

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



Donald Rust, Director

Sam Hill
6083 County Road 22
Orland, CA 95963

September 6, 2019

RE: Administrative Permit 2019-004
 APN: 047-220-009
 Approval Notice

To applicant,

The application for an Administrative Permit for a second residence in the “AE-20” Agricultural Exclusive zoning district is an allowed use under the Glenn County Code.

On September 6, 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,

Andy Popper
Senior Planner

Cc: Glenn County Building Division
 Glenn County Environmental Health

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Donald Rust, Director

STAFF REPORT

DATE: September 6, 2019
TO: Donald Rust, Director
FROM: Andy Popper, Senior Planner
RE: Administrative Permit 2019-004
Second Residence, "AE-20" 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 1,620 square foot second residence with overall (interior) dimensions of 27 feet by 60 feet.

The parcel is zoned “AE-20” Exclusive Agriculture (17 acre minimum parcel size) and is designated “General Agriculture” in the Glenn County General Plan. The property site is located at 6083 County Road 22 (existing home), south of County Road 22, west of County Road F, and northeast of Walker Creek, in the unincorporated area of Glenn County, California. The Assessor’s Parcel Number (APN) for the 10± acre site is 047-220-009.

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 a second residence with an approved Administrative Permit. Parcels in this area of Glenn County are generally 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 “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 use. The proposal is consistent with zoning and the General Plan.

2.2.1 “AE-20” 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 residence is a single story and 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 at not less than 30 feet; therefore, minimum yard requirements shall 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. 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. 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:

The property includes both Flood Zone “A” and Flood Zone “X”. The location for the proposed Second Residence is within Flood Zone “X” according to Flood Insurance Rate Map (FIRM) No. 06021C 0400D, dated August 5, 2010, issued by the Federal Emergency Management Agency (FEMA). No base flood elevations or base flood depths are shown within these zones.

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 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 2019-004

Second Residence

APN: 047-220-009

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 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: Sam Hill

Date: 9/6/19

Sam Hill, Applicant

Signed: _____

Date: _____

Chris Hill, Property Owner

Signed: _____

Date: _____

Julie Hill, Property Owner

RECEIVED

AUG 26 REC'D

GLENN COUNTY
PLANNING DIVISION

ADM 2019-004

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: Sam Hill

Mailing Address: 6083 Co. Rd 22

Phone:(Business) 805-432-5730 (Home) NA

Fax: _____ E-mail: Sam Hill 1939@gmail.com

2. Property Owner(s):

Name: Chris Hill

Mailing Address: 6085 Co. Rd. 22

Phone:(Business) 530-624-3500 (Home) NA.

Fax: _____ E-mail: _____

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

Name: SAME

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: Sam Hill

Mailing Address: Same

5. Request or Proposal:
2nd Residence

6. Address and Location of Project: 6083- CORA 22 Orland

7. Current Assessor's Parcel Number(s): 047-290-009-0

8. Existing Zoning: AE20

9. Existing Use of Property: Res

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

11. Please provide the following building information:

Height of structure: 735'

Pitch of roof: _____

Dimensions: 27 ' x 7.2 ' : _____ ft²

Siding material: Wood

Roof material: Comp

Exterior stud size: 2x6

Roof overhang length: _____

~~Mobile~~ ^{MANF} home: Yes No

Model Year: 2019-20

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: Sam Hill

Print: Sam Hill

Date: 8/28/19

Address: 6083 Co Rd 22 Orland

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):

Chris Signed: Chris Hill

Print: Chris Hill

Date: 8/28/19

Address: 6085 Co. Rd. 22 Orland

RECORDING REQUESTED BY
Bidwell Title & Escrow Company
AND WHEN RECORDED MAIL TO

Name AMPRO MORTGAGE
CORPORATION
Street Address P.O. Box 83570

City, State Zip Phoenix, AZ 85071

Order No. 00216018-002

2004-3685
Recorded at the request of
NORTH STATE TITLE CO
06/07/2004 02:54P
Fee: 61.00 No of Pages:19

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

BT
SPACE ABOVE THIS LINE FOR RECORDER'S USE

DEED OF TRUST
Document Title(s):

