

# GLENN COUNTY

## Planning & Community Development Services Agency

225 N. Tehama Street  
Willows, CA 95988  
530.934.6540  
[www.countyofglenn.net](http://www.countyofglenn.net)



Mardy Thomas, Director

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### STAFF REPORT

MEETING DATE: February 21, 2024  
TO: Glenn County Planning Commission  
FROM: Planning Division Staff  
SUBJECT: **Zone Change 2024-001, Amendment of Title 15**

Attachments:

1. Planning Commission Resolution
  2. Proposed Amendments (Exhibit A)
  3. Notice of Exemption
-

## 1. PROJECT SUMMARY:

The Planning & Community Development Services Agency has developed Zone Change 2024-001, Amendment of Title 15, as directed by the Glenn County Board of Supervisors, California Housing and Community Development (HCD) and as required by the Federal Emergency Management Agency (FEMA), providing clarification to the notifications of public hearings, the R-M Multiple Residential Zone, and development in flood zones.

The summary of the proposed code amendments includes the following:

Title 15, Chapter 15.04 Public Hearings; will be revised to further expand the public hearing notification requirements to include, no less than 20 unique property owners;

Title 15, Chapter 15.38 R-M Multiple Residential Zone, will be revised to further define single-family detached dwellings, add definitions for minimum and maximum densities, and add the requirement for a Site Plan Review process;

Title 15, Chapter 15.54 FP-Flood Plain Management Zone, will be revised to update the flood plain management regulations for compliance and consistency with the National Flood Insurance Program (NFIP) and the flood provisions and construction standards of the California Building Standards Code (CBSC).

### 1.1 Considerations/Decisions:

That the Planning Commission:

- A. Conduct a Public Hearing in consideration and decision for Zone Change 2024-001.
- B. Recommend to the Glenn County Board of Supervisors that Zone Change 2024-001 is exempt from the California Environmental Quality Act and;
- C. Recommend the Glenn County Board of Supervisors adopt Zone Change 2024-001.

## 2. POLICY/PROCEDURE:

This proposal conforms to the procedures established under Glenn County Code and California State law. Government Code section 50022.2 authorizes local government to adopt or amend code. Glenn County Code Chapter 15.29 dictates the process for amending Title 15.

## 3. ANALYSIS:

### 3.1 Environment:

The adoption of the ordinance can be considered exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines, Public Resources Code section 15061(b) (3) (the "general rule" exemption). Therefore, pending the Glenn County Board of Supervisors adoption of the ordinance, staff has prepared a Notice of Exemption pursuant to CEQA.

A project is exempt from CEQA if the activity covered by the general rule that CEQA applies only to projects which have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA. The proposed project is a text change to the zoning ordinance, Title 15 of the Glenn County Code, and will not result in or otherwise compel any physical disturbance to the existing physical environment.

### 3.2 Zone Changes:

#### 3.2.1 Title 15, Chapter 15.04 Public Hearings

In 2017, the Glenn County Board of Supervisors (Board) directed staff to work with an ad hoc committee to expand direct notification required by California Government Code, Sections 65090 and 65091 requiring notifications to the surrounding property owners within 300 feet. The Glenn County Code was then revised to increase the notification requirement to 1,000 feet and at least 10 adjacent landowners. During the Tuesday, October 10, 2023, Board meeting, it was the consensus of the Board to increase the adjacent landowners' notifications to include *no less than 20 to unique property owners* to Title 15, Chapter 15.04 Public Hearings. If 20 landowners are not found within 1,000 feet, the notification radius will be extended in 100-foot increments until at least 20 unique property owners are notified.

Planning & Community Development Services Agency staff also reviewed other provisions of Title 15 and found sections that required clarification or update for the benefit of the development process in Glenn County, including the following.

#### 3.2.2 Title 15, Chapter 15.38 R-M Multiple Residential Zone

During the Housing Element portion of the update to the Glenn County General Plan, HCD required updates to Title 15, Chapter 15.38 R-M Multiple Residential Zone, to further define single-family detached dwellings, add definitions for minimum and maximum densities, and add the requirement for a Site Plan Review process.

