

GLENN COUNTY
Planning & Community Development Services Agency

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



Donald Rust, Director

Jose and Mayra Andrade
4325 County Road H
Orland, CA 95963

RE: Administrative Permit 2021-002, Andrade, Second Residence
APN: 045-260-007.

April 5, 2021

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 April 5, 2021, the Glenn County Planning & Community Development Services Agency approved the Administrative Permit. Included is a 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,

Andy Popper
Senior Planner
apopper@countyofglenn.net

Cc: Glenn County Building Inspector
Glenn County Environmental Health
Glenn County Assessor's Office
Glenn County Public Works

GLENN COUNTY
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Donald Rust, Director

STAFF REPORT

DATE: April 5, 2021
TO: Donald Rust, Director
FROM: Andy Popper, Senior Planner
RE: **Administrative Permit 2021-002, Andrade, Second Residence**
"RE-5" Rural Residential Estate

Attachments:

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

1 PROJECT SUMMARY

Jose and Mayra Andrade have applied to place a 2,810 square foot residence on Assessor Parcel Number 045-260-007.

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 approximately 43 feet by 74 feet.

The 20-acre property 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 4321 County Road H; north of County Road 17, east of County Road E, and south of County Road 15, in the unincorporated area of Glenn County, California.

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 shall not exceed the 35 ft. maximum 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 a minimum of 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 residence 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. If the home is relocated permits would be required by Glenn County Building Division.*

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 is 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 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 2021-002, Andrade, Second Residence

“RE-5” Rural Residential Estate

APN: 045-260-007

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: _____ Date: _____

Jose Andrade, Applicant

Signed: _____ Date: _____

Mayra Andrade, Applicant

**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: _____

Address: _____

Phone: _____ E-Mail _____

2. Property Owner(s):

Name: _____

Address: _____

Phone: _____ E-Mail _____

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

Name: _____

Address: _____

Phone: _____ E-Mail _____

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:

7. Address and Location of Project:_____
8. Current Assessor's Parcel Number(s):_____
9. Existing Zoning (<http://gis.gcppwa.net/zoning/>):_____
10. Provide any additional information that may be helpful in evaluating your proposal.

11. Setback Dimensions (Distance from property line to proposed structure):
 North:_____ft. South:_____ft.
 East:_____ft. West: _____ft.
 Other Setback/s:_____ft.
12. Provide the following information:
 Size of Assessor Parcel: _____sq.ft. _____acres
 Mean height of structure: _____ft. Peak height of structure: _____ft.
 Dimensions of proposed including overhangs: _____ft. x _____ft.
 Total Square Footage (Proposed): _____sq.ft.
 Roof Overhang Length: _____ Exterior Stud Size:_____
- Siding Material:_____ Roof Material:_____
13. Total Residence Currently on Property:_____
14. Mobile Home: Yes No
 Model Year_____ Model Number_____
 Manufacture_____

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):

on file

Signed: _____

Print: _____

Date: _____

Address: _____

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: _____

Date: _____

Address: _____

2019-5022

Recorded at the request of:
ATTORNEY

12/13/2019 12:26 PM
Fee: \$95.00 Pgs: 3

OFFICIAL RECORDS
Sandy Perez, Clerk-Recorder
Glenn County, CA

RECORDING REQUESTED BY
AND WHEN RECORDED MAIL TO:

Elton R. Garner, Jr.
Garner & Associates, LLP
P.O. Box 908
Willows, California 95988

MAIL TAX STATEMENTS TO:

Mr. and Mrs. Gerald W. White
3425 County Road H
Orland, CA 95963

GIFT DEED

The undersigned grantor(s) declare(s):

Documentary transfer tax is \$ 0 **R&T 11930**

() computed on full value of property conveyed, or

() computed on full value less value of liens and encumbrances remaining at time of sale.

