

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

P.O. Box 1070 / 777 N. Colusa Street  
Willows, CA 95988  
530.934.6530 Fax 530.934.6533  
[www.countyofglenn.net](http://www.countyofglenn.net)



**Donald Rust, Director**

---

Elizabeth Tennant  
8114 County Road 66  
Willows, CA 95988

January 7, 2019

RE: Administrative Permit 2018-005  
APN: 013-190-025  
Approval Notice

Dear applicant:

The application for an Administrative Permit for a second residence in the “AE-40” (Exclusive Agriculture) zoning district is an allowed use under the Glenn County Code.

On January 7, 2019, the Glenn County Planning & Community Development Services Agency approved the requested Administrative Permit. Enclosed is one copy of the Staff Report for your reference. Also enclosed is a separate copy of the Conditions of Approval. Please sign the Conditions of Approval where indicated and submit to the Glenn County Planning & Community Development Services Agency, 777 North Colusa 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,

Greg Conant  
Assistant Planner  
[gconant@countyofglenn.net](mailto:gconant@countyofglenn.net)

Cc: Glenn County Building Inspector  
Environmental Health

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

P.O. Box 1070 / 777 N. Colusa Street  
Willows, CA 95988  
530.934.6530 Fax 530.934.6533  
[www.countyofglenn.net](http://www.countyofglenn.net)



**Donald Rust, Director**

---

**STAFF REPORT**

DATE: January 7, 2019  
TO: Donald Rust, Director  
FROM: Greg Conant, Assistant Planner  
RE: Administrative Permit 2018-005  
Second Residence, "AE-40" Zoning District

---

Attachments:

1. Conditions of Approval
2. Application
3. Maps and Exhibit "A"

## **1      PROJECT SUMMARY**

The applicant has applied for an Administrative Permit to construct a 1,512 square foot second residence with overall dimensions of 27 feet by 55 feet with a height of approximately 16 feet.

The parcel is zoned “AE-40” Exclusive Agriculture (36-acre minimum parcel size) and is designated “Intensive Agriculture” in the Glenn County General Plan. The site is located at 8071 County Road 65, approximately 1.5 miles north of Princeton; south of County Road 65, west of State Route 45, north of Glenn/Colusa County Line and east of County Road WW, in the unincorporated area of Glenn County, California. The Assessor’s Parcel Number (APN) for the 6.68 ± acre site is 013-190-025.

### **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 Findings as presented in the Staff Report and the Conditions of Approval as attached.

## **2      ANALYSIS**

The existing residence, with a proposed second residence, is consistent with zoning in this area. Zoning allows for second residences 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.

### **2.2    GENERAL PLAN AND ZONING CONSISTENCY**

The parcel is designated “Intensive Agriculture” in the Glenn County General Plan and is zoned “AE-40” (Exclusive Agriculture, 36-acre minimum parcel size). The project site currently has one residence and the proposed second residence is a permitted use within “AE-40” zoning. The project is consistent with surrounding land use because the area consists of rural residential uses associated with agricultural use. The proposal is consistent with zoning and the General Plan.

### **2.2.1 “AE-40” Exclusive Agriculture (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. One second dwelling subject to Chapter 15.175.*

#### Maximum Building Height (Glenn County Code §15.330.060):

The proposed height of the residence is approximately 16 feet; therefore, it will not exceed the maximum height of thirty-five feet for residential structures within Exclusive Agriculture zoning.

#### Minimum Yard Requirements (Glenn County Code §15.330.080):

Plot plan depict front, side and rear yards all exceeding 30 feet; therefore, minimum yard requirements will be met.