TRUSTOR'S NAME : Christopher A. Hill and Julie Hill
TRUSTOR'S ADDRESS : 6085 County Road 22 Orland, CA 95963 ,

RECEIVED

AUG 26 REC'D

GLENN COUNTY
PLANNING DIVISION

THIS PAGE ADDED TO PROVIDE ADEQUATE SPACE FOR RECORDING INFORMATION

 2004-3685
Pg: 1/19

BTEC/dtrecord

Return to:
AMPRO MORTGAGE
CORPORATION
ATTENTION: POST CLOSING
P.O. BOX 83570
PHOENIX, AZ 85071-3570

[Space Above This Line For Recording Data]

Loan No: 1020006193
Borrower: CHRISTOPHER A HILL

Data ID: 907

DEED OF TRUST

MIN: 100274810200061934

DEFINITIONS

Words used in multiple sections of this document are defined below and other words are defined in Sections 3, 11, 13, 18, 20 and 21. Certain rules regarding the usage of words used in this document are also provided in Section 16.

(A) "Security Instrument" means this document, which is dated June 2, 2004, together with all Riders to this document.

(B) "Borrower" is CHRISTOPHER A HILL AND JULIE HILL HUSBAND AND WIFE . Borrower is the trustor under this Security Instrument.

(C) "Lender" is AMPRO MORTGAGE CORPORATION. Lender is a CORPORATION organized and existing under the laws of the State of DELAWARE. Lender's address is 2133 WEST PEORIA AVENUE, SUITE 130, PHOENIX, ARIZONA 85029.

(D) "Trustee" is AMPRO MORTGAGE CORPORATION.

(E) "MERS" is Mortgage Electronic Registration Systems, Inc. MERS is a separate corporation that is acting solely as a nominee for Lender and Lender's successors and assigns. **MERS is the beneficiary under this Security Instrument.** MERS is organized and existing under the laws of Delaware, and has an address and telephone number of P.O. Box 2026, Flint, MI 48501-2026, tel. (888) 679-MERS.

CALIFORNIA - Single Family - Fannie Mae/Freddie Mac UNIFORM INSTRUMENT

Form 3005 1/01

(Page 1 of 16 Pages)



P+1020006193+9493+01+16+CACNVADT

2004-3685
Pg: 2/19



1 Property Address: 6085 CO RD 22 ORLAND CA 95963-9479

Ownership

County: **GLENN, CA**
 Assessor: **SENDY PEREZ, ASSESSOR**
 Parcel # (APN): **047-220-009-000**
 Parcel Status: **ACTIVE**
 Owner Name: **HILL CHRISTOPHER A & JULIE TRS**
 Mailing Address: **6085 COUNTY ROAD 22 ORLAND CA 95963**
 Legal Description: **L3 BLK 3 CITRONA PARK**

Assessment

Total Value:	\$423,978	Use Code:	R1AX	Use Type:	RESID. SINGLE FAMILY
Land Value:	\$60,173	Tax Rate Area:	079-008	Zoning:	
Impr Value:	\$363,805	Year Assd:	2019	Census Tract:	103.00/3
Other Value:		Property Tax:		Price/SqFt:	
% Improved:	85%	Delinquent Yr:			
Exempt Amt:	\$7,000	HO Exempt:	Y		