#### 3.2.3 Title 15, Chapter 15.54 FP-Flood Plain Management Zone

As a result of the Glenn County Community assistance visit, DWR has determined that there is a need to update the flood plain management regulations for compliance and consistency with the National Flood Insurance Program (NFIP) and the flood provisions and construction standards of the California Building Standards Code (CBSC). County flood plain management regulations are in Chapter 15, Sections 15.54.010 through 15.54.210 of the county municipal code. Additional information is missing from the regulations.

Therefore, Title 15, Chapter 15.54 FP-Flood Plain Management Zone, will be revised to update the flood plain management regulations for compliance and consistency with the National Flood Insurance Program (NFIP) and the flood provisions and construction standards of the California Building Standards Code (CBSC).

#### 4. PROPOSED AMENDMENTS:

Exhibit A (attached) contains the proposed amendments to Title 15 of the Glenn County Code. Additions to the code are denoted by the underlined format. Sections to be deleted are denoted by the ~~striketrough font~~. Sections of the code included for reference have standard font. Only those chapters where changes were made in Title 15 of the Glenn County Code were included in the Exhibit.

#### 5. ZONING:

The proposal is an amendment to the County Code Title 15. Below is a discussion of this proposal's consistency with the Unified Development Code:

##### 5.1 Glenn County Code Section 15.01.020 A-C (Purpose of Title 15):

- 5.1.1 To promote and protect public health, safety, peace, morals, comfort, convenience, and general welfare.

The proposed text amendment to the Glenn County zoning ordinance intends to provide for greater direct notification of public hearings to landowners surrounding a proposed project. Refinements to the flood elevation requirements provide greater certainty in the permitting process. This proposal is consistent with the purposes of Title 15 as it promotes the general welfare of the public.

- 5.1.2 To implement the County General Plan and to facilitate and guide growth in accordance with the General Plan.

The Glenn County General Plan lays out policies to preserve agriculture, and to guide development revising the notifications to include no less than 20 to unique property owners will provide for further public engagement. Also, the proposed change to the Glenn County Zoning Code regarding multi- residential housing, and flood zones will help guide development to meet these policy objectives.

- 5.1.3 To protect the social and economic stability of residential, commercial, industrial, resource production and recreational activities within the County through the orderly, planned use of real property.

The Glenn County General Plan acknowledges the importance of agricultural preservation in the county. It also recognizes the importance of providing for a diversified economy. The proposed change to the Glenn County Code will expand and clarify requirements for the public hearing notifications process. Further, the refinements to sections addressing multi-family housing and development in flood hazard zones will assist in meeting both HCD and FEMA regulations.

6. FINDINGS:

6.1 Environmental Document:

Finding A.

The adoption of the proposed zone change is exempt from the California Environmental Quality Act (CEQA) pursuant to Public Resources Code section 15061(b)(3) (the "general rule" exemption). The proposed project is a text change to the zoning ordinance, Title 15 of the Glenn County Code, and will not result in or otherwise compel any physical disturbance to the existing physical environment.

6.2 Zone Change 2024-001:

Finding 1.

That the proposed zone change promotes and protects public health, safety, peace, morals, comfort, convenience and general welfare of Glenn County by providing for greater public participation and furthering guidance for multi-family housing, as well as construction in flood hazard zones in an effort to promote orderly development in Glenn County.

Finding 2.

That the proposed zone change will implement the Glenn County General Plan, facilitate, and guide growth in accordance with the General Plan by clarifying the development process to meet objectives contained in the Glenn County General Plan and to mitigate losses.

Finding 3.

That the proposed zone change will protect the social and economic stability of residential, commercial, industrial, resource production, and recreational activities within the County by expanding the notifications for public hearings. Further, refinements to the requirements for multi-family housing, as well as construction in flood hazard zones will help to promote the safe planned use of real property.

7. SAMPLE MOTIONS:

7.1 Notice of Exemption:

I move that the Planning Commission recommend that the Board of Supervisors find the adoption of Zone Change 2024-001 exempt from the California Environmental Quality Act (CEQA) pursuant to the findings listed in the Staff Report.

7.2 Zone Change 2024-001:

(Furthermore) I move that the Chairman execute the Planning Commission Resolution, recommending that the Board of Supervisors approve Zone Change 2024-001, including the introduction and subsequent adoption of the corresponding Ordinance.