### **2.2.2 Second Dwellings (Glenn County Code Chapter 15.175):**

#### Standards (Glenn County Code §15.175.020):

- A. A proposed second dwelling shall be permitted only after an application has been filed with the planning authority.*
- B. All proposed second dwellings shall meet the standards in Chapter 15.590.*
- C. After a determination by the Planning Director that the proposed second dwelling meets all applicable standards, the application shall be approved.*

### **2.2.3 Minimum Residential Construction Standards (Title 15 Unified Development Code, Chapter 15.590):**

#### Applicability (Glenn County Code §15.590.020):

*All single-family dwellings, mobilehomes, modular homes and temporary dwellings shall meet the minimum residential construction standards set forth in this Chapter.*

#### 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. At 1,512 square feet, 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 2 inch by 6 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, it is 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. There is sufficient space for one additional parking space.*
  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. At 1,512 square feet 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 structure.*

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. Not Applicable.*
- D. *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. 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. Not Applicable.*

## **2.3 GENERAL PROVISIONS**

### Flood Zone Designation:

Flood Zone “A” according to Flood Insurance Rate Map (FIRM) No. 06021C0850D, dated August 5, 2010 issued by the Federal Emergency Management Agency (FEMA). Flood Zone “A” is one of the Special Flood Hazard Areas (SFHAs) inundation by the 1% annual chance flood event. No base flood elevations or base flood depths are shown within this zone. Since the project site is within Flood Zone A, as designated by FEMA, a Flood Elevation Certificate will be required before issuance of a Building Permit.

### 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-40” 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 affected federal, state, and local agencies.

## **5 FINDING**

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

**CONDITIONS OF APPROVAL**

**Administrative Permit 2018-005**

APN: 013-190-025

Single-family (second) residence

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.

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: \_\_\_\_\_  
Sheila Tennant, Property Owner

Date: \_\_\_\_\_

Signed: \_\_\_\_\_  
Elizabeth Tennant, Applicant

Date: \_\_\_\_\_

\*

ADM \_\_\_\_\_

GLENN COUNTY  
PLANNING AND COMMUNITY DEVELOPMENT SERVICES AGENCY  
777 North Colusa Street  
WILLOWS, CA 95988  
(530) 934-6540  
FAX (530) 934-6533  
[www.countyofglenn.net](http://www.countyofglenn.net)

**APPLICATION FOR ADMINISTRATIVE PERMIT –  
RESIDENTIAL DWELLING**

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

1. Applicant(s):

Name: S. E. ELIZABETH TENNANT

Mailing Address: 8114 Rd 66 Princeton, Ca 95970

Phone: (Business) \_\_\_\_\_ (Home) 530-517-1290

Fax: \_\_\_\_\_ E-mail: ELIZABETH\_TENNANT@yahoo.com

2. Property Owner(s):

Name: Eliy Tennant

Mailing Address: 8114 Rd 66 Princeton, Ca 95970

Phone: (Business) \_\_\_\_\_ (Home) 530 517 1290

Fax: \_\_\_\_\_ E-mail: ELIZABETH\_TENNANT@yahoo.com

\* Engineer/Person who Prepared Site Plan (if applicable):

Name: \_\_\_\_\_

Mailing Address: \_\_\_\_\_

Phone: (Business) \_\_\_\_\_ (Home) \_\_\_\_\_

Fax: \_\_\_\_\_ E-mail: \_\_\_\_\_

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

Name: \_\_\_\_\_

Mailing Address: \_\_\_\_\_

5. Request or Proposal: Second residence

6. Address and Location of Project: 8075 8071 County Rd 65  
Puncheon, Ca.

7. Current Assessor's Parcel Number(s): \_\_\_\_\_

8. Existing Zoning: AE-40

9. Existing Use of Property: Residence / Ag

10. Provide any additional information that may be helpful in evaluating this proposal  
\_\_\_\_\_  
\_\_\_\_\_

11. Please provide the following building information:

Height of structure: 16'

Pitch of roof: 4/12

Dimensions: 56 length x 27 wide, 15/2 ft<sup>2</sup>

Siding material: Vertical smart panel

Roof material: Compositive singles

Exterior stud size: 2x6

Roof overhang length: 14"

Mobile home: Yes  No

Model Year: 2019

Model Number: INS 564F

Manufacturer: Walden West Homes

**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. Elizabeth Tennant

Print: S. ELIZABETH TENNANT

Date: 12/5/2018

Address: 8114 Rd 66 Princeton, Ca 95970

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: Sheila Elizabeth Tennant

Print: SHEILA ELIZABETH TENNANT

Date: \_\_\_\_\_

Address: \_\_\_\_\_

ELIZABETH TENNANT

OWTS - 1057-18

SITE PLAN

APN 013-190-025

12/12/11 (AP)

