

GLENN COUNTY
Planning & Community Development Services Agency

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



Donald Rust, Director

Alvaro & Maria Sanchez
4085 County Road 99W
Orland, CA 95963

RE: ADM 2020-005, Sanchez, Second Residence, Approval Notice
APN: 047-240-013

December 15, 2020

To Whom It May Concern,

The application for an Administrative Permit for a second residence in the “RE-5” (Rural Residential Estate) zoning district is an allowed use under the Glenn County Code.

On December 10, 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, 225 North Tehama Street, Willows, CA 95988, prior to issuance of a building permit.

Please note that this is **NOT** a building permit. Please contact the Glenn County Building Inspection Division at (530) 934-6546 for information on acquiring a building permit.

Sincerely,

John Lanier
Assistant Planner
janier@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

PROJECT: Administrative Permit 2020-005, Sanchez, Second Residence

I. Environmental Review

California Government Code Section 65852.2 states that applications for second residences shall be considered ministerial without discretionary review; therefore, this project is Statutorily Exempt from environmental review pursuant to Section 15268, "Ministerial Projects", of the Guidelines of the California Environmental Quality Act.

II. Project Approval

The project is permitted per Glenn County Code §15.300.030 (Permitted Uses) Section (S) second residence per each parcel of land (refer to minimum residential construction standards);

Signature: _____

A handwritten signature in blue ink, appearing to be 'M. Thomas', is written over a horizontal line.

Date: December 10, 2020

Mardy Thomas, Planning Manager
Planning and Community Development Services Agency

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

STAFF REPORT

DATE: December 10, 2020
TO: Mardy Thomas, Principal Planner
FROM: John Lanier, Assistant Planner
RE: **Administrative Permit 2020-005, Sanchez, Second Residence**
"RE-5" Rural Residential Estate

Attachments:

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

1 PROJECT SUMMARY

Alvaro & Maria Sanchez have applied for an Administrative Permit to relocate a 1,512± square feet residence to Assessor Parcel Number 047-240-013. There is one existing residence on the site; therefore, an Administrative Permit for Second Residence is required per Glenn County Code §15.350.020.N. The proposed residence has overall dimensions of 31 feet by 64 feet with a peak height of approximately 22 feet.

The site is zoned “RE-5” Rural Residential Estate (4.25-acre minimum parcel size) and is designated “Rural Residential” in the Glenn County General Plan. The site is located at 6472 County Road 23, approximately 2.25 miles south of the City of Orland; east of Interstate 5, south of County Road 21, on the north side of County Road 23, and west of County Road 99W, in the unincorporated area of Glenn County, California. The Assessor’s Parcel Number (APN) for the 5.900± acre site is 047-240-013.

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 site’s zoning of Rural Residential Estate allows for a second residence with and approved Administrative Permit.

The existing residence, with a proposed second residence, is consistent with the zoning of Rural Residential Estate. 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 “Rural Residential” in the Glenn County General Plan and is zoned “RE-5” (Rural Residential Estate, 4.25-acre minimum parcel size). The project site currently has one residence and the proposed second residence is a permitted use within “RE-5” 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 “RE” RURAL RESIDENTIAL ESTATE ZONE (Glenn County Code Chapter 15.350):

Permitted Uses (Glenn County Code §15.350.020):

The proposed second residence is a permitted use under Glenn County Code §15.350.020.B.

Maximum Building Height (Glenn County Code §15.350.070):

The peak height of the proposed structures will meet the height requirement for the Rural Residential Estate Zone. §15.350.070.A.

Minimum Yard Requirements (Glenn County Code §15.350.060):

The proposals front, side, and rear yards exceed 30 feet; therefore, the minimum yard requirements for the Rural Residential Estate Zone will be met. §15.350.060.

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. Building department requirements will ensure that the installed home was made post-1979.*

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 mobile home will not be located in an Agricultural zone; therefore this exemption is 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 mobile home will have a permanent foundation and a 433A filed with the state; therefore it will be transferable with the land.*

2.3 GENERAL PROVISIONS

Flood Zone Designation:

Flood Zone “X” according to Flood Insurance Rate Map (FIRM) No. 06007C0400D, 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:

No code violations exist on the parcel.

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 2020-005

APN: 047-240-013

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.

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: _____
Alvaro Sanchez, Applicant/Landowner

Date: _____

Signed: _____
Maria Sanchez, Applicant/Landowner

Date: _____

Date Submitted: _____

**GLENN COUNTY
PLANNING AND COMMUNITY
DEVELOPMENT SERVICES AGENCY**
225 North Tehama Street
Willows, CA 95988
(530) 934-6540
planning@countyofglenn.net

APPLICATION FOR ADMINISTRATIVE PERMIT - RESIDENTIAL

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

1. Applicant(s):

Name: Alvava Sanchez & Maria Sanchez
Address: 4085 Co. Rd 99 w Orland, CA 95963
Phone: 530-520-6295 E-Mail none

2. Property Owner(s):

Name: Alvaro Sanchez & Maria Sanchez
Address: 4085 Co. Rd 99 w Orland CA 95963
Phone: 530-520-6295 E-Mail none

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

Name: owner builder
Address: 4085 Co Rd 99w Orland. CA 95963
Phone: 530-520-6295 E-Mail none

