

GLENN COUNTY
Planning & Community Development Services Agency

225 N. Tehama Street
Willows, CA 95988
530.934.6540

www.countyofglenn.net



Mardy Thomas, Director

LG and Sons Construction
5726 Grange Rd.
Corning, CA 96021

RE: Administrative Permit 2023-003, APN: 045-170-036

April 25, 2023

To Whom It May Concern,

An Administrative Permit (Second Residence) to place a 44 ft. by 27 ft. (1,188 ± sq. ft.) manufactured home on Assessor Parcel Number 045-170-036 has been received. There is one existing residence on the site; therefore, an Administrative Permit for a Second Residence is required per Glenn County Code §15.35.030. S.

On April 25, 2023, the Glenn County Planning & Community Development Services Agency approved the Administrative Permit for the second residence. The new address is 6378 B County Road 14, Orland, CA, 95963.

Included is a copy of the Compliance Requirements. **Please sign the Compliance Requirements as indicated** and email or 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,

Boniface Chifamba
Assistant Planner
bchifamba@countyofglenn.net

Cc (email): Glenn County Assessor's Office
Glenn County Building Inspector
Glenn County Environmental Health
Glenn County Public Works
Julio C. Rodriguez Orozco

GLENN COUNTY Planning & Community Development Services Agency

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



Mardy Thomas, Director

STAFF REPORT

DATE: April 25, 2023

FROM: Boniface Chifamba, Assistant Planner

RE: **Administrative Permit 2023-003, LG and Sons Construction**

Attachments:

1. Compliance Requirement(s)
2. Application
3. Site Plan

1. PROJECT SUMMARY

An Administrative Permit (Second Residence) to place a 44 ft. by 27 ft. (1,188 ± sq. ft.) manufactured home on Assessor Parcel Number 045-170-036 has been received. There is one existing residence on the site; therefore, an Administrative Permit for a Second Residence is required per Glenn County Code §15.35.030. S.

The 5.51± acre property is zoned “RE-1” and is designated “Suburban Residential Zone” in the Glenn County General Plan. The project site is located at 6378 County Road 14, west of County Road HH, north of County Road 14, east of County Road E, and south of County Road 13, in the unincorporated area of Glenn County, California. The address for the new second residence will be 6378 B County Road 14, Orland.

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 information as presented in the Staff Report and the Compliance Requirements as attached.

2 ANALYSES

The proposed second residence is consistent with the land use designation in this area. The site’s zoning of Rural Residential Estate permits an additional residence or mobile home with an approved Administrative Permit.

The existing residence, with a proposed second residence, is consistent with the Rural Residential zoning which allows for a second residence 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-1” (Rural Residential Estate, 40,000 sq ft minimum parcel size). The project site currently has one residence and the proposed second residence is a permitted use within the “RE” zoning. The project is consistent with surrounding land use because the area consists of rural residential uses. The proposal is consistent with zoning and the General Plan.

2.2.1 “RE-” Rural Residential Zone (Glenn County Code Chapter 15.35)

Permitted Uses (Glenn County Code §15.35.020)

The proposed second residence is a permitted use under Glenn County Code §15.35.020.

Maximum Building Height (Glenn County Code §15.35.070)

The peak height of the proposed structure is not listed; however it is a single story structure that will not exceed the maximum 35 ft. height requirement for the Rural Residential Zone.

Minimum Yard Requirements (Glenn County Code §15.35.060)

The minimum yard requirements for the Rural Residential Zone will be met. The site plan indicates a front yard is 30 ft., therefore meeting the minimum. The smallest side yard distance is listed as 30 ft. and meets the minimum side yard requirement of 15 ft. The rear yard distance is over 100 ft., also meeting the minimum yard requirement of 25 ft.

2.2.2 MINIMUM RESIDENTIAL CONSTRUCTION STANDARDS (Title 15 Unified Development Code, Chapter 15.59):

Standards (Glenn County Code §15.59.020):

- A. *All single-family dwelling units permitted under the zones established under Chapter 15.30 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.*
 - i. *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 and that they are no more than 10 years old.*

- ii. *In Addition, all mobile homes shall install skirting prior to the final inspection by the building division.*
 3. *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 at least 2 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 15.61 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. The lot size is approximately 5.51 ± acres, and there is sufficient space for additional parking.*
 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 will have a permanent foundation.*

Exceptions (Glenn County Code §15.59.050):

- 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 proposal is not a travel trailer; therefore, not applicable.*
- B. *Mobilehomes that meet all of the applicable requirements of section 15.59.020, 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 modular home is less than 10 years old.*

- 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 second residence is not being moved from another location within the county.*

2.3 GENERAL PROVISIONS

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.

Flood Zone Designation:

The area of the proposal is located within Flood Zone "X"; according to Flood Insurance Rate Map (FIRM) No. 06021C0400D, dated August 5, 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.

Violations:

The provided plot plan, air imagery, and building permit records indicate there are no outstanding violations on the property. A previous fence that exceeded code has been corrected.

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 "RE" zoning. Additionally, the State Legislature has declared that "...second units are a valuable form of housing in California" (Government Code §65852.150).

4 NOTICES TO APPLICANT/AGENT

This Administrative Permit is not a building permit. It is the applicant's responsibility to secure the necessary permits from all pertaining federal, state, and local agencies.

5 STANDARDS

In accordance with §15.175.020 of the Glenn County Code, and with this review, it is determined that the proposed second dwelling meets all applicable Glenn County codes.