RECEIVED  
 JAN 02 2019  
 Glenn County  
 PDWA

Google Maps



Imagery ©2018 DigitalGlobe, U.S. Geological Survey, Map data ©2018 Google 50 ft

Set a home address

Set a work address

Updated just now

RECORDING REQUESTED BY

2015-2799

WHEN RECORDED MAIL DOCUMENT AND TAX STATEMENT TO:

Name: Sheila Elizabeth Tennant  
Address: 8114 Co. Rd 66  
City, State, & Zip: Princeton, Ca. 95970

Recorded at the request of: SHEILA TENNANT

06/22/2015 09:07 AM  
Fee: \$23.00 Pgs: 4

OFFICIAL RECORDS  
Sheryl Thur, Clerk-Recorder  
Glenn County, CA

SPACE ABOVE THIS LINE FOR RECORDER'S USE

GRANT DEED

APN# 013-190-025-0

The undersigned grantor(s) declare(s):  
Documentary transfer tax 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 \_\_\_\_\_

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged.

Tracy C. Lewis, an unmarried man and Sheila Elizabeth Tennant, a married woman as her sole and separate property, as joint tenants

Hereby GRANT(S) to

Tracy C. Lewis, an unmarried man and Sheila Elizabeth Tennant, a married woman as her sole and separate property and Kimberly Michelle Lewis-Caldwell, a married woman as her sole and separate property, all 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.

Dated: 6/11/15

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 SAN JOAQUIN

SS. 

On 06/11/2015, before me, GAUINA FRANKLIN, Notary Public, Personally appeared Tracy C. Lewis 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.

Tracy C. Lewis  
Tracy C. Lewis  
Sheila Elizabeth Tennant  
Sheila Elizabeth Tennant

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 \_\_\_\_\_



# ALL- PURPOSE CERTIFICATE OF ACKNOWLEDGMENT

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 SAN JOAQUIN }

On JUNE 11, 2015 before me, GAVINA FRANKLIN Notary Public  
(Here insert name and title of the officer)

personally appeared TRACY C. LEWIS And SHEILA ELIZABETH TEJANANT  
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/het/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.

*Gavina Franklin*  
Notary Public Signature



(Notary Public Seal)

### ADDITIONAL OPTIONAL INFORMATION

DESCRIPTION OF THE ATTACHED DOCUMENT  
GRANT DEED  
(Title or description of attached document)

(Title or description of attached document continued)

Number of Pages \_\_\_\_\_ Document Date \_\_\_\_\_

CAPACITY CLAIMED BY THE SIGNER

Individual (s)

Corporate Officer

\_\_\_\_\_  
(Title)

Partner(s)

Attorney-in-Fact

Trustee(s)

Other \_\_\_\_\_

### INSTRUCTIONS FOR COMPLETING THIS FORM

*This form complies with current California statutes regarding notary wording and, if needed, should be completed and attached to the document. Acknowledgments from other states may be completed for documents being sent to that state so long as the wording does not require the California notary to violate California notary law.*

- State and County information must be the State and County where the document signer(s) personally appeared before the notary public for acknowledgment.
- Date of notarization must be the date that the signer(s) personally appeared which must also be the same date the acknowledgment is completed.
- The notary public must print his or her name as it appears within his or her commission followed by a comma and then your title (notary public).
- Print the name(s) of document signer(s) who personally appear at the time of notarization.
- Indicate the correct singular or plural forms by crossing off incorrect forms (i.e. he/she/they, is /are ) or circling the correct forms. Failure to correctly indicate this information may lead to rejection of document recording.
- The notary seal impression must be clear and photographically reproducible. Impression must not cover text or lines. If seal impression smudges, re-seal if a sufficient area permits, otherwise complete a different acknowledgment form.
- Signature of the notary public must match the signature on file with the office of the county clerk.
  - ❖ Additional information is not required but could help to ensure this acknowledgment is not misused or attached to a different document.
  - ❖ Indicate title or type of attached document, number of pages and date.
  - ❖ Indicate the capacity claimed by the signer. If the claimed capacity is a corporate officer, indicate the title (i.e. CEO, CFO, Secretary).
- Securely attach this document to the signed document with a staple.