(X) Unincorporated area: () City of _____, and

GERALD W. WHITE and BRENDA M. WHITE, husband and wife, as joint tenants, hereby GIFT and GRANT to JOSE ANDRADE, a married man, as his sole and separate property, the real property located in the County of Glenn, State of California, and more particularly described in Exhibit "A" attached hereto and made a part hereof by this reference, reserving therefrom for GERALD W. WHITE and BRENDA M. WHITE a nontransferable, nonexclusive right of personal occupancy for the joint lives of GERALD W. WHITE and BRENDA M. WHITE.

Dated: November 5, 2019

Gerald W. White
GERALD W. WHITE

Brenda M. White
BRENDA M. WHITE

MAIL TAX STATEMENTS AS DIRECTED ABOVE



CALIFORNIA ALL-PURPOSE 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 }

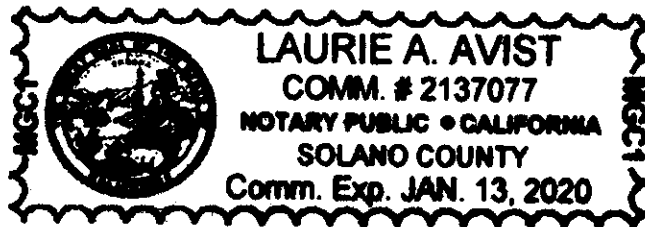
County of Glenn }

On ~~September~~ November 5, 2019, before me, Laurie A. Avist, Notary Public, personally appeared GERALD W. WHITE and BRENDA M. WHITE, who proved to me on the basis of satisfactory evidence to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same in their authorized capacities, and that by their signatures on the instrument the persons, or the entity upon behalf of which the persons 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.

Signature Laurie A. Avist (Seal)



Capacity Claimed by Signer

- INDIVIDUAL(S)
- CORPORATE OFFICER(S)

TITLE(S)

- PARTNER(S)
- LIMITED
- GENERAL
- ATTORNEY-IN-FACT
- TRUSTEE(S)
- SUBSCRIBING WITNESS
- GUARDIAN/CONSERVATOR
- OTHER: _____

Type of Document: Quitclaim Deed

Signer is Representing:

GERALD W. WHITE and
BRENDA M. WHITE



Exhibit "A"

All that certain real property situate, lying and being in the County of Glenn, State of California, described as follows:

PARCEL ONE: A portion of Subdivision No. 22 of the Orland Reclamation Project, according to the official map or plat thereof filed for record in the office of the County Recorder of the County of Glenn, State of California, in Book "4" of Maps and Surveys, at page 14 and more particularly described as follows, to-wit:

BEGINNING at the Northeast corner of Lot 1 of said subdivision No. 22 hereinabove described and running thence West on the North line of said Lot, 828 feet; thence South on a line parallel with the West line of said Lot, 528 feet; thence East on a line parallel with the North line of said Lot, 828 feet to the East line of said Lot; thence North 528 feet to the place of beginning

RESERVING 40 feet along the East boundary of said Lot for a right of way for road.