COMPLIANCE REQUIREMENTS

Administrative Permit 2023-003

Second Residence

“RE” Rural Residential Estate

APN: 045-170-036

Compliance Requirements:

1. That the area of operation 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.

Acknowledgment:

I hereby declare that I have read the foregoing requirements that they are in fact the requirements 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.

Signature: _____ Date: _____

Luis Garcia, LG and Sons Construction, Applicant

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: Luis Garcia

Address: 5726 George Rd Corning, CA 96021

Phone: 530-519-0163 E-Mail lg and sons construction@gmail.com

2. Property Owner(s):

Name: Julio C. Rodriguez Orozco

Address: 6378 County Road 14 Orland, CA 95963

Phone: (530) 330-6405 E-Mail slingininktattoos@gmail.com

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

Name: n/a

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: Julio C. Rodriguez Orozco

Mailing Address: 6378 County Rd 14 Orland, CA 95963

5. Existing Use of Property: _____

6. Request or Proposal: To set a second home. New 3
bedroom, 2 bath manufactured home with utilities on
concrete foundation. 44x27 1188 sq ft
7. Address and Location of Project: 6378 County Rd 14
8. Current Assessor's Parcel Number(s): 045-170-036-000
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): 1188 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 2022 Model Number Stone Harbor
2809
Manufacture Skyline

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: Luis Garcia

Print: Luis Garcia

Date: April 25, 2023

Address: 5726 Grange Rd Corning, CA 96021

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: Julia C. Rodriguez Orozco

Print: Julia C. Rodriguez Orozco

Date: 4/25/23

Address: 6378 County Rd 14 Orland, CA 95963

CLOS ENCLOSED

2015-2406

Recorded at the request of:
TIMIOS TITLE COMPANY

05/29/2015 09:49 AM
Fee: \$300.50 Pgs: 3

OFFICIAL RECORDS
Sheryl Thur, Clerk-Recorder
Glenn County, CA

Prepared By:
Timios Title, A California Corporation
250 W. Sycamore St.
Willows, CA 95988
No: 126097
After Recording Return And
Mail Tax Statements To:
JULIO C. RODRIGUEZ
6378 COUNTY ROAD 14
ORLAND, CA 95963-9462

SPACE ABOVE THIS LINE FOR RECORDER'S USE A.P.N. NO. 045-170-036-0

GRANT DEED

The undersigned grantor(s) declare(s):
City transfer tax is \$0.00
County Transfer Tax is \$280.50
Monument preservation fee is \$0.00
(x) 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 ORLAND, and

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,
JOHN H. MCGINNIS AND GLORIA J. MCGINNIS, AS TRUSTEES OF THE MCGINNIS FAMILY TRUST
DATED 1/7/13

hereby GRANTS to JULIO C. RODRIGUEZ--OROZCO, A SINGLE MAN

the following described real property in the, County of GLENN, State of California:

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

Being a portion of Lot 30 and Lot 31, as said lots are shown on that certain
map entitled "Orland Orange Park No. 1" on file at the office of the Recorder
for said County of Glenn in Book 1, of Maps and Surveys at Page 112, more
particularly described as follows:

BEGINNING at a point on the North line of said Lot 30, said point being a
5/8" iron pin, tagged LS 4990 and being the Northeast corner of Area "A" as
shown on that certain Record of Survey, on file at the office of the Recorder
for said County of Glenn in Book 10 of Maps and Surveys at Page 88 and as
said Area "A" is described in Official Record Document 90-4827, records of
said County of Glenn; thence along the North line of said Lot 30 and Lot 31,
South 890 25' 08" East, 464.39 feet to a 3/4" iron pipe tagged LS 4545 as
shown on Book 7 of Parcel Maps at Page 23, records of said County of Glenn
and said 3/4" iron pipe tagged LS 4545 marks the Northeast corner of the
Westerly four acres of said Lot 31; thence leaving said North line, South 00°
24' 03" West, 769.96 feet to the Southeast corner of said Westerly four acres
of Lot 31 and being a 3/4" iron pipe tagged LS 4545 as shown on said Book 7
of Parcel Maps at Page 23; thence North 89° 25' 18" West, along the South
line of said Lot 31, 165.00 feet to the Southwest corner of Parcel One as

DocID: 719

2015-2406 1 of 3



shown on Book 8 of Parcel Maps at Page 2, records of said County of Glenn; thence continuing along said South line, North 89° 25' 18" West, 60.00 feet; thence leaving said South line, North 00° 24' 03" East, parallel to the West line of said Parcel One, 318.82 feet; thence North 89° 25' 18" West, 235.07 feet to a 5/8" iron pin, tagged LS 4990 on the East line of said Area "A"; thence North 00° 08' 50" West, 451.20 feet to the Point of Beginning.

EXCEPTING THEREFROM, Parcel One as shown on Book 8 of Parcel Maps at Page 2, records of said County of Glenn.

Certificate of Compliance recorded December 30, 2009 as Instrument No. 2009-5965

More commonly known as: 6378 COUNTY ROAD 14, ORLAND, CA 95963-9462

DocID: 719

2015-2406 2 of 3



5/14/2015
THE MCGINNIS FAMILY TRUST, DATED 1/7/13

John H. McGinnis
JOHN H. MCGINNIS

Gloria J. McGinnis
GLORIA J. MCGINNIS

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 BUTTE

On MAY 15, 20 15, before me, RICHARD M. THOMAS, a notary public, personally appeared, JOHN H. MCGINNIS, GLORIA J. MCGINNIS, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) 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]
Signature of Notary Public



(Notary Seal)

DocID: 719