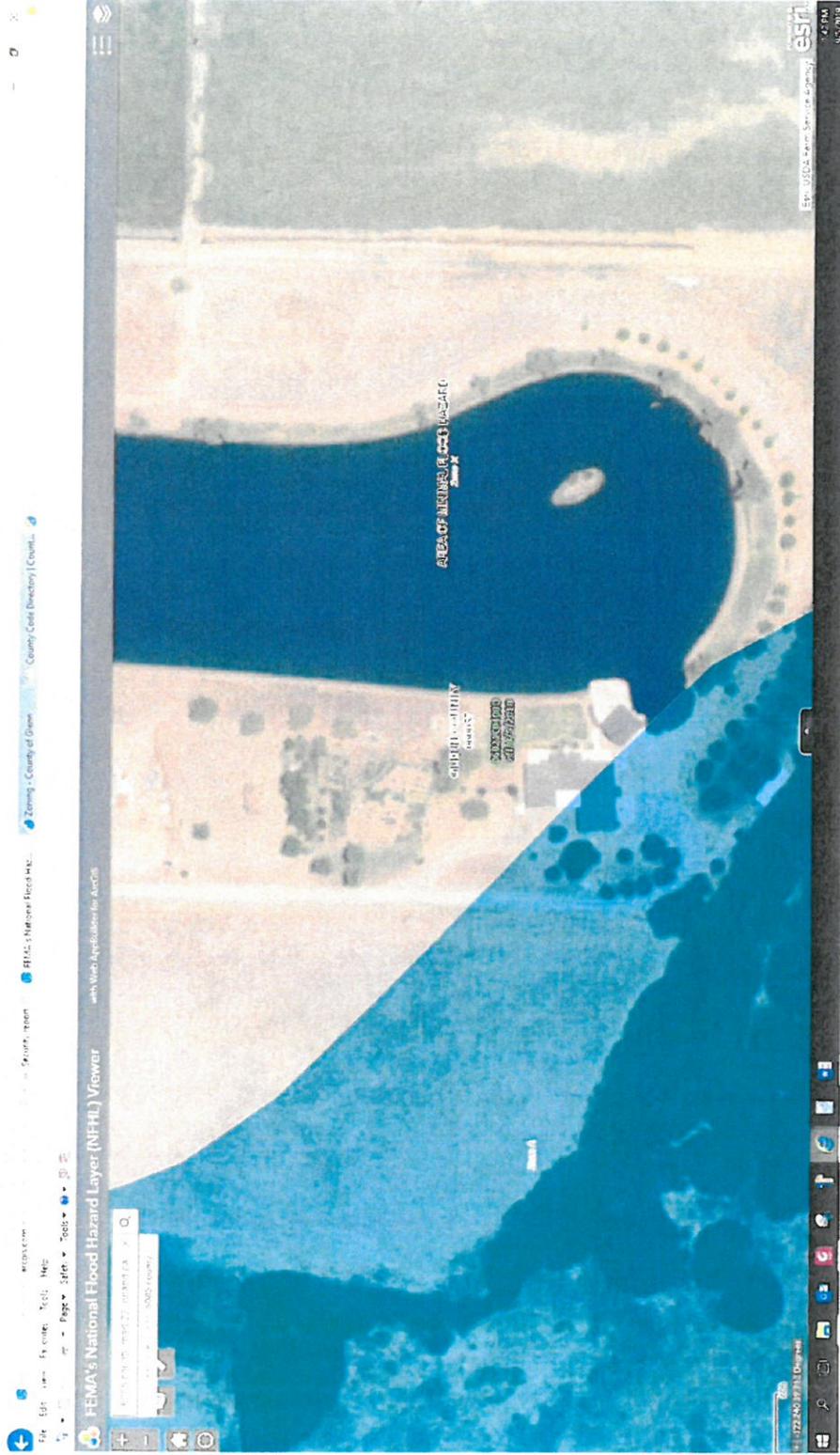
Sale History

	Sale 1	Sale 2	Sale 3	Transfer
Document Date:				06/20/2017
Document Number:				2017R2544
Document Type:				
Transfer Amount:				
Seller (Grantor):				

Property Characteristics

Bedrooms:	4	Fireplace:	1	Units:	
Baths (Full):	3	A/C:	CENTRAL	Stories:	1.0
Baths (Half):	1	Heating:	COMPLETE HVAC	Quality:	
Total Rooms:		Pool:		Building Class:	
Bldg/Liv Area:	2,610	Park Type:	ATTACHED GARAGE	Condition:	
Lot Acres:	10.000	Spaces:	3	Site Influence:	
Lot SqFt:	435,600	Garage Sqft:	900	Timber Preserve:	
Year Built:	2004			Ag Preserve:	
Effective Year:	2004				