## EXHIBIT "A"

### Proposed Amendments:

The following section is the proposed amendments to Title 15 of the Glenn County Code. Additions to the code are denoted by the underlined format. Sections to be deleted are denoted by the ~~striketrough font~~. Sections of the code included for reference have standard font.

## **TITLE 15 UNIFIED DEVELOPMENT CODE**

### **Division 15-1 General Provisions 15.04 Public Hearings**

#### **15.04.020 Notice Of Hearing**

When State Law or this Title require a noticed public hearing before a decision on a permit may be rendered by the appropriate authority, or for any other matter which may require a public hearing, notice shall be provided as required by this section and state law.

A. Notice of the hearing shall be given pursuant to California Government Code Section 65090. If the proposed project affects the permitted uses of real property, notice shall also be given pursuant to Government Code Section 65091.

B. In addition to the notification required under subsection A., notification to real property owners required by Government Code Section 65091 shall be extended to 1,000 feet from the exterior boundary of the subject property and shall notify at least ~~ten properties~~ twenty unique property owners. When less than ~~ten properties~~ twenty unique property owners are found within 1,000 feet of the subject ~~properties~~ property's or properties' exterior boundary, the notification distance shall be extended in 100 foot increments of the exterior boundary, until at least ~~ten properties~~ twenty unique property owners are notified. The cost for notification shall be borne by the applicant of the proposed project.

### **Division 15-3 Development Districts Division 15-3 Part 1 Standard Land Use Districts**

#### **15.38 R-M - Multiple Residential Zone**

15.38.010 Purpose

15.38.020 Placement

15.38.030 Permitted Uses

15.38.040 Uses Permitted With A Conditional Use Permit

15.38.050 Site Area And Configuration

15.38.060 Minimum Building Site Area

15.38.070 Minimum and Maximum Densities

15.38.~~070~~080 Minimum Yard Requirements

- 15.38.080090 Maximum Building Height
- 15.38.090100 Minimum Distance Between Structures
- 15.38.100110 Walls And Fences
- 15.38.110120 Maximum Lot Coverage
- 15.38.130 Site Plan Review

#### 15.38.010 Purpose

This zoning classification is established for the following purposes:

- A. To provide areas where all utilities are available for multiple residential development;
- B. To ensure adequate light, air, privacy and open space for each dwelling unit;
- C. To promote the most desirable use of land and direction of building development in accord with the general plan. (Ord. 1183 § 2, 2006)

#### 15.38.020 Placement

The placement of the R-M zone is to be limited to the unincorporated areas of the county which have sanitary sewer systems and a piped water system, or which are located within an established service area of a governmental district or utility company which can offer such services.

#### 15.38.030 Permitted Uses

The following uses and structures shall be permitted in the R-M zone:

##### A. Single-family detached dwellings; limited to:

1. Single family dwelling that replaces an existing single-family unit on a one for one basis.
2. Single family dwelling on an existing lot of 6,000 square feet or less, or
3. Single family dwellings that are part of a housing development with the majority of units affordable to extremely low, very low, and/or low-income household; or
4. Single family dwellings in a project will provide housing for seniors, persons with a disability, agricultural workers, homeless persons, or persons at risk of homelessness.

##### B. Multifamily dwellings and apartments; including owner- and renter-occupied units;

C. Accessory buildings such as garages, carports, lath houses, greenhouses, gardening sheds, recreation rooms and similar structures which are customarily used in conjunction with and incidental to a principal use of structure;

D. Home occupation if a permit is secured pursuant to Chapter 15.78;

E. Storage of materials used for the construction of a building, including the contractor's temporary office; provided, that such use is on the building site or immediately adjacent thereto; and provided further, that such use shall be permitted only during the construction period and the thirty days thereafter;

F. One second dwelling subject to Chapter 15.175.

#### 15.38.040 Uses Permitted With A Conditional Use Permit

The following uses and structures may be permitted only if a conditional use permit has first been secured:

- A. Boardinghouses and rooming-houses;
- B. Planned mobilehome parks;



- C. Convalescent hospitals;
- D. Rest homes;
- E. Public and private nonprofit nursery schools, elementary schools, junior high schools, high schools and colleges;
- F. Churches and religious institutions, private clubs and lodges, public playgrounds and parks, private or public golf courses;
- G. Government buildings and properties;
- H. Public utility buildings and public service or utility uses (transmission and distribution lines excepted), including but not limited to reservoirs, storage tanks, pumping stations, telephone exchanges, power stations, transformer stations, service yards and parking lots.