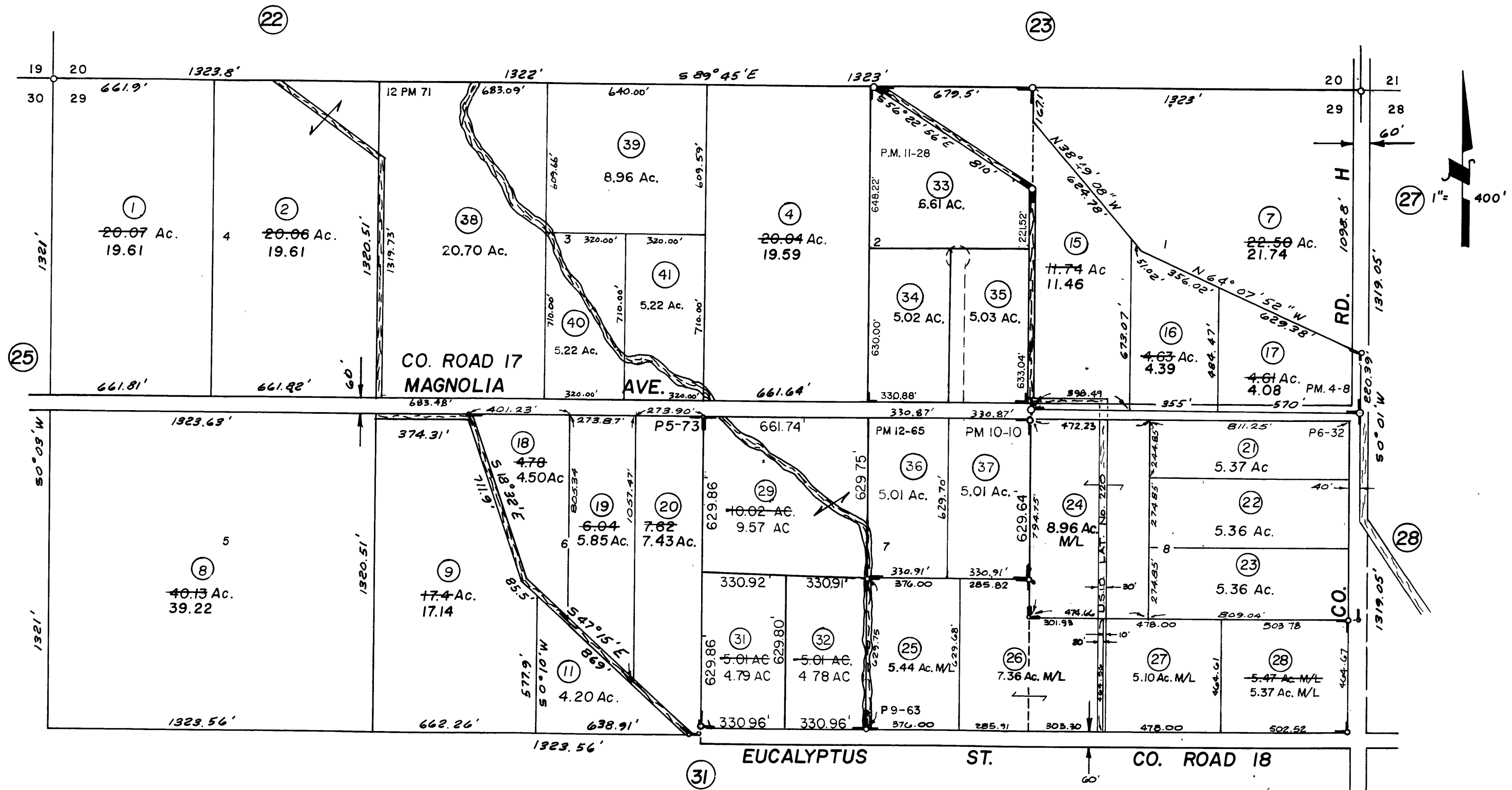
PARCEL TWO: A portion of Subdivision No. 22 of the Orland Reclamation Project, according to the official map or plat thereof filed for record in the office of the County Recorder of the County of Glenn, State of California, in Book "4" of Maps and Surveys, at page 14 and more particularly described as follows, to-wit:

BEGINNING at the Northwest corner of Lot 1 of said Subdivision No. 22 hereinabove described; thence South 89° 45' East along the North boundary of said Lot, 495.0 feet; thence South 0° 01' West, 528 feet; thence South 89° 45' East, 828 feet to a point on the East boundary of said Lot; thence South 0° 01' West along said East boundary, 570.9 feet; thence North 65° 01' West, 985.4 feet; thence North 39° 26' West, 675.8 feet to a point on the West boundary of said Lot; thence North 0° 01' East along said West boundary, 167.1 feet to the point of beginning

EXCEPTING FROM Parcels 1 and 2, any portion thereof lying within the boundaries of Parcels 1, 2 and 3 as the same are shown or designated on the Parcel Map filed for record in the office of the County Recorder of the County of Glenn, State of California, on December 31, 1974 in Book 4 of Parcel Maps, at page 8.