60' NORTH & SOUTH

Google

Headsets Plus

EXHIBIT 1A

650' EAST-WEST

N



6083 County Rd 32

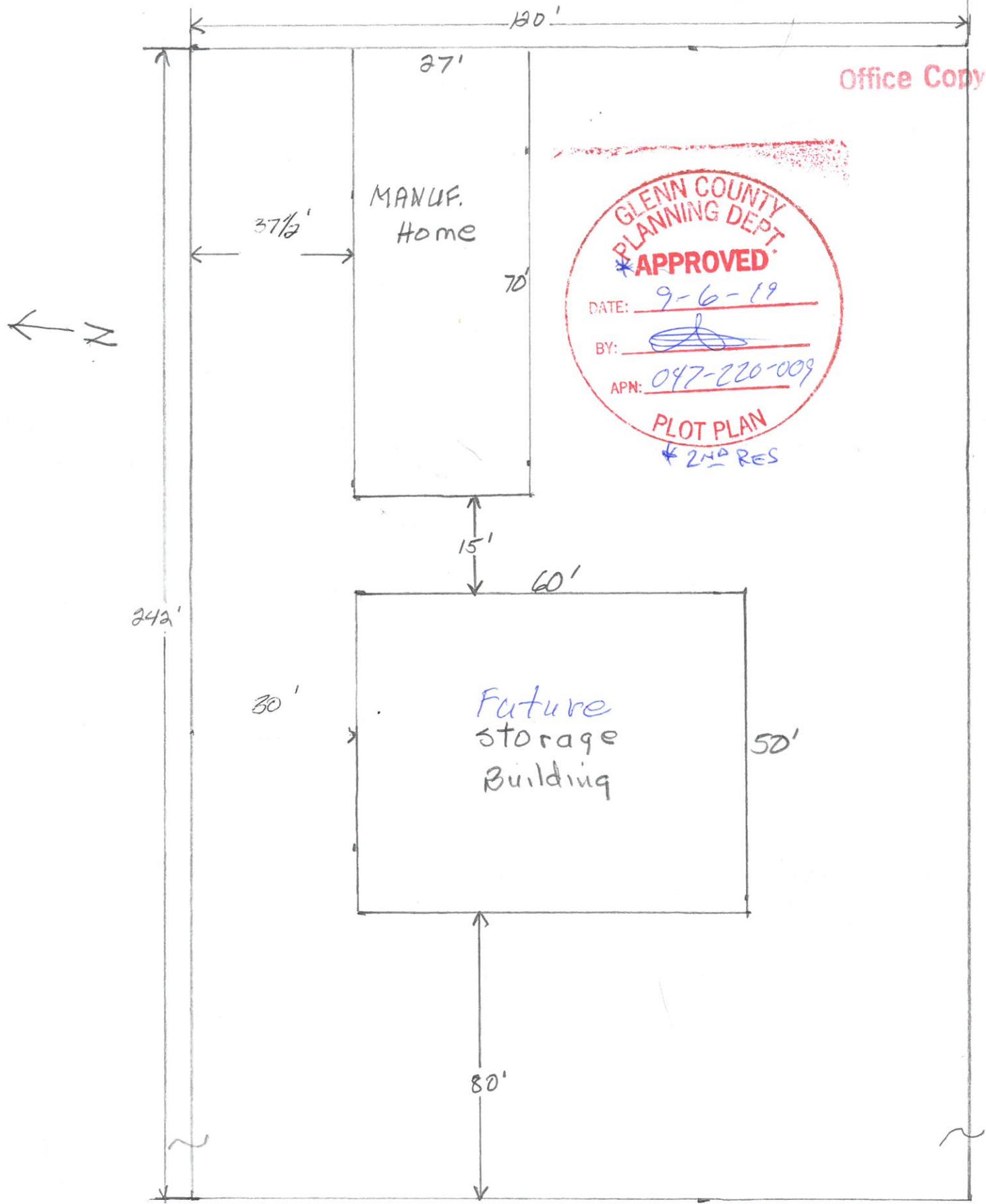
047-220-009-0

150
80
65
190

EXHIBIT "A"

6082 County Rd 22

047-220-009-0



Office Copy