#### 15.38.050 Site Area And Configuration

- A. The minimum area of any lot or parcel of land shall be five thousand square feet net if served by public sewer and public water facilities except in a planned unit development project.
- B. The minimum area of any lot or parcel of land shall be twenty thousand square feet net if served by either a public sewer or a public water facility except in a planned unit development project.
- C. The minimum area of any lot or parcel of land shall be forty thousand square feet net if served with a septic tank and a well except in a planned unit development project.
- D. The minimum lot width and public street frontage of any lot or parcel of land shall be fifty feet provided the lot width ratio is met, except in a planned unit development project.
- E. Lots which are less than ten acres in size shall conform to a 3:1 length to width ratio.

#### 15.38.060 Minimum Building Site Area

No lot or parcel of land shall be improved or developed to have more than one dwelling unit per the square footage shown below:

- A. Two thousand square feet if served by public sewer and water facilities or as specified by the county health department;
- B. One thousand five hundred square feet within a planned unit development project.

#### 15.38.070 Minimum and Maximum Densities

1. Minimum density. A minimum density of 10 units per acre is required.
2. Maximum density. A maximum density of up to 22 units per acre is allowed.

#### ~~15.38.070~~ 15.38.080 Minimum Yard Requirements

- A. Front Yard. The minimum front yard shall be twenty feet.
- B. Side Yard, Corner Lot. On corner lots, the side yard which is contiguous to the street shall not be less than ten feet in width, except that a garage or carport having an entrance fronting on the street shall be set back at least twenty feet from the street property line.
- C. Side Yard, Interior. The minimum side yard shall be five feet.
- D. Side Yard, Accessory Buildings. The side yard of any accessory building shall be the same as that required for the main building.
- E. Rear Yard. The minimum rear yard shall be twenty feet.

F. Rear Yard, Accessory Buildings. An accessory building shall be located not less than five feet from the rear property line.

15.38.080090 Maximum Building Height

The maximum building height in the R-M zone shall be:

- A. Fifty-five feet for any structures;
- B. Fifteen feet for any accessory structures.

15.38.090100 Minimum Distance Between Structures

The distance between any accessory building and a dwelling unit shall conform to Uniform Building and Fire Codes.

15.38.100110 Walls And Fences

A. Walls or fences shall be required for all conditional uses. The size and materials shall be determined by the planning commission in conformance with the character of the neighborhood in which the use is to be situated.

B. A solid wall or fence not less than six feet in height shall be built and maintained on the side of property which abuts a low density residential zone, commercial zone or industrial zone; provided, that such a fence has not already been provided by the adjacent property. This provision shall be met before a certificate of occupancy permit may be issued for such use by the building official.

C. Within a required front yard, or side yard on a corner lot, a fence, wall or hedge shall not exceed three feet in height. A fence or wall within said area may be allowed to a height of four feet provided that the additional one foot height is not of a solid material.

15.38.110120 Maximum Lot Coverage

The maximum lot coverage shall be 40% of the total lot area for a single story structure, 35% for a two story structure, and 30% for a three story structure.

15.38.130 Site Plan Review

Prior to or concurrent with the application for a building permit, the applicant shall submit to the agency a complete site plan and all necessary supporting documentation for review by the agency to ensure compliance with all the requirements of the Glenn County Code.

**Division 15-3 Part 3 Combining Districts**

**15.54 FP - Flood Plain Management Zone**

15.54 FP - Flood Plain Management Zone

15.54.010 Authorization And Purpose

15.54.020 Findings Of Fact

15.54.030 Methods Of Reducing Flood Losses

15.54.040 Basis For Establishing The Areas Of Special Flood Hazard

15.54.050 Lands To Which This Chapter Applies

- 15.54.060 Compliance
- 15.54.070 Establishment Of Development Permit
- 15.54.080 Designation Of Flood Plain Administrator
- 15.54.090 Duties And Responsibilities Of Flood Plain Administrator
- 15.54.100 Standards Of Construction
- 15.54.110 Standards For Utilities
- 15.54.120 Standards For Subdivisions
- 15.54.130 Standards For Manufactured Homes
- 15.54.140 Standards For Recreational Vehicles
- 15.54.150 Permit Exceptions--~~Agricultural Buildings~~ Structures--Placement, Construction
- 15.54.160 Floodway Encroachments
- 15.54.170 Appeals
- 15.54.180 Variances
- 15.54.190 Variance Appeals
- 15.54.200 Conditions For Variances
- 15.54.210 Application And Interpretation
- 15.54.220 Severability.