POR. U.S.I.D. SUBDIVISION NO. 22 &
 POR. SEC. 29, T. 22 N., R. 3 W., M.D.B. & M.



M. & S. Bk. 4, Pg. 14 - U.S.I.D. Sub'n No. 22

P.M. Bk. 4, Pg. 8

" " 5, " 73; Bk. 6, Pg. 32; Bk. 9, Pg. 63

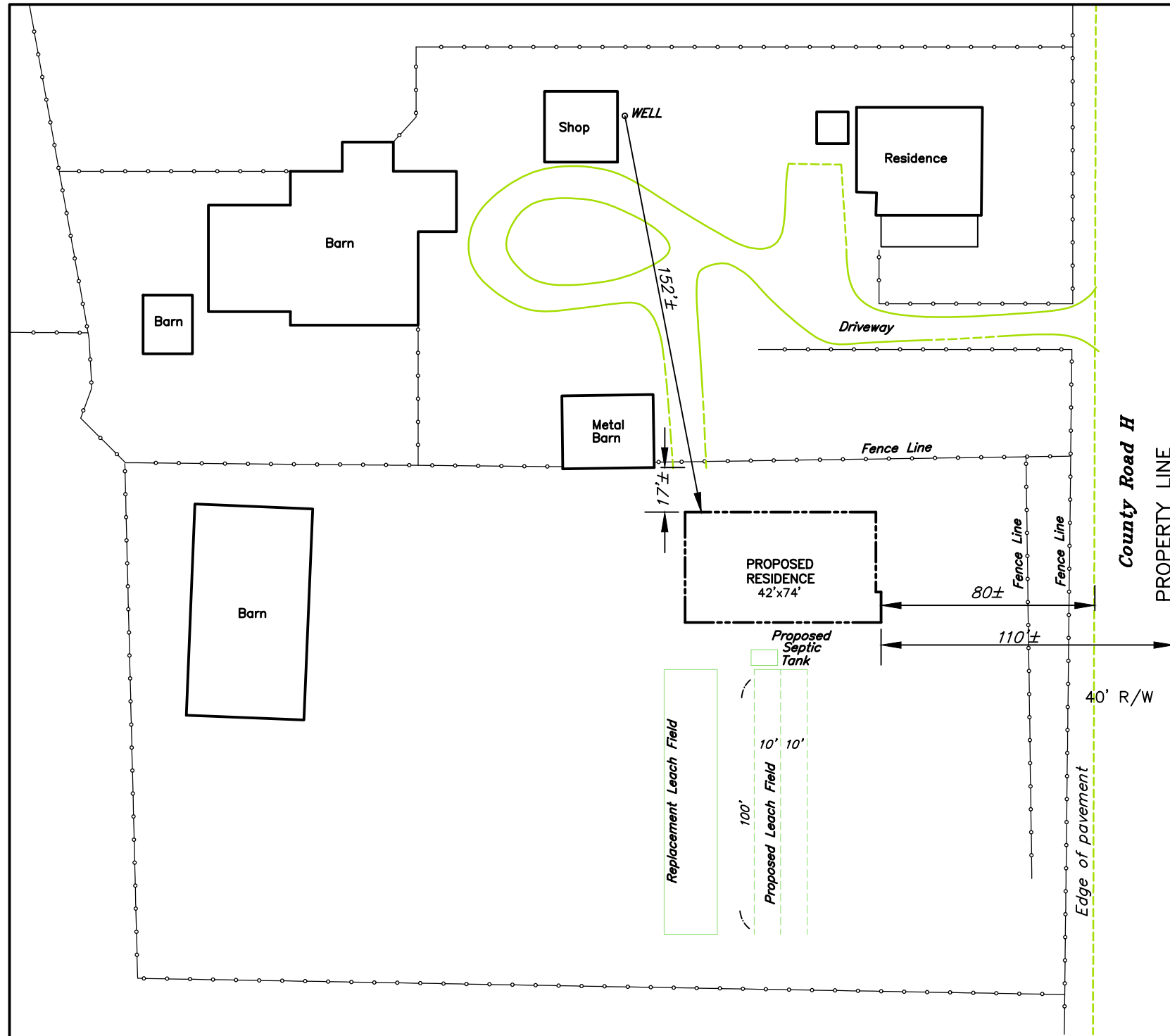
P.M. Bk. 10, Pg. 10; Bk. 11, Pg. 28; Bk. 12, Pg. 65; Bk. 12, Pg. 71

