions of 27 ft. by 60 ft.

The 18.39± 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 4791 County Road MM (existing residence), north of the City of Orland; east of County Road M, south of County Road 6, north of Wyo Ave, and west of County Road MM, in the unincorporated area of Glenn County, California.

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 §15.33.030):

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

Maximum Building Height (Glenn County Code §15.33.060):

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

Minimum Yard Requirements (Glenn County Code §15.33.080):

The proposal’s side yard is 27 ft., and front 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.

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 18.39± 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 §15.59.050):

- 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.*

- 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 2023-005, Medrano, Second Residence

“AE-20” Exclusive Agriculture

APN: 044-180-026

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: _____
Alejandro Medrano, Applicant

GLENN COUNTY Planning & Community Development Services Agency

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



AGRICULTURAL STATEMENT OF ACKNOWLEDGMENT

In accordance with the provisions of Glenn County Code Section 15.580.050, as set forth in Glenn County Board of Supervisor's Ordinance No. 943, Right to Farm Ordinance, an Agricultural Statement of Acknowledgement is required to be recorded prior to any residential building permit being issued.

This list is intended to meet the above mentioned requirements:

1. **Obtain DEED** and a copy of the Agricultural Statement of Acknowledgment.
2. **THE NAMES ON THE DEED AND THE SIGNERS OF THE STATEMENT MUST BE WRITTEN THE SAME.**
3. **ALL OWNERS MUST SIGN** the Agricultural Statement of Acknowledgement in the presence of a Notary Public.
4. Make a **COPY** of the Statement.
5. Take the original and copy to the **Glenn County Recorder's Office** located at, 516 W. Sycamore St., Willows, California.
6. Have original recorded. The fee is as listed in the Glenn County Master Fee schedule.
7. Have the Recorder stamp the copy.
8. Return the copy to the Glenn County Planning & Community Development Services Agency at 225 North Tehama Street, Willows, CA.

RECORDING REQUESTED BY
AND WHEN RECORDED MAIL TO:

Name: _____

Address: _____

City/State: _____

AGRICULTURAL STATEMENT OF ACKNOWLEDGEMENT

If your real or leased property is adjacent to property used for agricultural operations or included within an area zoned for agricultural purposes, you may be subject to inconveniences or discomforts arising from such operations, including but not limited to noise, odors, fumes, dust, the operation of machinery of any kind during any 24-hour period (including aircraft), the storage and disposal of manure and the application by spraying or otherwise of chemical fertilizers, soil amendments and pesticides. Glenn County has determined that the use of real property for agricultural operations is a high priority and favored use to the county and will not consider to be a nuisance those inconveniences or discomforts arising from agricultural operations, if such operations are consistent with accepted customs and standards.

Property Description:

Date: _____

APN: _____

Address: _____

PROPERTY OWNERS:

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 the document.

CERTIFICATE OF ACKNOWLEDGEMENT

State of California
County of _____

On _____ before me, _____

personally appeared _____

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

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: Alejandro Medrano

Address: 6900 Lincoln Blvd, Oroville, CA.

Phone: 530 282-3637 E-Mail medrano95-alex@gmail.com

2. Property Owner(s):

Name: Alejandro Mojica

Address: 4791 County Rd MM Orland, CA.

Phone: 530 513 9040 E-Mail _____

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: Alejandro Medrano

Mailing Address: 6900 Lincoln Blvd Oroville, CA

5. Existing Use of Property: _____

6. Request or Proposal:

We request an administrative permit in order
to add a 60' x 27' Manufactured Home to
the property as an ADU

7. Address and Location of Project: 4791 County Rd MM

8. Current Assessor's Parcel Number(s): 044-180-026

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: 25 ft.

South: 25 ft.

East: 30 ft.

West: 25 ft.

Other Setback/s: _____ ft.

12. Provide the following information:

Size of Assessor Parcel: _____ sq.ft. 18.39 acres

Mean height of structure: _____ ft. Peak height of structure: _____ ft.

Dimensions of proposed including overhangs: 27 ft. x 60 ft.

Total Square Footage (Proposed): _____ sq.ft.