#### 15.54.100 Standards Of Construction

In all areas of special flood hazards the following standards apply:

- A. California Building Standards Commission (CBSC) Certified elevations for two stages of construction for structures developed within a Special flood hazard area (SFHA) requires:
1. Building Under Construction (when the lowest floor is first established and prior to any vertical construction).
  2. Finished Construction Elevation Certificate (prior to final approval)

~~A.~~ B. Anchoring.

1. All new construction and substantial improvements shall be adequately anchored to prevent flotation, collapse or lateral movement of the structure resulting from hydrodynamic and hydrostatic loads, including the effects of buoyancy.
2. All manufactured homes shall meet the anchoring standards of Section 15.54.130.

~~B.~~ C. Construction materials and methods. All new construction and substantial improvements shall be constructed as follows:

1. With materials and utility equipment resistant to flood damage;
2. Using methods and practices that minimize flood damage;
3. With electrical, heating, ventilation, plumbing and air conditioning equipment and other service facilities that are designed and/or located so as to prevent water from entering or accumulating within the components during conditions of flooding; and
4. If within zones AH or AO, so that there are adequate drainage paths around structures on slopes to guide flood waters around and away from proposed structures.

~~C.~~ D. Elevation and floodproofing.

1. All residential construction, new or substantial improvements, shall comply with all applicable provisions of Code of Federal Regulations Title 44, Subchapter B, Subpart A, Section 60.3 and California Residential Code Section R322.

2. The elevation of the lowest floor, including basement, shall be certified by a registered professional engineer or surveyor, and verified by the community building inspector to be properly elevated. Such certification and verification shall be provided to the flood plain administrator at plan check, prior to vertical construction, and at final inspection.

3. Nonresidential construction, new or substantial improvement, shall either be elevated to conform with paragraph C.1 or, together with attendant utility and sanitary facilities:

a. Be floodproofed below the elevation recommended under paragraph C.1 so that the structure is watertight with walls substantially impermeable to the passage of water;

b. Have structural components capable of resisting hydrostatic and hydrodynamic loads and effects of buoyancy; and

c. Be certified by a registered civil engineer or ~~architect~~ licensed land surveyor that the standards of this paragraph C.2 are satisfied. Such certification shall be provided to the flood plain administrator.

4. All new construction and substantial improvements with fully enclosed areas below the lowest floor (excluding basements) that are usable solely for parking of vehicles, building access or storage, and which are subject to flooding, shall be designed to automatically equalize hydrostatic flood forces on exterior walls by allowing for the entry and exit of floodwater. Designs for meeting this requirement must meet or exceed the following minimum criteria:

a. Be certified by a registered professional engineer or ~~architect~~ licensed land surveyor; or

b. Have a minimum of two openings having a total net area of not less than one square inch for every square foot of enclosed area subject to flooding. The bottom of all openings shall be no higher than one foot above grade. Openings may be equipped with screens, louvers, valves or other coverings or devices provided that they permit the automatic entry and exit of floodwater.

5. Manufactured homes shall also meet the standards set forth in Section 15.54.130.

6. New and substantially improved residential structures located within AO Zones are required to have their lowest floor elevated above the highest adjacent grade (HAG) at least as high as the flood depth number specified on the community Flood Insurance Rate Map (FIRM). California Residential Code (CRC) Section 322.2.1(2) also requires lowest floors to be elevated to a height above the highest adjacent grade of not less than the depth number on the FIRM plus 1 foot or not less than 3 feet if the depth number is not specified. The stricter standard shall apply.