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

Name: _____

Mailing Address: _____

5. Existing Use of Property: _____

6. Request or Proposal: put down a Second Resident
on parcel
7. Address and Location of Project: 6472 Co Rd 23 Orland Ca 95963
8. Current Assessor's Parcel Number(s): 047-240-013-000
9. Existing Zoning (<http://gis.gcppwa.net/zoning/>): _____
10. Provide any additional information that may be helpful in evaluating your proposal.
Second Dwelling unit - Record 433 A Second
Resident.
11. Setback Dimensions (Distance from property line to proposed structure):
North: 300 ft. South: 83 ft.
East: 400 ft. West: 80 ft.
Other Setback/s: _____ ft.
12. Provide the following information:
Size of Assessor Parcel: 257,004 sq.ft. 5.90 acres
Mean height of structure: _____ ft. Peak height of structure: _____ ft.
Dimensions of proposed including overhangs: 31 ft. x 64 ft.
Total Square Footage (Proposed): 1512 sq.ft.
Roof Overhang Length: 16" Exterior Stud Size: _____
Siding Material: _____ Roof Material: Shingle
13. Total Residence Currently on Property: 1
14. Mobile Home: Yes No
Model Year _____ Model Number FPT27523A (+4) (642)
Manufacture Karsten Homes
of CMTI West

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: Alvaro Sanchez Maria Laitz

Print: Alvaro Sanchez

Date: 10/31/2020

Address: 4085 County Road 99w Orland CA 95963

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.

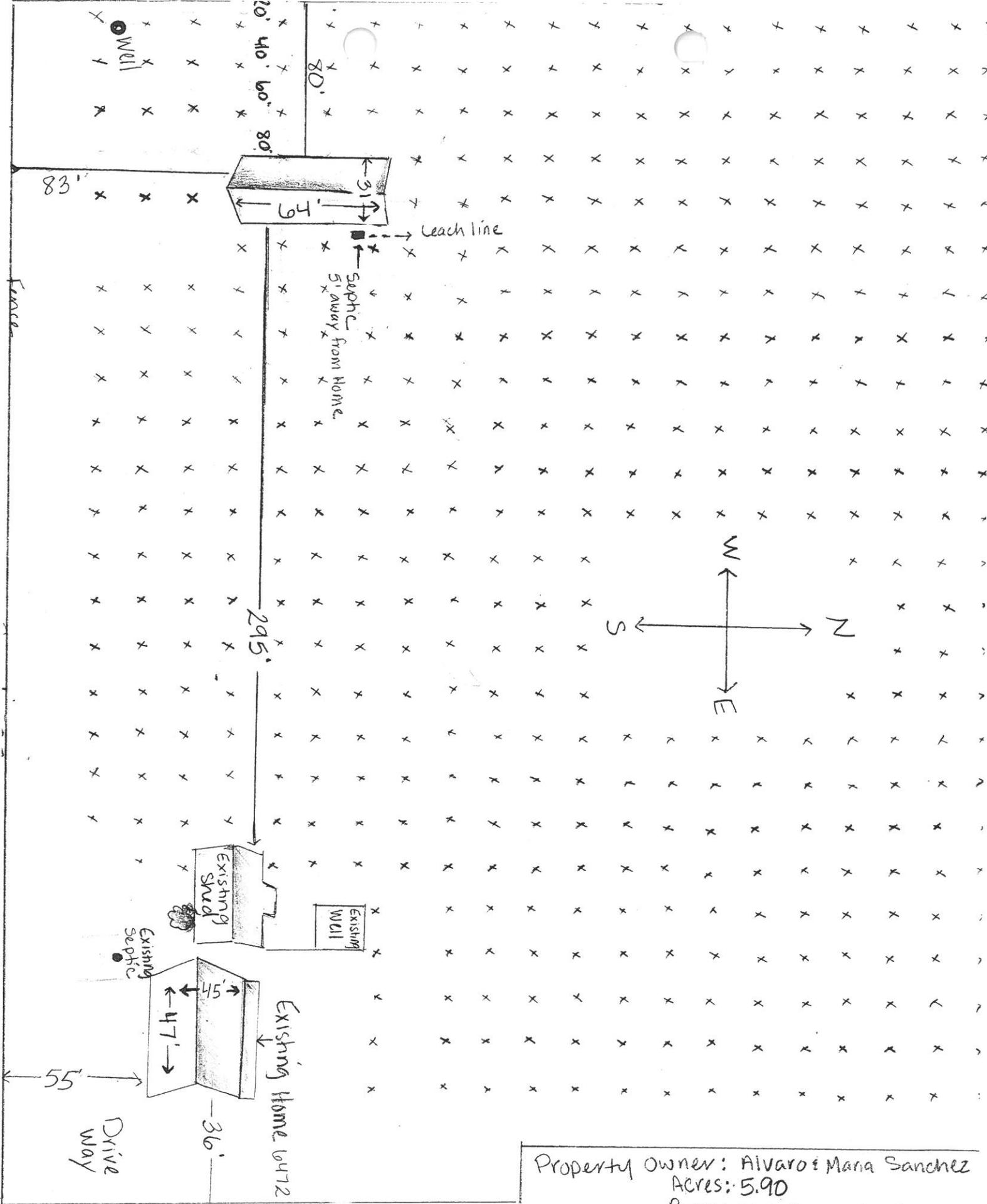
Property Owner(s):

Signed: Alvaro Sanchez Maria Laitz

Print: Alvaro Sanchez

Date: 10/31/2020

Address: 4085 County Road 99w Orland CA 95963



Property Owner: Alvaro & Mana Sanchez
 Acres: 5.90
 Parcel: 047 240 013 000
 Address: 6472 Co Rd 23
 Orland CA 95963

Fence property line