Roof Overhang Length: 12in Exterior Stud Size: _____

Siding Material: _____ Roof Material: _____

13. Total Residence Currently on Property: 1

14. Mobile Home: Yes No

Model Year 2023 Model Number DRM 52-1F

Manufacture CMH

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: *Alejandro Medrano*

Print: Alejandro Medrano

Date: _____

Address: 6900 Lincoln Blvd

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: *A. Mojica*

Print: Alejandro Mojica

Date: 6/11/23

Address: 4791 County Rd MM

CDS ENCLOSED

2006-4451
Recorded at the request of
GLENN COUNTY TITLE CO
06/16/2006 02:55P
Fee: 13.00 No of Pages:3

RECORDING REQUESTED BY:
Glenn County Title Company

Escrow No.: 022943CK

Title Order No.: 022943CK

WHEN RECORDED MAIL DOCUMENT
AND TAX STATEMENT TO:

Jose Mojica-Leon, Sofia Mojica, and Leonel

4791 County Road MM
Orland, Calif. 95963

OFFICIAL RECORDS
Vince T Minto Clerk-Recorder
Glenn County, CA

Parcel No.: 044-180-024-0 (PORTION)

SPACE ABOVE THIS LINE FOR RECORDER'S USE

GRANT DEED

The undersigned grantor(s) declare(s)
Documentary transfer tax is \$544.50

- Computed on full value of property conveyed, or
- Computed on full value less value of liens or encumbrances remaining at time of sale.
- Unincorporated Area: City of

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, Curtie L. Fosberg, Trustee and Joan F. Fosberg, Trustee of The Fosberg Trust hereby GRANT(S) to Jose Mojica-Leon and Sofia Mojica Husband and Wife as Joint Tenants as to a 50% Undivided Interest and Leonel Mojica, A Married Man as His Sole and Separate Property as to a 50% undivided Interest

the following described real property in the Unincorporated Area, County of Glenn, State of California:

SEE ATTACHED EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF

DATED: June 1, 2006

Fosberg Trust

Curtis L. Fosberg
Curtis L. Fosberg, Trustee

Joan F. Fosberg
Joan F. Fosberg, Trustee



Parcel No.: 044-180-024-0 (PORTION)

GRANT DEED
(Continued)

STATE OF CALIFORNIA
COUNTY OF Glenn

ON June 6, 2006 before me, Caryn A. Koons, A Notary Public, personally appeared *** Curtis L. Fosberg and Joan F. Fosberg *** personally known to me (or 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.

Signature _____

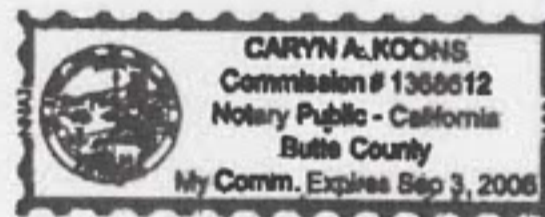
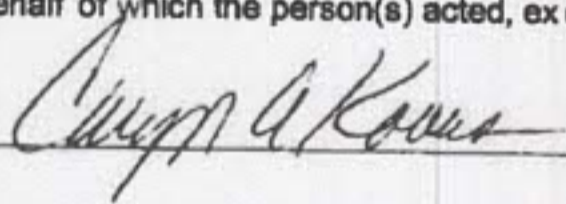


EXHIBIT A

Description:

The land referred to herein is situated in the State of California, County of Glenn, described as follows:

Parcel 1 as shown on that certain Parcel Map filed for record in the office of the County Recorder of the County of Glenn, State of California recorded on April 13, 2006 in Book 13 of Parcel Maps at page 15.

RESERVING THEREFROM all oil, gas, minerals and other hydrocarbon substances lying below a depth of 500 feet without the right of surface entry.

APN: 044-180-024-0 (PORTION)

(C:22943CK.PFD/022943CK/111)

