

GLENN COUNTY
Planning & Community Development Services Agency

777 N. Colusa Street
Willows, CA 95988
530.934.6540 Fax 530.934.6533
www.countyofglenn.net



Donald Rust, Director

Tom & Danyelle Mello
7687 County Road 34
Glenn, CA 95943

RE: ADM 2020-002, Mello, Second Residence, Approval Notice
APN: 019-080-029

January 31, 2020

To Whom It May Concern,

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 31, 2020, 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 Compliance Requirements. Please sign the Compliance Requirements 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

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: January 31, 2020
TO: Donald Rust, Director
FROM: Greg Conant, Assistant Planner
RE: **Administrative Permit 2020-002, Mello, Second Residence**
"AE-40" Exclusive Agriculture

Attachments:

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

1 PROJECT SUMMARY

Tom & Danyelle Mello have applied for an Administrative Permit to relocate a 1,088± square feet residence to Assessor Parcel Number 019-080-029. There is one existing residence on the site; therefore, an Administrative Permit for Second Residence is required per Glenn County Code §15.330.030.S. The proposed residence has overall dimensions of 34 feet by 32 feet with a peak height of approximately 22 feet.

The site is zoned “AE-40” Exclusive Agriculture (36-acer minimum parcel size) and is designated “Intensive Agriculture” in the Glenn County General Plan. The site is located at 7687 County Road 34, approximately 2.25 miles north of the community of Bayliss; on the east side of County Road V, south side of County Road 34, north of County Road 36 and west of County Road W, in the unincorporated area of Glenn County, California. The Assessor’s Parcel Number (APN) for the 79.75± acre site is 019-080-029.

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 proposed is consistent with the land use in this area. The sites zoning of Exclusive Agriculture allows for a second residence with and 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 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 (CEQA) Article 18 (Statutory Exemptions), §15268(a) & (c) (Ministerial Projects).

2.2 GENERAL PLAN AND ZONING CONSISTENCY

The site 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” EXCLUSIVE AGRICULTURE 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 will meet the height requirement for the Exclusive Agriculture Zone. §15.330.060.A.

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 Agriculture Zone will be met. §15.330.080.

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

Standards (Glenn County Code §15.590.020):

A. *All single-family dwelling units permitted under the zones established under Chapter 15.300 shall meet the following:*

1. *All units shall be attached to a permanent foundation, pursuant to Health and Safety Code Section 18551. The proposed residence shall be placed on a permanent foundation system.*
2. *An efficiency dwelling unit, as defined in Section 17958.1 of the California Health and Safety Code, shall be allowed provided that it meets all requirements of the building code. The proposed secondary residence is not an efficiency dwelling.*
3. *Mobile homes shall be certified under the National Manufactured Home Construction and Safety Standards Act of 1974 and be at least constructed after 1979. Manufactured homes, as defined in Section 18007 of the California Health and Safety Code shall be allowed provided they meet the requirements of this chapter. All mobile homes shall install skirting prior to the final inspection by the building division. The proposed is not a mobile home; therefore, not applicable.*
4. *All units shall be designed so that exterior walls are framed with a minimum of two inch by four inch (nominal) studs. The walls will be framed with 2 inch 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. 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. 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; 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 is not a travel trailer; therefore, not applicable.*
- B. *Mobilehomes that meet all of the applicable requirements of section 15.590.020, except for the requirement that the mobile home be 1980 model year or newer, may be permitted in the Agricultural zone, provided that an inspection by the Building Inspector confirms compliance with all other requirements in this Chapter. The proposed is not a mobile home; therefore, not applicable.*
- C. *Mobilehomes placed on an individual lot in accordance with applicable laws and ordinances at the time of installation may remain at the existing location. The permitted use of such mobilehome shall run with the land and shall be transferable to subsequent purchasers. If such mobilehome is moved within the county it must be installed in conformance with this chapter. The proposed is not a mobile home; therefore, not applicable.*

2.3 GENERAL PROVISIONS

Flood Zone Designation:

Flood Zone “X” according to Flood Insurance Rate Map (FIRM) No. 06007C0650D, dated August 8, 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.

Code Violations:

Code Violation CE 0903-0002 exists on the property for re-roof of barn structure without permits. In accordance with Glenn County Code §1.060.040.A. prior to issuance of building permit for second residence, all violation are required to be in compliance. The following Compliance Requirement has been established based upon this requirement.

Compliance Requirement:

Prior to issuance of Building Permit (Zone Clearance), all code violations shall be made compliant.

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 STANDARDS

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.

COMPLIANCE REQUIREMENTS

Administrative Permit 2020-002

APN: 019-080-029

Administrative Permit – 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.
3. Prior to issuance of Building Permit (Zone Clearance), all code violations shall be made compliant.
4. Prior to issuance of Building Permit (Zone Clearance), submit a copy of current Grant Deed

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: _____
Tom Mello, Applicant/Landowner

Date: _____

Signed: _____
Danyelle Mello, Applicant/Landowner

Date: _____

ADM 2020-062

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

**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: Tom & Danyelle Mello

Mailing Address: 7687 County Road 34, Glenn

Phone: (Business) 530-966-4258 (Home) 530-228-2728

Fax: 530-934-5149 E-mail: dmmello.esq@gmail.com

2. Property Owner(s):

Name: Tom & Danyelle Mello

Mailing Address: 7687 County Road 34, Glenn - Same

Phone: (Business) Same (Home) _____

Fax: _____ E-mail: _____

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

Name: Chad - Sequoia Engineering

Mailing Address: 1306 Mangrove Ave, Chico

Phone: (Business) 530 591 7258 (Home) _____

Fax: _____ E-mail: chad@sequoiacivil.com

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:

To move small residence to another location on same property.

6. Address and Location of Project: 7685 County Road 34

7. Current Assessor's Parcel Number(s): 019-080-029-9

8. Existing Zoning: AE 40

9. Existing Use of Property: Almond farm

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

11. Please provide the following building information:

Height of structure: 22 ft

Pitch of roof: 8 & 12

Dimensions: 34 ' x 32 ', _____ ft²

Siding material: Hardi

Roof material: Composition

Exterior stud size: 2 x 4

Roof overhang length: 18"

Mobile home: Yes No

Model Year: _____

Model Number: _____

Manufacturer: _____

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: Danyelle Mello

Date: 1/21/20

Address: 7687 Co. Rd 34, Glenn CA 95943

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: Danyelle Mello

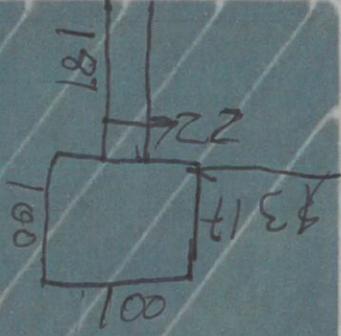
Date: 1/21/20

Address: 7687 Co Rd 34 Glenn CA 95943

10:17



ON X HUNT



MELLO THOMAS L &

SIMSON LAND & LIVESTOCK CO

WOODWARD H C EST OF ETAL C/O DAVID W REYNOLDS



500 ft 39.61170, -122.05957
Elevation 116 ft

- Map Layers
- Off-Grid
- My Content
- Map Tools
- Tracker

7685 CORD 34