EXHIBIT A

Description:

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

PARCEL ONE:

That portion of Lot 105 of the Sacramento Valley Colony No. 4, being a portion of the Packer Ranch, according to the official map of said subdivision filed in the office of the County Recorder of the County of Glenn, State of California, on the 9th day of June, 1905 in Book 1 of Maps and Surveys, at page 156, being a survey and subdivision of the portion of the "Larkins Childrens Rancho", described as follows, to-wit:

Beginning at a point on the East line of said Lot 105, 589.9 feet from the Northeast corner of said Lot; thence South  $89^{\circ} 23'$  West 1683.4 feet to a point on the centerline of a drain known as "Drain 35", said point being the true point of beginning of the parcel of land therein conveyed; thence from said true point of beginning and along the centerline of said drain, South  $35^{\circ} 54'$  East 91.9 feet, thence South  $20^{\circ} 43'$  East 240 feet; thence South  $12^{\circ} 53'$  East 100 feet; thence South  $5^{\circ} 35'$  East 333.2 feet to a point on the South boundary line of said Lot 105, and distant 482.2 feet from the Southwest corner of said Lot; thence along said South boundary line North  $89^{\circ} 22'$  East 294.46 feet; thence North 730 feet, more or less, to the North line of that certain tract of land conveyed to Stuart B. Garbutt by deed recorded December 10, 1923 in Book 87 of Deeds, page 197, records of Glenn County; thence South  $89^{\circ} 23'$  West 488 feet, more or less, to the true point of beginning.

RESERVING THEREFROM an easement for ingress and egress over a strip of land 20.00 feet wide the centerline of which is described as follows:

Commencing at the northwest corner of said Lot 105 as indicated on that certain map on file in Book 13 of Maps and Surveys at page 17; thence North  $89^{\circ} 18' 48''$  East, along the North line of said lot, a distance of 338.00 feet; thence South  $00^{\circ} 52' 42''$  East, a distance of 591.66 feet, more or less, to the North line of Parcel Two as described in that certain deed to Courtney King and Amy King, husband and wife, recorded October 29, 2003 as Glenn County Document Number 2003-7701, and the true point of beginning of this easement description; thence South  $00^{\circ} 52' 42''$  East, a distance of 10.00 feet, thence North  $89^{\circ} 19' 48''$  East, parallel to said north line and 10.00 feet southerly of, a distance of 429.86 feet, more or less, to the west line of Parcel One as described in that certain Deed to Courtney King and Amy King, husband and wife, recorded on October 29, 2003 as Glenn County Recorder's Document Number 2003-7701, and the terminus of this easement description.

The sidelines of said easement shall be prolonged or shortened to begin on, end on, and conform to the property lines so as to provided a continuous 20.00 foot wide easement.

Said easement is for the benefit of and appurtenant to the remaining lands of the Grantor.

APN: 013-190-025-0

PARCEL TWO:

A portion of Lot 105 of the Sacramento Valley Land Company's Subdivision of the Sacramento Valley Colony No. 4, according to the map thereof filed for record in the office of the County recorder of the County of Glenn, State of California, in Book 1 of Maps and Surveys at page 156, more particularly described as follows:

An easement for ingress and egress over a strip of land 20.00 feet wide the centerline of which is described as follows:

Commencing at the northwest corner of said Lot 105 as indicated on that certain map on file in Book 13 of Maps and Surveys at page 17; thence North  $89^{\circ} 18' 48''$  East, along the north line of said lot, a distance of 338.00 feet to the true point of beginning of this easement description; thence South  $00^{\circ} 52' 42''$  East, a distance of 591.66 feet, more or less, to the north line of Parcel Two as described in that certain deed to Courtney King and Amy King, husband and wife, recorded on October 29, 2003 as Glenn County Document Number 2003-7701, and the terminus of this easement description.