7. New and substantially improved non-residential structures located within AO Zones are required to have their lowest floor elevated or completely floodproofed above the highest adjacent grade. California Building Code (CBC) Section 1612A.2 also requires that buildings and structures located in flood hazard areas to be designed and constructed in accordance with Chapter 5 of ASCE 7 and ASCE 24.

#### 15.54.120 Standards For Subdivisions

A. All preliminary subdivision proposals shall identify the flood hazard area and the elevation of the base flood.

B. All subdivision plans will provide the elevation of each proposed structure and pad. If the site is filled above the base flood elevation, the lowest floor and pad elevations shall be certified by a registered civil engineer or surveyor and provided to the flood plain administrator.

C. All subdivision proposals shall be consistent with the need to minimize flood damage.

D. All subdivision proposals shall have public utilities and facilities such as sewer, gas, electrical and water systems located and constructed to minimize flood damage.

E. All subdivisions shall provide adequate drainage to reduce exposure to flood hazards.

F. Subdivision proposals or other developments within an unnumbered A zone that are greater than 50 lots or 5 acres are required to provide base flood elevation data.

15.54.150 Permit Exceptions--~~Agricultural Buildings~~ Structures--Placement, Construction ~~All agricultural buildings or s~~ Structures not requiring a permit under Chapter 15.72 and within Zones A, AO, A1-A30, AE, A99 and AH shall be placed and constructed so as to:

A. Not be appreciably damaged by flooding;

B. Offer minimum resistance to flood flows;

C. Resist flotation;

D. Resist hydrostatic forces in accordance with wet floodproofing standards as specified in the Federal Emergency Management Agency's 1993 Technical Bulletin; and

E. Meet required setback distances.

15.54.220 Severability.

If any section, provision, or portion of the ordinance is deemed unconstitutional or invalid by a court, the remainder of the ordinance shall be effective.

**PLANNING COMMISSION  
GLENN COUNTY, CALIFORNIA**

PC RESOLUTION NO. 2024-001

**RESOLUTION MAKING FINDINGS AND RECOMMENDING APPROVAL OF  
ZONE CHANGE 2024-001 TO THE GLENN COUNTY BOARD OF  
SUPERVISORS**

WHEREAS, on Wednesday, February 21, 2024, pursuant to the Glenn County Code 15.29, a public hearing was held to amend Title 15 of the Glenn County Code as described in Exhibit "A" attached hereto and incorporated herein; and

WHEREAS, the Glenn County Planning & Public Works Agency has reviewed the proposed Zone Change 2024-001 for the County of Glenn and placed the matter as an item for review on the agenda of the Planning Commission on Wednesday, February 21, 2024; and

WHEREAS, pursuant to Section 65901 of the California Government Code, notice was given of a public hearing by publication in a newspaper of general circulation in the County of Glenn; and,

WHEREAS, the Planning Commission after considering all the evidence, both written and oral, presented at said public hearing, did find that there was sufficient information available to enable them to make a fair and impartial decision.

NOW, THEREFORE, BE IT RESOLVED, by the Planning Commission as follows:

Environmental Document:

Finding A.

The adoption of the proposed zone change is exempt from the California Environmental Quality Act (CEQA) pursuant to Public Resources Code section 15061(b)(3) (the "general rule" exemption). The proposed project is a text change to the zoning ordinance, Title 15 of the Glenn County Code, and will not result in or otherwise compel any physical disturbance to the existing physical environment.

Zone Change 2024-001:

Finding 1.

That the proposed zone change promotes and protects public health, safety, peace, morals, comfort, convenience and general welfare of Glenn County by providing for greater public participation and furthering guidance for multi-family housing, as well as construction in flood hazard zones in an effort to promote orderly development in Glenn County.

Finding 2.

That the proposed zone change will implement the Glenn County General Plan, facilitate, and guide growth in accordance with the General Plan by clarifying the development process to meet objectives contained in the Glenn County General Plan and to mitigate losses.

Finding 3.

That the proposed zone change will protect the social and economic stability of residential, commercial, industrial, resource production, and recreational activities within the County by expanding the notifications for public hearings. Further, refinements to the requirements for multi-family housing, as well as construction in flood hazard zones will help to promote the safe, planned use of real property.