Assessor's Map Bk. 45 - Pg. 26

County of Glenn, Calif.

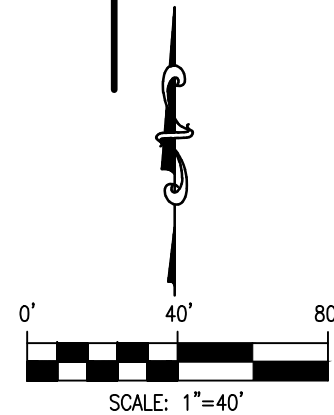
NOTE - Assessor's Block Numbers Shown in Ellipses
 Assessor's Parcel Numbers Shown in Circles

1974



LEGEND:

- PARCEL BOUNDARY
- PROPOSED NEW STRUCTURE
- EXISTING STRUCTURE TO REMAIN
- EXISTING FENCE LINE



SITE PLAN REQUIREMENTS

- (A) AS SHOWN
- (B) AS SHOWN
- (C) AS SHOWN
- (D) AS SHOWN
- (E) AS SHOWN
- (F) NOT MAPPED, PARCEL IS 21.74± ACRES IN SIZE
- (G) EXISTING BUILDINGS SHOWN, NOT DIMENSIONED, DISTANCES BETWEEN BUILDINGS NOT SHOWN
- (H) AS SHOWN
- (I) NO EXISTING OR PROPOSED EASEMENTS
- (J) FENCES AS SHOWN, WIRE, HEIGHT VARIES
- (K) PG&E POWER & AT&T PHONE LINES ON WEST SIDE OF COUNTY ROAD H, NO OTHER UTILITIES
- (L) OFF-STREET PARKING LOCATION NOT APPLICABLE
- (M) OPEN & OUTDOOR STORAGE LOCATIONS NOT APPLICABLE
- (N) LANDSCAPING, EXISTING & PROPOSED, NOT APPLICABLE
- (O) NO WATER COURSES ON PROPERTY, TREES, ETC ARE NOT APPLICABLE. PROPERTY IS IN FLOOD "X", MINIMAL FLOODING PER FEMA MAP, 0602160400D, DATED 8/5/2010.



SURVEYOR:

GERALD W. WHITE, PLS 3653
 CALIFORNIA ENGINEERING COMPANY – LONDON DIVISION
 510 WEST WOOD STREET
 WILLOWS, CA 95988 (530) 518-3653

OWNER & APPLICANT:

APN 045-260-007
 JOSE ANDRADE
 4325 COUNTY ROAD H
 ORLAND, CA 95963 (530) 514-2229

PLOT PLAN

FOR A PROPOSED RESIDENCE
 AT
 4335 COUNTY ROAD H, ORLAND
 SECTION 29, T. 22 N., R. 3 W., M.D.M.
 COUNTY OF GLENN STATE OF CALIFORNIA

FOR
JOSE ANDRADE

PREPARED BY
 CALIFORNIA ENGINEERING COMPANY – LONDON DIVISION
 510 WEST WOOD STREET
 MARCH, 2021

DRAFT
 FOR REVIEW ONLY