The sidelines of said easement shall be prolonged or shortened to begin on, end on, and conform to the property lines so as to provide a continuous 20.00 foot wide easement.

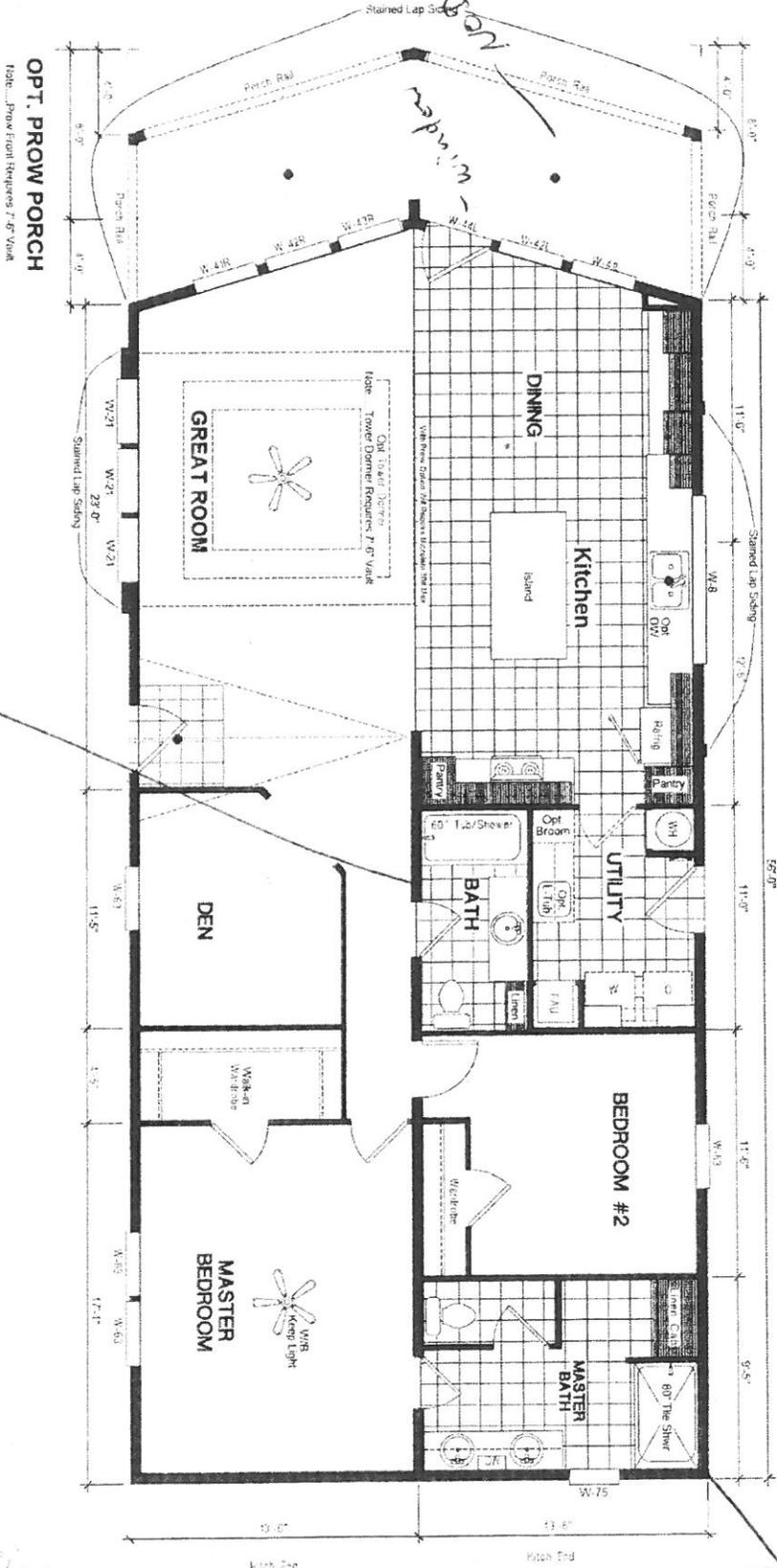
Said easement is appurtenant to and for the benefit of Parcel One and Parcel Two as the same are described in that deed to Courtney King and Amy King, husband and wife, recorded October 29, 2003 as Glenn County Recorder's Instrument No. 2003-7701, Official Records.