This Resolution was adopted by the Planning Commission of Glenn County at a regular meeting thereof on Wednesday, February 21, 2024, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

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Chair, Planning Commission  
Glenn County, California

ATTEST:

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Mardy Thomas, Director  
Glenn County Planning & Community Development Services Agency

NOTICE OF EXEMPTION

To: County Clerk, County of Glenn,  
516 W. Sycamore Street, 2<sup>nd</sup> Floor, Willows, CA 95988  
From: Glenn County Planning & Community Development Services Agency  
225 North Tehama Street, Willows, CA

**Project Title: Zone Change 2024-001, Amendment of Title 15**

Project Location: The unincorporated areas of Glenn County

Description of Project: The Planning & Community Development Services Agency has developed amendments of Title 15, as recommended or required, providing clarification to the notifications of public hearings, the R-M Multiple Residential Zone, and development in flood zones.

**Summary of Proposed Glenn County Code Amendments:**

Title 15, Chapter 15.04 Public Hearings; will be revised to further expand the public hearing notification requirements to include, no less than 20 unique property owners;

Title 15, Chapter 15.38 R-M Multiple Residential Zone, will be revised to further define single-family detached dwellings, add definitions for minimum and maximum densities, and add the requirement for a Site Plan Review process;

Title 15, Chapter 15.54 FP-Flood Plain Management Zone, will be revised to update the flood plain management regulations for compliance and consistency with the National Flood Insurance Program (NFIP) and the flood provisions and construction standards of the California Building Standards Code (CBSC).

Name of Public Agency Approving Project:

Glenn County Board of Supervisors

Name of Person(s) or Agency Carrying Out Project:

Glenn County Planning & Community Development Services Agency

Exempt Status: General Rule Exemption: Section 15061(b)(3) of the California Code of Regulations (CCR). Statutory Exemption: Section 15282(h) of the CCR.

Reasons why project is exempt: The adoption of the Zone Change and the corresponding Ordinance can be considered exempt from California Environmental Quality Act (CEQA) pursuant to CCR Sections: *15061(b)(3) (general rule) and 15282(h)*. The proposed project is a text change to the zoning ordinance, Title 15 of the Glenn County Code and will not result in or otherwise compel any physical disturbance to the existing physical environment. Therefore, pursuant to CEQA, staff has prepared this Notice of Exemption.

Lead Agency Contact Person:

Planning Staff, Glenn County Planning & Community Development Services Agency  
7225 North Tehama Street, Willows, CA 95988 (530-934-6540)

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

Mardy Thomas, Director



## LEGAL NOTICE OF A PUBLIC HEARING

### BY THE GLENN COUNTY PLANNING COMMISSION

**NOTICE IS HEREBY GIVEN** that the Planning Commission of the County of Glenn, State of California, will hold a Public Hearing to consider the project as listed below. The Public Hearing will be held at the Glenn County Board of Supervisors' Chambers, 2nd Floor Willows Memorial Hall, 525 West Sycamore Street, Willows, California, on Wednesday, February 21, 2024, at 9:00 A.M., or as soon thereafter as the business of the Commission will allow.

**Zone Change 2024-001, Amendment of Title 15:** The Planning & Community Development Services Agency has developed amendments of Title 15, as recommended or required, providing clarification to the notifications of public hearings, the R-M Multiple Residential Zone, and development in flood zones.

#### **Summary of Proposed Glenn County Code Amendments:**

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#### **Considerations/Decisions:**

- A. Conduct a Public Hearing in consideration and decision for Zone Change 2024-001.
- B. Recommend to the Glenn County Board of Supervisors that Zone Change 2024-001 is exempt from the California Environmental Quality Act and;
- C. Recommend the Glenn County Board of Supervisors adopt Zone Change 2024-001.

All interested parties are encouraged to review, and submit comments regarding, the proposal by Wednesday, February 21, 2024, or to appear and present oral and/or written testimony at the Public Hearing. If you challenge the nature of the proposed action in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in correspondence delivered to the appropriate authority at, or prior to, the public hearing.

All information and project documentation are available for review at the Planning & Community Develop Services Agency, 225 North Tehama Street, Willows, CA 95988. Please contact the planning staff, by email at [Planning@countyofglenn.net](mailto:Planning@countyofglenn.net), or by phone at (530) 934-6540.