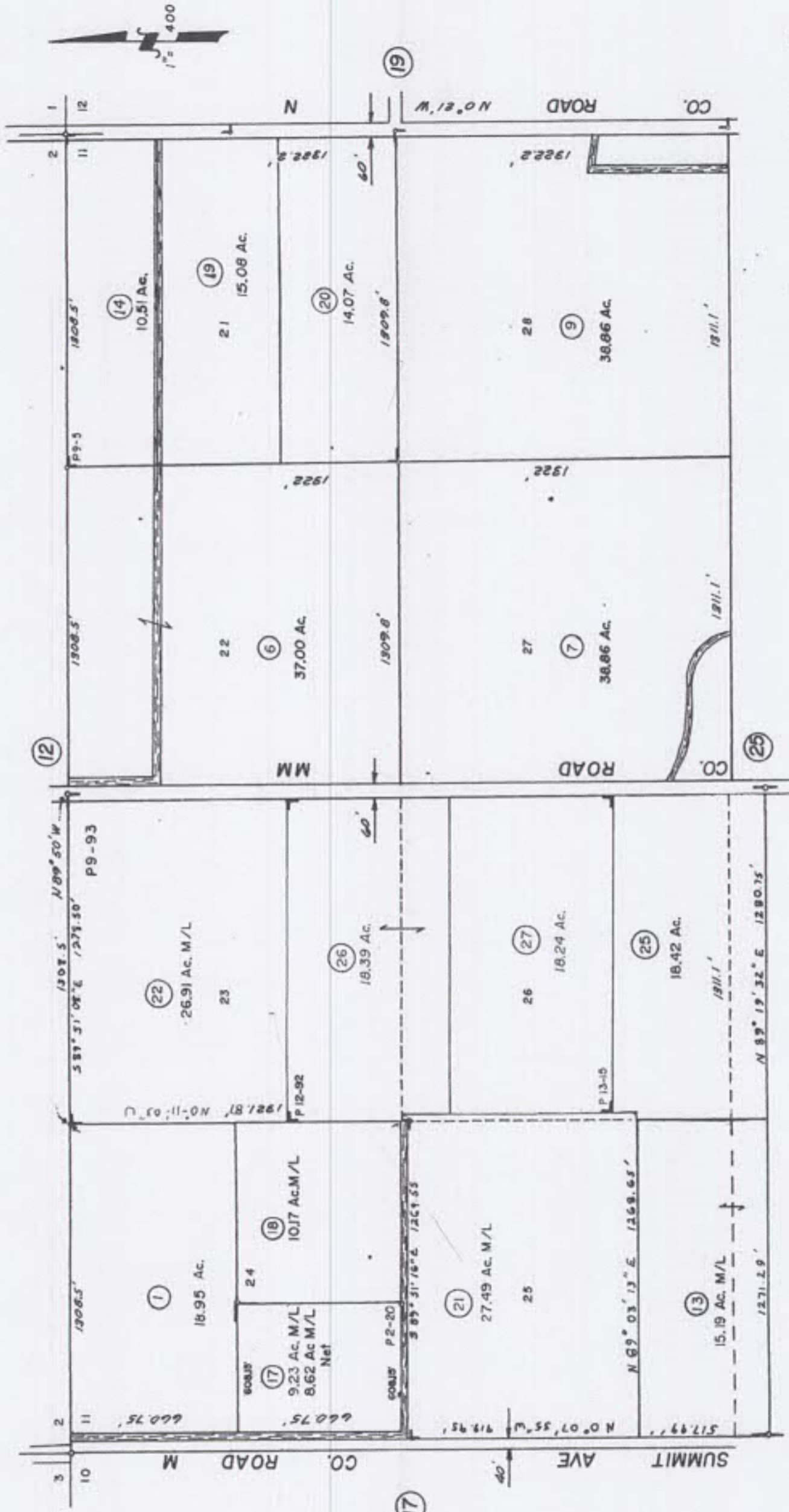


2006-4451

Pg: 3/3

**POR. U.S.I.D. SUBDIVISION NO. 10 &
POR. SEC. 11, T. 22 N., R. 3 W., M.D.B. & M.**

44-18



P.M. Bk. 13, Pg. 15

P.M. Bk. 9, Pg. 5

P.M. Bk. 2, Pg. 20

M.B.S., Bk. 4, Pg. 1, U.S.I.D. Sub'n No. 10

P.M. Bk. 9, Pg. 93 P.M. Bk. 12, Pg. 92

M.S. Bk. 12 Pg. 42

M.B.S. Bk. 12 Pg. 85

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

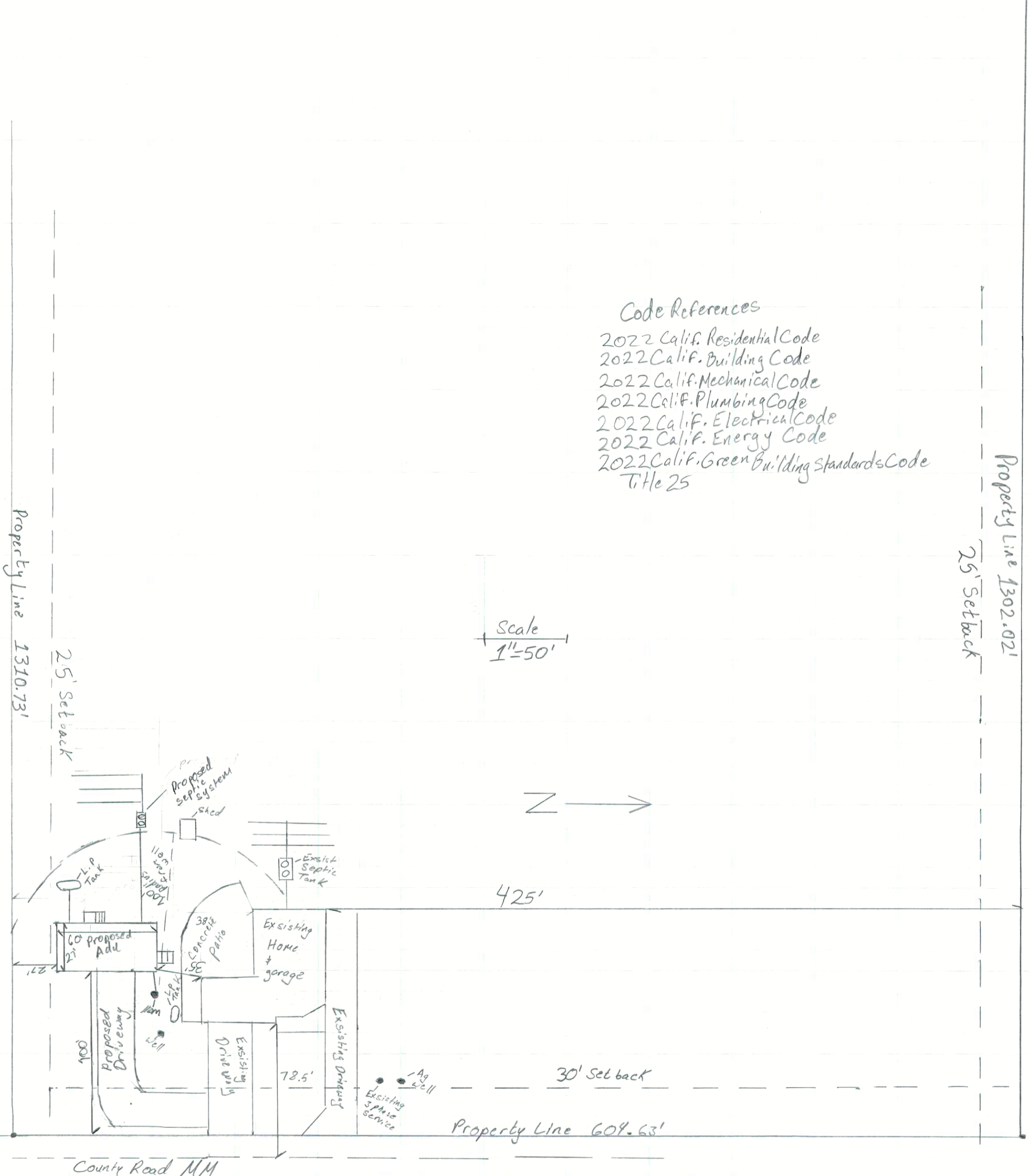
Assessor's Map Bk. 44 - Pg. 18

County of Glenn, Calif.

1974

Code References
 2022 Calif. Residential Code
 2022 Calif. Building Code
 2022 Calif. Mechanical Code
 2022 Calif. Plumbing Code
 2022 Calif. Electrical Code
 2022 Calif. Energy Code
 2022 Calif. Green Building Standards Code
 Title 25

Scale
 1"=50'



Owner: Alejandro Mojica
 Address: 4791 Co. Rd. MM
 APN: 044-180-026
 Contractor: MGC

- Scope of work
- Install 27x60' Double wide Manufactured Home ON Xi2 Foundation
 - Extend Existing driveway
 - Install new Septic System to Environmental Health Standards