APN: 013-190-017-0 (PORTION)



# 27 WIDE

## Alt. Kitchen/Dining #3



## OPT. PROW PORCH

Note: Prow Front Requires 7' 6" Vault

*BARN DOOR*

*Plumbers Bath*

*Kim*

*Height*

*Apple @ community.com next*

INSPIRATION **GOLD**  
 The PALM 27x56 INS 564F  
 THREE BEDROOM, TWO BATH - 1,512 SQ. FT.





1 Property Address: 8071 CO RD 65 BUTTE CITY CA 95920

### Ownership

County: **GLENN, CA**  
 Assessor: **CHARLES M. MERIAM, ASSESSOR**  
 Parcel # (APN): **013-190-025-000**  
 Parcel Status: **ACTIVE**  
 Owner Name: **TENNANT SHEILA E S/S J/T ETAL**  
 Mailing Address: **8114 CO RD 66 PRINCETON CA 95970**  
 Legal Description: **8071 CO RD 65**

### Assessment

|              |                  |                |                   |               |                     |
|--------------|------------------|----------------|-------------------|---------------|---------------------|
| Total Value: | <b>\$297,616</b> | Use Code:      | <b>AORX</b>       | Use Type:     | <b>AGRICULTURAL</b> |
| Land Value:  | <b>\$97,401</b>  | Tax Rate Area: | <b>081-011</b>    | Zoning:       |                     |
| Impr Value:  | <b>\$200,215</b> | Year Assd:     | <b>2018</b>       | Census Tract: | <b>105.02/</b>      |
| Other Value: |                  | Property Tax:  | <b>\$3,246.24</b> | Price/SqFt:   |                     |
| % Improved:  | <b>67%</b>       | Delinquent Yr: |                   |               |                     |
| Exempt Amt:  |                  | HO Exempt:     | <b>N</b>          |               |                     |

### Sale History

|                   | Sale 1                  | Sale 2                  | Sale 3            | Transfer          |
|-------------------|-------------------------|-------------------------|-------------------|-------------------|
| Document Date:    | <b>06/22/2015</b>       | <b>12/12/2012</b>       | <b>09/20/2012</b> | <b>06/22/2015</b> |
| Document Number:  | <b>20152799</b>         | <b>20125460</b>         | <b>20123987</b>   | <b>20152799</b>   |
| Document Type:    | <b>PARTIAL INTEREST</b> | <b>PARTIAL INTEREST</b> |                   |                   |
| Transfer Amount:  |                         |                         |                   |                   |
| Seller (Grantor): | <b>LEWIS TRACY C</b>    |                         |                   |                   |

### Property Characteristics

|                 |                |              |             |                  |            |
|-----------------|----------------|--------------|-------------|------------------|------------|
| Bedrooms:       | <b>3</b>       | Fireplace:   |             | Units:           |            |
| Baths (Full):   |                | A/C:         |             | Stories:         | <b>1.0</b> |
| Baths (Half):   |                | Heating:     | <b>NONE</b> | Quality:         |            |
| Total Rooms:    |                | Pool:        |             | Building Class:  |            |
| Bldg/Liv Area:  | <b>1,110</b>   | Park Type:   |             | Condition:       |            |
| Lot Acres:      | <b>6.680</b>   | Spaces:      |             | Site Influence:  |            |
| Lot SqFt:       | <b>290,980</b> | Garage SqFt: |             | Timber Preserve: |            |
| Year Built:     | <b>1956</b>    |              |             | Ag Preserve:     |            |
| Effective Year: |                |              |             |                  |            |